



Indian and Northern
Affairs Canada

Affaires indiennes
et du Nord Canada

TECHNICAL SUPPORT DOCUMENT

TSD-19-1

**DIAND
COST REFERENCE MANUAL**

JULY 1996

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No. 19-1
July 1996
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Canada



Public Works and
Government Services
Canada

Travaux publics et
Services gouvernementaux
Canada

July 9, 1996

Le 9 juillet 1996

Your file Votre référence

Our file Notre référence

Memorandum to:

Regional Managers
Real Property Services for INAC
All Regions

From: Director General
Real Property Services for
INAC

Subject: Technical Services Cost
Reference Manual 1996 -
TSD 19-1

Note de service aux :

Gestionnaires régionaux
Services immobiliers pour le MAINC
Toutes les régions

Du : Directeur général
Services immobiliers pour le
MAINC

Objet : Manuel de référence des coûts
des Services techniques 1996 -
DTC 19-1

Attached is the 1996 Department Cost Reference Manual (CRM). Please refer to the attached modification page number 9 dated July 1996 to update your copy. Please note that all the cost figures in this version do not include any sales tax such as GST or PST because goods and services delivered on Indian reserves are exempt.

The CRM has been developed for use by the Federal Government Public Service, Tribal Councils and Band Councils only.

A description of the CRM contents and major changes made since the last edition are described below:

PART I - Construction Cost Manual

The 1996 edition contains updated unit costs for Toronto, revised geographic

Veillez trouver ci-joint le Manuel de référence des coûts du ministère (MRC) 1996. Veillez vous référer au formulaire d'amendement numéro 9 (juillet 1996) ci-joint dans le but de mettre à jour votre copie. Veillez noter que tous les coûts inscrits dans la présente édition ne tiennent pas compte d'aucune taxe de vente telle que la TPS ou la TVP car les produits et services livrés sur les réserves indiennes en sont exemptés.

Le MRC a été élaboré pour l'utilité de la Fonction publique du gouvernement fédéral, des Conseils tribaux et des Conseils de bandes seulement.

Vous trouverez ci-après une description du MRC et des explications relatives aux principales modifications apportées depuis la dernière édition :

PARTIE I - Manuel des coûts de construction

L'édition de 1996 comporte une mise à jour des coûts unitaires de Toronto, une

Canada

indices and forecast price indices. School Unit Costs were derived from the R.S. Means Company Inc. construction cost data base.

Adjustments to unit prices were based on project cost data from current commercial publications. The geographic indices were updated using third party data. Inflation factors were derived from DIAND approved inflation factors.

PART II - Operation and Maintenance Cost Manual

Part II of this manual contains Operation and Maintenance unit costs for forty-three (43) facility types. City centre and remoteness indices are provided for each of the facility types, for each of thirty-three (33) locations, and for four (4) remoteness zones.

The O&M unit costs were primarily developed for use in calculating the Indian and Inuit Affairs Program Gross Funding Requirements and are average unit costs based on an average facility description and a reasonable asset condition. When the unit costs and indices are used in calculating the O&M estimate for a specific facility or site, users are cautioned that they must take into account local conditions which may increase or decrease the average O&M cost.

In the interest of continuing to improve the reliability of the CRM, we welcome your comments on the unit costs, indices or any other aspect of the manual. Comments or queries should be directed to Marc Lalande, P. Eng., Cost Engineer, Asset Management Directorate, DIAND

refonte des indices géographiques et des modifications des indices historiques et des indices d'inflation prévus. Les coûts unitaires des écoles ont été dérivés des prix de la banque de données des prix de construction de la R.S. Means Company Inc.

Les rajustements des coûts unitaires ont été calculés à partir des données tirées de récentes publications commerciales. Les indices géographiques ont été mis à jour à partir de données de tierces parties. Les facteurs d'inflation proviennent de valeurs approuvées par le MAINC.

PARTIE II - Manuel de coûts de fonctionnement et d'entretien

La partie II du présent manuel comprend des coûts unitaires de fonctionnement et d'entretien pour quarante-trois (43) types d'installations. Des indices de centre urbain et d'éloignement sont formulés pour chaque type d'installation et pour trente-trois (33) centres et quatre (4) zones d'éloignement.

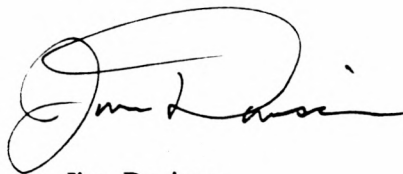
Les coûts de F et E ont été établis en premier lieu en vue de calculer les besoins de financement brut du Programme des Affaires indiennes et inuit, et il s'agit de coûts unitaires moyens fondés sur une description d'installation moyenne et une condition de biens raisonnable. Lorsque les coûts unitaires et les indices sont utilisés dans le calcul des coûts de F et E pour une installation ou un emplacement donné, les utilisateurs doivent tenir compte des conditions locales qui peuvent augmenter ou diminuer la moyenne des coûts de F et E.

Dans le but de continuer à améliorer la fiabilité du MRC, nous souhaitons recevoir vos commentaires sur les coûts unitaires, l'établissement des indices et tout autre aspect du manuel. Pour tout commentaire ou renseignement, veuillez vous adresser à Marc Lalande, ing.,

- 3 -

Technical Services at (819) 994-7227.
Our fax number is (819) 953-9395.

Ingénieur des coûts, Direction de la
Gestion des biens immobiliers, Services
techniques du MAINC au (819) 994-7227.
Notre numéro de télécopieur est le
(819) 953-9395.

A handwritten signature in black ink, appearing to read 'Jim Davison', with a large, stylized loop at the beginning.

Jim Davison

Attach.

P.j.

AMENDMENT - MODIFICATION

Date 96-07-09	Number - Numéro 9
Manual - Guide TSD 19-1 DIAND Cost Reference Manual DTC 19-1 Manuel de référence des coûts du MAINC	Distribution

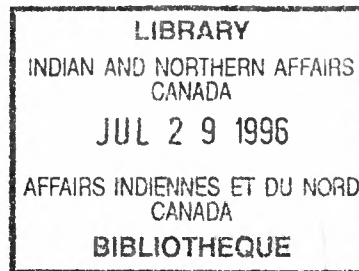
<p>1. Destroy this form, the previous Record of Amendments and all deleted pages.</p> <p>2. If the address or quantity received is incorrect, or if any pages are missing, please notify:</p> <p>Client Services Real Property Services for INAC Real Property Services Branch Public Works and Government Services Canada OTTAWA ON K1A 0H4</p> <p>Tel: (819) 994-7035 FAX: (819) 953-9395</p> <p>DELETE</p> <p>Record of Amendments for the English version of the manual:</p> <p>Cost Reference Manual - 1995 in its entirety.</p> <p>ADD</p> <p>Record of Amendments for the English version of the manual:</p> <p>Cost Reference Manual - 1996 in its entirety.</p>	<p>1. Détruire ce formulaire, la liste de modifications préalable et les pages supprimées.</p> <p>2. S'il y a une erreur d'adresse ou de quantité, s'il manque des pages à ce document, veuillez en aviser :</p> <p>Services à la clientèle Services immobiliers pour le MAINC Direction générale des Services immobiliers Travaux publics et Services gouvernementaux Canada OTTAWA ON K1A 0H4</p> <p>Tél: (819) 994-7035 FAX: (819) 953-9395</p> <p>SUPPRIMER</p> <p>Liste de modifications pour la version française du manuel:</p> <p>Manuel de référence des coûts - 1995 au complet.</p> <p>AJOUTER</p> <p>Liste de modifications pour la version française du manuel:</p> <p>Manuel de référence des coûts - 1996 au complet.</p>
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**DIAND Cost Reference Manual
(CRM)
TSD 19-1**

**Manuel de référence des coûts (MRC)
du MAINC
DTS 19-1**

Record of Amendments/Liste de modifications

No.	Date	Description
1.	21-07-89	CRM/MRC 1989
2.	20-07-90	CRM/MRC 1990
3.	20-07-91	CRM/MRC 1991
4.	12-11-91	CRM/MRC 1991
5.	01-07-92	CRM/MRC 1992
6.	23-07-93	CRM/MRC 1993
7.	15-07-94	CRM/MRC 1994
8.	01-07-95	CRM/MRC 1995
9.	09-07-96	CRM/MRC 1996



TSD-19-1

DIAND
COST REFERENCE MANUAL

JULY 1996

TSD-19-1
DIAND
COST REFERENCE MANUAL
JULY 1996

**This publication was developed for the Department of Indian Affairs and Northern Development
by Real Property Services for INAC, Public Works and Government Services Canada.**

Copies available from Client Services (819) 994-7035.

Cette publication est également disponible en français.

PREFACE

Cost engineering is an essential part of the planning, design and construction phases of a project, and is aimed at extracting the best possible value for money from all activities with cost implications. In keeping with this philosophy, the Department of Indian and Northern Affairs published the first edition of the *Cost Reference Manual* in 1978. The manual has improved from year to year based on input from departmental specialists and the best cost experts in Canada. Its uniqueness lies in its assessment of costs for the remote and difficult construction environments typically encountered on Indian reserves and in Northern areas, something commercially available publications or those from other departments do not normally provide.

The *Cost Reference Manual* is, above all, a reliable method of developing preliminary estimates (for both capital and operations and maintenance) to ensure that the cost impact of all feasible alternatives is reviewed prior to design commitments. It also provides the technical input for preparing the annual Treasury Board submission for the funding of the operation and maintenance for capital assets on Indian reserves. All the costs expressed in this manual have no Sales tax such as GST or PST because Goods and Services are exempted when delivered on Indian reserves.

Forms and a step-by-step procedure for estimating are included in this manual. A cost estimating workshop, available to departmental staff on request, provides an overview of estimating, explains the use of the manual and the forms.

IT MUST BE STRESSED THAT THE *COST REFERENCE MANUAL* IS NOT MEANT TO REPLACE PROFESSIONAL COST EXPERTISE AND KNOWLEDGE APPROPRIATE TO A PARTICULAR PROJECT. FURTHERMORE, IT IS DESIGNED TO BE USED FOR CLASS D AND CLASS C INDICATIVE ESTIMATES ONLY.

The department continually seeks to improve this manual through new initiatives in developing more objective and more accurate assessment criteria in determining and annually updating various cost components found in the manual. These initiatives form part of a well defined long-term strategy to ensure the reliability and appropriateness of this manual to our users. Your suggestions for improvement will, of course, continue to be the most important contributions to the appropriateness of the manual.

The *Cost Reference Manual* has been developed for use by the Public Service, Tribal Councils and Band Councils only.

Any queries, clarifications or feedback concerning this publication should be directed to the Cost Engineer, Real Property Services for INAC, Room 1165, 11th Floor, 10 Wellington Street, Hull, Québec, K1A 0H4. Telephone: (819) 994-7227, fax: (819) 953-9395.

LIST OF ABBREVIATIONS

cm	- centimetre
ea.	- each
GFA	- gross floor area
GFR	- gross funding requirement
ha	- hectare
kg	- kilogram
km	- kilometre
km/h	- kilometre per hour
kV	- kilovolt
kVA	- kilovolt ampere
kW	- kilowatt
L	- litre
l.m.	- linear metre
l.s.	- lump sum
L/s	- litre per second
m	- metre
mm	- millimetre
m ²	- square metre
m ³	- cubic metre
N/A	- not applicable
NFR	- net funding requirement
O/C	- on centre
O&M	- operation and maintenance
t	- tonne
T&G	- tongue and groove
v.m.	- vertical metre

UNIT OF MEASUREMENT CONVERSIONS¹

		Imperial Units	Metric Units (SI)
LENGTH	(in < > mm)	1 inch	= 25.4 mm
		0.3937 inch	= 10 mm
	(ft < > m)	1 foot	= 0.3048 m
		3.2808 feet	= 1 m
	(mi < > km)	1 mile	= 1.6093 km
		0.62137 mile	= 1 km
AREA	(in ² < > cm ²)	1 square inch	= 6.4516 cm ²
		0.1550 sq. in.	= 1 cm ²
	(ft ² < > m ²)	1 square foot	= 0.0929 m ²
		10.7639 sq. ft.	= 1 m ²
	(a < > ha)	1 acre	= 0.4047 ha
		2.4710 acres	= 1 ha
VOLUME	(in ³ < > cm ³)	1 cubic inch	= 16.387 cm ³
		0.0610 cu. in.	= 1 cm ³
	(ft ³ < > m ³)	1 cubic foot	= 0.0283 m ³
		35.315 cu. ft.	= 1 m ³
	(yd ³ < > m ³)	1 cubic yard	= 0.7646 m ³
		1.3079 cu. yd.	= 1 m ³
LIQUID VOLUME	(oz. fl. < > mL)	1 fl. ounce	= 28.413 mL
		0.0352 fl. oz.	= 1 mL
	(pi < > L)	1 pint	= 0.5683 L
		1.760 pint	= 1 L
	(qt < > L)	1 quart	= 1.1365 L
		0.8799 quart	= 1 L
	(gal. < > L)	1 gallon (Imp.)	= 4.5460 L
		0.21998 gallon	= 1 L
WEIGHT	(oz. av. < > g)	1 ounce (av.)	= 28.349 g
		0.0353 oz. (av.)	= 1 g
	(lb < > kg)	1 pound (av.)	= 0.4536 kg
		2.2046 lb. (av.)	= 1 kg
	(tn s < > t)	1 ton (short)	= 0.9072 tonne
		1.1023 t. (short)	= 1 tonne
	(tn l < > t)	1 ton (long)	= 1.0161 tonne
		0.9842 t. (long)	= 1 tonne

1. CSA Standard Z-234.1

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PART I - CAPITAL COST MANUAL

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PART I - CAPITAL COST MANUAL

1.0 CAPITAL COSTS

1.1 INTRODUCTION

1.1.1 General Remarks

The purpose of this publication is to provide reliable capital cost data for departmental facilities from which consistent Class D and Class C indicative capital cost estimates may be prepared. It contains the following information:

- a. basic unit costs for nine categories of work. All costs are Toronto based and updated annually (Section 2);
- b. geographic construction centre indices for nine categories of work which are updated annually and reflect relative cost differentials between various specific geographic locations (Table 1, Section 1);
- c. site-specific indices for six major categories of work which weigh the impact that certain site factors have on construction costs (Table 2, Section 1);
- d. architectural and engineering cost guidelines, construction risk guidelines and departmental cost estimating forms are used to complete the estimating process (Sections 3 and 4 and Appendix A);
- e. escalation indices, both historical and future, which allow the comparison of construction costs for different years (Section 1.4); and
- f. case histories with construction costs, location and date which can be used for cost comparisons of similar projects (Appendices B and C).

1.1.2 Definitions

Project cost: comprises the expenditures for all aspects of a project such as the design (preliminary and detailed), contracting, construction, supervision and commissioning of a project. Of these expenditures, a specifically identified part covers any allowances for inflation and contingencies. It is normally associated with all costs incurred following preliminary approval including band costs, operation and maintenance, training and commissioning of a project.

Direct costs or basic construction costs: the costs associated with trade work and its direct supervision. This usually represents the contract value of the work done. It always includes overhead and profit.

Indirect costs or soft costs: the costs incurred for services rendered to the project but otherwise not part of direct trade work or its supervision. This usually represents architectural and engineering design and supervision costs, including project management and quality control, and band involvement where applicable.

Contingency: an allowance for unforeseeable elements of costs which an analysis of previous projects has shown to be statistically likely to occur. This covers change orders due to small design changes, supply problems, small quantity changes -- reasonable changes that cannot be identified prior to construction.

Construction Risk: an area of uncertainty identified in preparing an estimate which may have an effect on costs. This covers uncertainties in the quantity or quality of pre-engineering information, tender and construction schedules, the construction market and non-quantifiable items.

Estimate in constant dollars: an estimate expressed in dollars tied to the base year -- the year in which the estimate is prepared.

Estimate in current dollars: an estimate expressed in dollars tied to the fiscal year in which the expenditure will be made -- also called budget-year dollars.

1.1.3 Scope and Data Base

This publication provides cost data in constant dollar values for the current year. Unit costs are based on DIAND standards or levels of service (as clarified in the text), under average construction conditions in Toronto.

Each unit cost must be modified through the use of appropriate indices to reflect geographic cost differentials and site-specific factors.

Price indices (inflation factors) are also provided to permit comparisons with previous project costs or to forecast actual costs in future years.

The unit costs are intended to form a basis for the development of preliminary, indicative capital project cost estimates (Classes D and C). They must be supplemented by specialized professional assessment of the many varying local or site-specific factors and their impact on the project cost.

It is the responsibility of project managers/officers to identify project anomalies and variations from normal conditions and to make the necessary cost adjustments.

Update bulletins will be issued, as necessary throughout the year.

1.1.4 Users

This publication is intended for use by:

- a. departmental estimators as a guide for determining facility costs for planning estimates, or preliminary project estimates or reviewing consultant estimates;

- b. project managers/officers when discussing estimates and reviewing project submissions with band councils;
- c. senior management when evaluating project submissions; and
- d. bands when preparing estimates for capital construction projects or program budgets.

1.2 ESTIMATE CLASSIFICATION

Cost estimating is the act of appraising and evaluating the cost of a project before implementing it. All estimates must be dated, as a cost estimate has a limited life, particularly in a period of changing inflation rates and fluctuating market conditions.

The completeness and accuracy of a cost estimate will depend on the amount of information available at the time it is developed. The reliability of the estimate will thus depend on the project status or development stage.

Treasury Board Manual, Capital Plans, Projects and Procurement, provides a cost estimate classification system suitable for a broad range of project types involving two categories: "indicative" and "substantive". Within these 2 categories, the former 4-part classification system has been retained to meet the specific needs of DIAND/First Nations projects.

Substantive Estimates

Class A estimate: this is a detailed estimate based on quantity take-off from final drawings and specifications. It is used to evaluate tenders or as a basis of cost control during day-labour construction.

Class B estimate: this is prepared after site investigations and studies have been completed and the major systems defined. It is based on a project brief and preliminary design. It is used for obtaining effective project approval and for budgetary control.

Indicative Estimates

Class C estimate: this is prepared with limited site information and is based on probable conditions affecting the project. It represents the summation of all identifiable project elemental costs and is used for program planning, to establish a more specific definition of client needs and to obtain preliminary project approval.

Class D estimate: this is a preliminary estimate which, due to little or no site information, indicates the approximate magnitude of cost of the proposed project, based on the client's broad requirements. This overall cost estimate may be derived from lump sum or unit costs for a similar project. It may be used in developing long term capital plans and for preliminary discussion of proposed capital projects.

1.3 GENERAL QUALIFIERS

Numerous factors and conditions affect the total cost of construction. The unit costs presented in this publication have been compiled in accordance with the following conditions:

Year:	The cost figures are for the current year.
Architectural and Engineering Costs:	Administration, design and supervision fees incurred by the Department, external consultants or Public Works Canada (PWC), are not included in the basic costs. See Section 3 for guidelines on the establishment of architectural and engineering costs.
Contractor's Overhead and Profit:	Allowance for a contractor's overhead and profit are included in the basic costs.
Contingencies:	The costs shown do not include any contingencies (see Section 1.1.2).
Special Costs:	Each construction project is unique and may require certain extra costs or deductions to cover specific conditions, situations and requirements. All such special costs must be assessed and added or subtracted from the estimated costs derived from this publication. Some of these costs could be considered as "risks" and should be included in the appropriate section of the standard estimating forms (see Section 4.0). Other factors specific to the site such as the ground conditions, transportation, etc., can be calculated using Table 2 at the end of this section.
Facilities:	Each facility is costed independently from the other. For example, water and sewer costs to connect a building to the existing mains are not included in the base cost of the building.
Electrical Service Drop:	All unit costs for dwellings include the cost of electrical service drop which satisfy Canadian electrical codes.
Furniture:	The costs of all furniture which is not fixed or attached are not included. Examples are stoves, fridges, washers, dryers, steel lockers and special fixtures such as propane gas equipment for chemistry laboratories.
Site Preparation:	No allowance has been made for clearing, demolition or filling of the site, unless otherwise stated.
Dumping:	It is assumed that no dumping charges will be incurred.
Waste Disposal:	It is assumed that waste material can be disposed of in an area located within 1.5 km of the project site.
Aggregate and Gravel:	It is assumed that aggregate and gravel are both available within 10 km of the site.

Foundation Conditions:	It is assumed that a good load bearing capacity exists for foundations. Excavation and backfilling is normal and no dewatering is required.
Backfill:	It is assumed that suitable backfill material is available on-site.
Volume Discounts For Houses:	<p>The costs shown cover the construction of one structure at a time. In some situations, however, a number of units are built simultaneously which normally provides some volume discounts. In these situations, the costs of volume construction should be reduced appropriately. If the regions do not have their own volume reduction rates, the following general rule may be applied:</p> <ul style="list-style-type: none">a. for 5 structures or more, reduce the cost by 5%; andb. for 20 structures or more, reduce the cost by 8%.
Gross Floor Area (GFA):	<p>The term gross floor area (GFA) applied to unit building costs in this publication shall be the sum of all enclosed floor areas measured flat on plan to the outside face of perimeter walls, without deductions for any openings, walls, partitions or columns.</p> <p>The calculation of the GFA will include (houses excepted) the plan areas of:</p> <ul style="list-style-type: none">- enclosed connecting passageways;- tunnels, floor areas and basements with headroom of 2 m or more;- crawl space with concrete floor and headroom of 2 m or more; and- attached or isolated garages. <p>The calculation of the GFA will exclude the plan areas of:</p> <ul style="list-style-type: none">- basements and crawl space of houses;- garage and carports of houses;- a crawl space without a concrete floor;- tunnels, crawl space and floor areas with headroom less than 2 m; and- unfinished attic areas.

1.4 PRICE INDICES

1.4.1 General Remarks

In preparing project cost estimates it may be useful for estimators to update regional case histories to current year values. Also, as estimates are normally prepared a year or more in advance of actual construction, they must be adjusted to current dollar costs for the year in which the funds will be spent.

The following price indices from the Treasury Board are provided to facilitate updating regional case histories:

1986/87	74.0
1987/88	77.0
1988/89	80.0
1989/90	83.6
1990/91	86.9
1991/92	90.9
1992/93	92.9
1993/94	96.0
1994/95	96.7
1995/96	98.5

The following indices are suggested by the Department to be used to calculate current dollar cost estimates for projects being implemented in future years. Should you have sound reason to question their appropriateness the subject may be addressed as a risk item.

1996/97	100.0
1997/98	101.8
1998/99	103.7
1999/00	105.4
2000/01	107.1
2001/02	108.8

1.4.2 How to Use Price Indices

If, for example, the cost of a project is estimated using the cost information given in this publication and the project is to be constructed in 1997/98, the estimate should be increased to current dollars as follows:

$$\begin{aligned}\text{ESTIMATE FOR 97/98} &= 97/98 \text{ ESTIMATE} \times \frac{97/98 \text{ INDEX}}{96/97 \text{ INDEX}} \\ &= 97/98 \text{ ESTIMATE} \times \frac{101.8}{100.0}\end{aligned}$$

Similarly, case histories can be updated to show the estimated cost during construction, in exactly the same way.

Example: 1986 case history for 96/97 construction.

$$86/87 \text{ Cost} \times \frac{96/97 \text{ INDEX}}{86/87 \text{ INDEX}} = 1986/87 \text{ Cost} \times \frac{100.0}{74.0}$$

1.5 GEOGRAPHIC INDICES

The geographic indices provide a composite measure of labour rates, productivity and availability of construction materials and equipment in 33 selected city centres. Urban Toronto is used as a base, i.e.: equals 1.00.

Because the blends of labour and material are unique to the type of facility under construction, geographic indices have been calculated for each of nine facility categories for the 33 selected cities. These geographic indices, which are displayed in Table 1, permit adjustment of the unit costs given in Section 2.0 to regional costs. The choice of the source centre will depend largely on the contractor's likely source of material supply and labour.

The selected city centres were chosen according to their importance as representative supply centres in each region. The geographic index does not take into account site-specific conditions such as permafrost or rock. All unique local conditions must be considered by the estimator based on knowledge and experience. Table 2 gives one method of taking these special conditions into account.

The data used in the compilation of geographic indices are provided from cost surveys done by using commercially available construction cost database and undertaken in the second quarter of 1996.

1.6 PROJECT SPECIFIC INDICES

Project costs are not only affected by regional influences but also by a number of other site-specific considerations. These have been identified in Table 2 under the following headings:

- nature of the site;
- transport;
- schedule;
- personnel;
- materials; and
- administration.

Under each heading a series of criteria are listed, each with a selection of factors which are provided for each construction category. The most appropriate factor should be selected for each criterion group and entered under the appropriate heading in Table 3. If a particular criterion does not apply, enter zero.

The factors entered represent a percentage assessment of the cost impact of each criterion and should be summed and converted to a sub-index by inserting (1.), in front of each total. These sub-indices should be transferred to the bottom of the page, and multiplied to produce an overall project specific index (see example at the end of this section).

It should be emphasized that this method is intended to be used with judgement. When specific site knowledge suggests it is appropriate, the factors provided should be modified using an interpolation process.

If the estimator is aware of the actual cost of any of these site specific considerations, a zero should be entered where applicable on the calculation sheet and the actual cost added as a "cost adjustment" to the basic estimate (refer to Appendix A).

TABLE 1

1.7 1996 GEOGRAPHIC INDICES FOR SELECTED CANADIAN CENTRES

CITY CENTRES	BUILDINGS		UTILITIES				GROUNDS, ROADS AND BRIDGES		
	NON-RESIDENTIAL	RESIDENTIAL	MECH. PLANT	ELECT. PLANT	WATER/SEWER	ELECT. DIST.	GRAVEL ROADS/GROUND	ASPHALT ROADS	BRIDGE
1 Halifax	1.03	1.03	0.98	1.00	0.87	0.94	0.86	0.88	1.01
2 Sydney	1.03	1.03	0.98	1.00	0.85	0.93	0.87	0.94	1.01
3 Moncton	1.00	1.01	0.98	0.99	0.88	0.94	0.87	0.91	1.02
4 Fredericton	1.03	1.04	1.02	0.98	0.94	0.98	0.91	0.96	1.06
5 Quebec	1.01	1.05	0.99	0.96	0.98	1.03	1.08	1.01	1.05
6 Montreal	0.97	1.00	0.96	0.95	0.97	1.02	1.05	1.00	0.98
7 Rouyn	1.06	1.11	1.05	0.98	1.03	1.05	1.11	1.10	1.18
8 Sept-Îles	1.10	1.16	1.08	0.99	1.07	1.10	1.19	1.14	1.22
9 Toronto	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10 Ottawa	1.08	1.14	1.06	1.03	1.01	1.00	0.99	0.93	1.04
11 London	1.00	1.01	1.00	1.01	0.99	0.99	1.01	0.99	0.98
12 Sault-Ste-Marie	1.08	1.14	1.06	1.04	1.04	1.05	0.99	0.92	1.01
13 Thunder Bay	1.07	1.08	1.10	1.04	1.11	1.08	0.97	0.98	1.11
14 Sudbury	1.14	1.19	1.13	1.05	1.12	1.08	1.03	0.99	1.10
15 Timmins	1.14	1.20	1.14	1.05	1.12	1.08	1.03	1.02	1.11
16 Winnipeg	1.01	1.01	0.92	1.00	0.86	0.98	1.10	1.01	0.96
17 Thompson	1.16	1.15	1.02	1.07	0.96	1.10	1.21	1.12	1.12
18 The Pas	1.15	1.15	1.02	1.08	0.94	1.08	1.20	1.11	1.12
19 Brandon	1.01	1.01	0.92	1.01	0.86	0.99	1.12	1.03	0.96
20 Regina	1.00	1.01	0.95	1.00	0.89	0.99	1.25	1.12	1.00
21 Saskatoon	1.01	1.02	0.95	1.01	0.91	1.01	1.23	1.11	1.01
22 Prince Albert	1.02	1.03	0.97	1.02	0.94	1.05	1.22	1.10	1.05
23 Calgary	1.05	1.15	0.98	1.00	0.83	0.91	0.90	0.78	1.01
24 Edmonton	1.09	1.19	1.00	1.01	0.81	0.89	0.88	0.78	1.00
25 High Level	1.25	1.26	1.11	1.09	0.91	0.99	0.98	0.87	1.16
26 Fort McMurray	1.24	1.29	1.13	1.06	0.93	1.00	1.07	0.98	1.21
27 Vancouver	1.03	1.04	1.01	1.08	0.98	1.07	0.90	0.87	1.16
28 Victoria	1.03	1.05	1.03	1.09	0.98	1.08	0.88	0.89	1.16
29 Kamloops	1.06	1.05	1.03	1.08	0.98	1.06	0.99	0.96	1.16
30 Prince George	1.12	1.12	1.09	1.10	1.07	1.14	1.01	0.98	1.25
31 Prince Rupert	1.18	1.19	1.15	1.11	1.10	1.16	1.03	1.00	1.32
32 Whitehorse	1.30	1.35	1.33	1.20	1.35	1.41	1.12	1.20	1.45
33 St. John's	1.09	1.12	1.09	1.04	1.03	1.05	0.96	0.99	1.20

Note: These indices are not to be used for calculating operation and maintenance costs. Refer to Part II for operation and maintenance indices.

TABLE 2

1.8 PROJECT SITE-SPECIFIC INDEX FACTOR SHEET

NATURE OF THE SITE

CRITERIA	BUILDINGS		UTILITIES		GROUNDS AND ROADS	BRIDGES
	NON-RESI- DENTIAL	RESI- DENTIAL	WATER/ SEWER	ELECTRI- FICATION		
TYPE OF LOCATION						
Within established community	-	-	-	-	-	-
Other building adjacent	2	2	-	-	-	-
Virgin isolated site	5	5	-	-	-	-
AVAILABILITY OF UTILITIES						
No adequate electricity supply	2	2	-	-	-	-
No telephone	2	2	-	-	-	-
No telephone or electricity	4	4	-	-	-	-
AVAILABILITY OF STORAGE						
Not required or adequate	-	-	-	-	-	-
Not available	2	2	2	2	2	2
GROUND CONDITION						
Normal soil or similar	-	-	-	-	-	-
Rocky soil	1	1	2	1	2	1
Rock	2	2	5	3	10	2
Permafrost/special conditions	3	3	10	5	10	3
TYPE OF TERRAIN						
Level and open	-	-	-	-	-	-
Level and treed	1	1	1	1	2	-
Broken and open	-	-	2	2	2	-
Broken and treed	1	1	4	5	4	-
Hilly and open	-	-	4	5	4	-
Hilly and treed	1	1	6	10	6	-

TABLE 2 (cont'd)

1.8 PROJECT SITE-SPECIFIC INDEX FACTOR SHEET

TRANSPORT

CRITERIA	BUILDINGS		UTILITIES		GROUNDS AND ROADS	BRIDGES
	NON-RESI- DENTIAL	RESI- DENTIAL	WATER/ SEWER	ELECTRI- FICATION		
METHOD	-	-	-	-	-	-
Road	1	1	2	2	1	1
Rail	3	3	5	5	2	3
Water	20	20	15	15	8	10
Air						
SECONDARY METHOD	-	-	-	-	-	-
None	4	4	6	6	3	4
Water	25	25	20	20	15	15
Air						
This criterion is to be used if access to the site requires more than one stage of transportation.						
RESOURCE CITY - SITE TRANSIT DISTANCE						
Not exceeding 50 km	1	1	-	-	-	-
50 to 200 km	2	2	2	2	2	2
200 to 500 km	5	5	5	5	5	5
Each additional 200 km or part, add 1	-	-	-	-	-	-
LANDING, AIR (if air freight used)						
Existing strip - Hercules	-	-	-	-	-	-
- smaller	20	20	15	15	8	10
Build land strip - Hercules	10	10	10	10	10	10
Build ice strip - Hercules	5	5	5	5	5	5
LANDING FROM SHIP (if ship used)						
Quay	-	-	-	-	-	-
Barge/quay with crane	5	5	5	2	2	5
Barge/quay without crane	10	10	10	4	4	10
Barge/beach with crane	7	7	7	5	5	7
Barge/beach without crane	14	14	14	10	10	14
LANDING FROM BARGE (if barge used)						
Quay with crane	-	-	-	-	-	-
Quay without crane	5	5	5	2	2	5
Beach with crane	3	3	3	2	2	3
Beach without crane	10	10	10	5	5	10
TIDE-SWEPT BEACH (if beach used)	2	2	2	1	1	2
LOAD SIZE						
Complete project	-	-	-	-	-	-
Piecemeal	5	5	5	2	2	5
ACCESS						
All year	-	-	-	-	-	-
Winter only	8	8	8	8	8	8
Summer only	6	6	6	6	6	6

TABLE 2 (cont'd)

1.8 PROJECT SITE-SPECIFIC INDEX FACTOR SHEET

SCHEDULE

CRITERIA	BUILDINGS		UTILITIES		GROUNDS AND ROADS	BRIDGES
	NON-RESIDENTIAL	RESIDENTIAL	WATER/SEWER	ELECTRIFICATION		
PROJECT DURATION Construction work continuous from start to finish	-	-	-	-	-	-
Two construction seasons required	10	10	10	10	10	10
Three construction seasons required	20	20	20	20	20	20
SHIPPING SCHEDULE Ship and build same season	-	-	-	-	-	-
Ship and store for following season	10	10	10	10	10	10

PERSONNEL

CRITERIA	BUILDINGS		UTILITIES		GROUNDS AND ROADS	BRIDGES
	NON-RESIDENTIAL	RESIDENTIAL	WATER/SEWER	ELECTRIFICATION		
AVAILABILITY OF LOCAL LABOUR Skilled, semi-skilled and unskilled	-	-	-	-	-	-
Semi-skilled and unskilled only	2	2	1	1	1	2
Unskilled only	4	4	2	2	2	4
None	10	10	10	10	10	10
ACCOMMODATION REQUIRED Locally available	2	2	2	2	2	2
Within daily travel (maximum of 2 hours total)	5	5	4	4	4	2
Camp required	10	10	10	10	10	10

TABLE 2 (cont'd)

1.8 PROJECT SITE-SPECIFIC INDEX FACTOR SHEET

MATERIALS

CRITERIA	BUILDINGS		UTILITIES		GROUNDS AND ROADS	BRIDGES
	NON-RESI- DENTIAL	RESI- DENTIAL	WATER/ SEWER	ELECTRI- FICATION		
AVAILABILITY OF CONSTRUCTION LUMBER						
Locally	-	-	-	-	-	-
Not locally	2	2	2	2	2	2
AVAILABILITY OF READY-MIXED CONCRETE						
Locally	-	-	-	-	-	-
Not locally, maximum of 100 km	1	1	-	-	-	1
Not available	4	6	-	-	-	5
AVAILABILITY OF AGGREGATES						
Locally	-	-	-	-	-	-
Not locally	1	1	1	1	2	1
AVAILABILITY OF BUILDING SUPPLIES						
Locally	-	-	-	-	-	-
Not locally	1	1	1	1	-	1
OUTSIZE WEIGHT/VOLUME/SHAPE						
None	-	-	-	-	-	-
Some	1	-	1	1	-	1
Significant	2	-	1	1	-	1

ADMINISTRATION

CRITERIA	BUILDINGS		UTILITIES		GROUNDS AND ROADS	BRIDGES
	NON-RESI- DENTIAL	RESI- DENTIAL	WATER/ SEWER	ELECTRI- FICATION		
PLANNING						
Long lead time to prepare bills of quantities and to order transportation	-	-	-	-	-	-
Restricted lead time	5	3	1	1	1	2
Short lead time, fast track, incomplete design	10	6	2	2	2	5
NORTHERN MANAGERIAL EXPERIENCE OF PROJECT TEAM						
Very experienced	-	-	-	-	-	-
Some experience	5	2	2	2	2	5
None	10	5	5	5	5	10

TABLE 3

1.9 PROJECT SITE-SPECIFIC INDEX CALCULATION SHEET

Project Title: Date:
 Region: Resource Centre:

This form summarizes all site-specific factors considered in Table 2.

**NOTE: Factors expressed
as percentages.**

1. NATURE OF SITE

Type of location 0.
 Utilities available 0.
 Avail. of storage 0.
 Ground condition 0.
 Type of terrain 0.

TOTAL (A) 1.

2. TRANSPORTATION

Primary method 0.
 Secondary method 0.
 Overall - transit dist. 0.
 Landing - aircraft 0.
 Landing - ship 0.
 Landing - barge 0.
 Tide 0.
 Load size 0.
 Access 0.

TOTAL (B) 1.

3. SCHEDULE

Project duration 0.

Shipping schedule 0.

TOTAL (C) 1.

4. PERSONNEL

Avail. of local labour 0.

Accommod. required 0.

TOTAL (D) 1.

5. MATERIALS

Avail. of const. lumber 0.

Ready-mixed concrete 0.

Avail. of aggregates 0.

Gen. building supplies 0.

Outsize materials 0.

TOTAL (E) 1.

6. ADMINISTRATION

Planning 0.

Experience 0.

TOTAL (F) 1.

7. SITE-SPECIFIC INDEX CALCULATION

(A) (B) (C) (D) (E) (F) INDEX
 1. x 1. x 1. x 1. x 1. x 1. = 1.

SIGNATURE

EXAMPLE CALCULATION USING GEOGRAPHIC/PROJECT SITE-SPECIFIC INDICES AND UNIT COSTS

The costs in this publication can be converted to any location in Canada through the use of the geographic indices and calculation of the project site-specific indices using Table 2.

For example, assume that a three-bedroom duplex (GFA 170 m²) with a concrete basement is to be built in Shamattawa, Manitoba. The location of this Indian community is approximately 750 air kilometres from Winnipeg. The community is only accessible by air and winter road. Freight access to Shamattawa is possible by one of the following two methods (each one requiring two stages of transportation):

- a. by rail line from Winnipeg to Gillam followed by winter road from Gillam to Shamattawa; or
- b. by road to Thompson followed by air transportation from Thompson to Shamattawa.

Assume option a. is chosen and the overall transit distance from Winnipeg is approximately 1,200 km.

To calculate the approximate cost for building the duplex at Shamattawa:

- a. determine the GFA (in this case 170 m²);
- b. extract from the manual the basic unit cost for a similar building;
- c. determine the geographic index from Table 1; and
- d. calculate the project site-specific index for Shamattawa. The product of all the factors will yield the approximate cost for a building of this type in this location. (From Tables 2 and 3).

$$\text{GFA} \times \text{UNIT COST} \times \text{GEOGRAPHIC INDEX} \times \text{SITE-SPECIFIC INDEX} = \text{COST OF HOUSE}$$

The following example of a complete calculation of a project site-specific index indicates the weights used for each criterion. It should be noted that these weights were derived using the best information available at the time. Care should be taken to ensure all assumptions are recorded so that they can be readily modified as more information becomes available.

Calculated cost for building a three-bedroom duplex in Shamattawa:

$$170 \text{ (m}^2\text{)} \times \$862 \times 1.01 \times 1.99 = \$295,000 \text{ (rounded)}$$

EXAMPLE CALCULATION OF PROJECT SITE-SPECIFIC INDEX

Project Title: 3 - bedroom duplex (GFA 170 m²) Date: 1 July, 1996
 Region: Shamattawa, Manitoba Resource Centre: Winnipeg

This form summarizes all site-specific factors considered in Table 2.

NOTE: Factors expressed
as percentages.

1. NATURE OF SITE

Type of location 0.
 Utilities available 0.
 Avail. of storage 0.
 Ground condition 0. 03
 Type of terrain 0. 01

TOTAL (A) 1.04

2. TRANSPORTATION

Primary method 0. 01
 Secondary method 0. 25
 Overall - transit dist. 0. 09
 Landing - aircraft 0. 20
 Landing - ship 0.
 Landing - barge 0.
 Tide 0.
 Load size 0. 05
 Access 0.

TOTAL (B) 1.60

3. SCHEDULE

Project duration 0.
 Shipping schedule 0.

TOTAL (C) 1.00

4. PERSONNEL

Avail. of local labour 0. 04
 Accommod. required 0. 10

TOTAL (D) 1.14

5. MATERIALS

Avail. of const. lumber 0. 02
 Ready-mixed concrete 0. 01
 Avail. of aggregates 0. 01
 Gen. building supplies 0. 01
 Outsize materials 0.

TOTAL (E) 1.05

6. ADMINISTRATION

Planning 0.
 Experience 0.

TOTAL (F) 1.00

7. SITE-SPECIFIC INDEX CALCULATION

(A) (B) (C) (D) (E) (F) INDEX
1.04 x 1.60 x 1.00 x 1.14 x 1.05 x 1.00 = 1.99

SIGNATURE

PART I - CAPITAL COST MANUAL

2.0 FACILITY UNIT COSTS

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2.A.1 INTRODUCTION

The costs displayed in this section have been put in the standard format that is used by the Canadian Institute of Quantity Surveyors and known as the elemental format. The numbering system used for the specifications and the elemental breakdown corresponds directly with each other. Listed below are the elements and sub-elements which are used in the cost reference format. Refer to Section 1, Paragraph 1.3, General Qualifiers, for those parameters used to arrive at gross floor area (GFA).

2.A.1.1 SUBSTRUCTURE

- a) Normal foundations
- b) Basement excavation and backfill
- c) Special foundations

2.A.1.2 STRUCTURE

- a) Lowest floor construction
- b) Upper floor construction
- c) Roof construction

2.A.1.3 EXTERIOR CLADDING

- a) Roof finish
- b) Walls below ground floor
- c) Walls above ground floor
- d) Windows
- e) Exterior doors and screens

2.A.1.4 INTERIOR PARTITIONS AND DOORS

- a) Permanent partitions and doors
- b) Movable partitions and doors

2.A.1.5 VERTICAL MOVEMENT

- a) Stairs
- b) Elevators and escalators

2.A.1.6 INTERIOR FINISHES

- a) Floor finishes
- b) Ceiling finishes
- c) Wall finishes

2.A.1.7 FITTINGS AND EQUIPMENT

- a) Fittings and fixtures
- b) Equipment

2.A.1.8A ELECTRICAL

2.A.1.8B MECHANICAL

For additional information, refer to the following departmental publications:

DRM 10-7/50, Building Technical Planning

DRM 10-7/51, Building Design

DRM 10-7/53, Building Operation and Maintenance

DRM 10-7/54, School Planning, Design and Construction

Guideline Drawings, Volume 1 "Buildings"

Guideline Specifications, Volume 1 "Buildings".

Note: All the above departmental publications are under review

COST PER m² FOR DIFFERENT TYPES OF BUILDINGS

TYPE OF BUILDINGS*		SECTION	GFA m ²	COST \$/m ²
2.A.2 ADMINISTRATIVE	Office	2.A.2.1		
	- small		600	957
	- medium		1000	941
	- large		1730	932
	Band hall	2.A.2.2	200	931
2.A.3 OPERATIVE	Garage	2.A.3.1	240	592
2.A.4 INSTITUTIONAL	School	2.A.4.1	See page 2-9	
	School (portable)	2.A.4.2		
	- small		71	673
	- large		83	660
	Library	2.A.4.3		
	- small		150	979
	- medium		420	968
	- large		1000	957
	Museum	2.A.4.4	870	1064
	Police station	2.A.4.5	100	1006
	Police/Fire station	2.A.4.6		
	- small		200	1096
	- large		250	1047
	Fire station	2.A.4.7		
	- 1 bay		100	1137
	- 2 bay		200	1082

* For definitions of the different types of buildings, please refer to the following pages of the BUILDINGS PART by using the appropriate SECTION.

TYPE OF BUILDINGS*		SECTION	GFA m ²	COST \$/m ²
2.A.5 RESIDENTIAL	Single-family house	2.A.5.1		
	- urban type			
	- 3 bedrooms and basement		82	1089
	- 4 bedrooms and basement		100	946
	- rural type			
	- 3 bedrooms and basement		74	1102
	- 4 bedrooms and basement		88	999
	- 3 bedrooms and crawl space		74	1026
	- 4 bedrooms bi-level		161	725
	- remote type		77	978
	- remote type		87	943
	Semi-detached house	2.A.5.2		
	- rural type, 1 bedroom		124	860
	- rural type, 2 bedrooms		154	822
	- rural type, single storey		170	862
	Row house	2.A.5.3	309	672
	Multiple-family dwelling (4 units)	2.A.5.4	535	761
	Dormitory	2.A.5.5		
	- 8 students		172	797
	- 24 students		757	681
2.A.6 RECREATIONAL	Recreation centre	2.A.6.1		
	- small		400	1071
	- medium		1000	1030
	- large		5000	988
	Community hall	2.A.6.2	1000	1025
	Gymnasium	2.A.6.3		
	- small		1000	987
	- medium		1500	972
	- large		4400	956
	Arena	2.A.6.4	2700	789

* For definitions of the different types of buildings, please refer to the following pages of the BUILDINGS PART by using the appropriate SECTION.

2.A.2 ADMINISTRATIVE

2.A.2.1 OFFICE

**DESCRIPTION: SMALL (GFA: 600 m²) - SINGLE STOREY ABOVE GRADE
WITH HALF BASEMENT.**

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	11.0
2. Timber post and beam frame.	2. Structure	17.0
3. Cedar siding on plywood.	3. Exterior cladding	26.0
4. Drywall on timber studs.	4. Interior partitions	7.0
5. Timber stairs.	5. Vertical movement	1.0
6. Carpet floors, acoustic tile ceiling.	6. Interior finishes	12.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	4.0
8A. Power, lighting and telephone.	8A. Electrical	10.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	12.0
		<u>100.0</u>

**DESCRIPTION: MEDIUM (GFA: 1,000 m²) - SINGLE STOREY ABOVE GRADE
WITH HALF BASEMENT.**

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	10.0
2. Timber post and beam frame.	2. Structure	19.0
3. Cedar siding on plywood.	3. Exterior cladding	20.0
4. Drywall on timber studs.	4. Interior partitions	4.0
5. Timber stairs.	5. Vertical movement	1.0
6. Carpet floors, acoustic tile ceiling.	6. Interior finishes	12.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	4.0
8A. Power, lighting and telephone.	8A. Electrical	11.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	19.0
		<u>100.0</u>

**DESCRIPTION: LARGE (GFA: 1,730 m²) - TWO STOREYS ABOVE GRADE
WITH HALF BASEMENT.**

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	8.0
2. Timber post and beam frame.	2. Structure	19.0
3. Cedar siding on plywood.	3. Exterior cladding	21.0
4. Drywall on timber studs.	4. Interior partitions	5.0
5. Timber stairs.	5. Vertical movement	1.0
6. Carpet floors, acoustic tile ceiling.	6. Interior finishes	22.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	3.0
8A. Power, lighting and telephone.	8A. Electrical	10.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	11.0
		<u>100.0</u>

2.A.2.2 BAND HALL

DESCRIPTION: GFA: 200 m² - SINGLE STOREY ABOVE GRADE WITHOUT BASEMENT, CONSISTING OF GENERAL OFFICE AREA, WAITING ROOM, SIX SMALL OFFICES, MEETING ROOM AND CANTEEN.

SPECIFICATION	ELEMENT	%
1. Strip footings with slab on grade.	1. Substructure	11.0
2. Timber frame with trussed roof.	2. Structure	18.0
3. Cedar siding walls.	3. Exterior cladding	26.0
4. 100 x 50 mm wood stud partitions.	4. Interior partitions	7.0
5. N/A	5. Vertical movement	-
6. Drywall.	6. Interior finishes	13.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	4.0
8A. Power, lighting and telephone.	8A. Electrical	11.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>10.0</u>
		100.0

2.A.3 OPERATIVE

2.A.3.1 GARAGE

DESCRIPTION: GFA: 240 m² - SINGLE STOREY, THREE BAYS WIDE.

SPECIFICATION	ELEMENT	%
1. Concrete footings.	1. Substructure	6.0
2. Rigid steel frame.	2. Structure	30.0
3. Prefabricated metal siding.	3. Exterior cladding	30.0
4. Concrete block walls.	4. Interior partitions	1.0
5. N/A	5. Vertical movement	-
6. Concrete hardener and painted metal.	6. Interior finishes	8.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	1.0
8A. Power and lighting.	8A. Electrical	16.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>8.0</u>
		100.0

2.A.4 INSTITUTIONAL

2.A.4.1 SCHOOL

School unit costs were derived by pricing the three DIAND representative schools with the R. S. Means Construction Costs data base. On the following pages, you will find the description of the representative schools which were selected by the regional Real Property Services for INAC and regional Capital Management representatives in 1990.

TOTAL BASIC SCHOOL COSTS

GFA m ²	Costs \$/m ²	GFA m ²	Costs \$/m ²
175	1,500.00	3,800	1,125.00
600	1,435.00	4,200	1,100.00
1,000	1,380.00	4,600	1,080.00
1,400	1,330.00	5,000	1,065.00
1,800	1,285.00	5,400	1,050.00
2,200	1,250.00	5,800	1,035.00
2,600	1,215.00	6,200	1,025.00
3,000	1,175.00	6,600	1,015.00
3,400	1,150.00	7,000	1,000.00

DESCRIPTION: SMALL (GFA: 1,085 m²) - DIAND REPRESENTATIVE SCHOOL, GOD'S RIVER, MANITOBA.

SPECIFICATION	ELEMENT	%
1. Strip footings; column bases; concrete foundation walls.	1. Substructure	11.0
2. Timber joists; prefab roof trusses; metal roof.	2. Structure	16.0
3. Brick veneer; inverted roof system; double glazed openings.	3. Exterior cladding	13.0
4. Drywall; sound insulation; glazed screens; metal and wood doors.	4. Interior partitions	9.0
5. Metal stair with concrete filled treads and landings.	5. Vertical movement	1.0
6. Floor; carpet; tiling; acoustic ceilings; painted drywall; fire alarm system; sprinklers.	6. Interior finishes	15.0
7. Loose furniture excluded.	7. Fittings & equipment	7.0
8A. Power, lighting and telephone.	8A. Electrical	6.0
8B. Plumbing, forced air flow heaters and ventilation.	8B. Mechanical	22.0
		<u>100.0</u>

DESCRIPTION: MEDIUM (GFA: 2,037 m²) - DIAND REPRESENTATIVE SCHOOL, NATASHQUAN, QUEBEC.

SPECIFICATION	ELEMENT	%
1. Strip footings; column bases; concrete foundation walls.	1. Substructure	14.0
2. Timber joists; prefab roof trusses; metal roof.	2. Structure	27.0
3. Brick veneer; inverted roof system; double glazed openings.	3. Exterior cladding	20.0
4. Drywall; sound insulation; glazed screens; metal and wood doors.	4. Interior partitions	5.0
5. Metal stair with concrete filled treads and landings.	5. Vertical movement	2.0
6. Floor; carpet; tiling; acoustic ceilings; painted drywall; fire alarm system; sprinklers.	6. Interior finishes	8.0
7. Loose furniture excluded.	7. Fittings & equipment	6.0
8A. Power, lighting and telephone.	8A. Electrical	7.0
8B. Plumbing, electric baseboard heaters and ventilation.	8B. Mechanical	11.0
		<u>100.0</u>

**DESCRIPTION: LARGE (GFA: 6,777 m²) - DIAND REPRESENTATIVE SCHOOL,
CROSS LAKE, MANITOBA.**

SPECIFICATION	ELEMENT	%
1. Strip footings; column bases; concrete foundation walls.	1. Substructure	10.0
2. Timber joists; prefab roof trusses; metal roof; asphalt shingles; membrane.	2. Structure	25.0
3. Brick veneer; inverted roof system; double glazed openings.	3. Exterior cladding	22.0
4. Drywall; sound insulation; glazed screens; metal and wood doors.	4. Interior partitions	10.0
5. Cast-in-place concrete stairs.	5. Vertical movement	1.0
6. Floor; carpet; tiling; acoustic ceilings; painted drywall; fire alarm system; sprinklers.	6. Interior finishes	7.0
7. Loose furniture excluded.	7. Fittings & equipment	7.0
8A. Power, lighting and telephone.	8A. Electrical	7.0
8B. Plumbing; heat pumps; electric boilers; air compressor and ventilation.	8B. Mechanical	11.0
		<hr/> 100.0

2.A.4.2 SCHOOL (PORTABLE)

DESCRIPTION: SMALL (GFA: 71 m²) - ONE CLASSROOM CONSISTING OF TWO 3.7 m x 9.8 m TRAILERS INCLUDING HEATING, ELECTRICITY AND INTERIOR FINISHES.

SPECIFICATION	ELEMENT	%
Includes: wood blocking, power, lighting and heating, standard plumbing.	1. Substructure	
	2. Structure	
	3. Exterior cladding	
	4. Interior partitions	
	5. Vertical movement	
	6. Interior finishes	
	7. Fittings & equipment	
	8A. Electrical	
	8B. Mechanical	
		<u>100.0</u>

DESCRIPTION: LARGE (GFA: 83 m²) - ONE CLASSROOM CONSISTING OF TWO 4.3 m x 9.8 m TRAILERS INCLUDING HEATING, ELECTRICITY AND INTERIOR FINISHES.

SPECIFICATION	ELEMENT	%
Includes: wood blocking, power, lighting and heating, standard plumbing.	1. Substructure	
	2. Structure	
	3. Exterior cladding	
	4. Interior partitions	
	5. Vertical movement	
	6. Interior finishes	
	7. Fittings and equipment	
	8A. Electrical	
	8B. Mechanical	
		<u>100.0</u>

2.A.4.3 LIBRARY

**DESCRIPTION: SMALL (GFA: 150 m²) - SINGLE STOREY ABOVE GRADE
WITHOUT BASEMENT.**

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	4.0
2. Timber frame and trussed roof.	2. Structure	16.0
3. Cedar siding.	3. Exterior cladding	27.0
4. Drywall on timber studs.	4. Interior partitions	4.0
5. N/A	5. Vertical movement	-
6. Carpet floors, acoustic tile ceilings.	6. Interior finishes	11.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	6.0
8A. Standard installation.	8A. Electrical	12.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>20.0</u>
		100.0

**DESCRIPTION: MEDIUM (GFA: 420 m²) - SINGLE STOREY ABOVE GRADE
WITHOUT BASEMENT.**

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	3.0
2. Timber frame and trussed roof.	2. Structure	16.0
3. Cedar siding.	3. Exterior cladding	27.0
4. Drywall on timber studs.	4. Interior partitions	4.0
5. N/A	5. Vertical movement	-
6. Carpet floors, acoustic tile ceilings.	6. Interior finishes	11.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	7.0
8A. Standard installation.	8A. Electrical	12.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>20.0</u>
		100.0

**DESCRIPTION: LARGE (GFA: 1,000 m²) - SINGLE STOREY ABOVE GRADE
WITHOUT BASEMENT.**

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	3.0
2. Timber frame and trussed roof.	2. Structure	16.0
3. Cedar siding.	3. Exterior cladding	28.0
4. Drywall on timber studs.	4. Interior partitions	4.0
5. N/A	5. Vertical movement	-
6. Carpet floors, acoustic tile ceilings.	6. Interior finishes	11.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	6.0
8A. Standard installation.	8A. Electrical	12.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>20.0</u>
		100.0

2.A.4.4 MUSEUM

DESCRIPTION: SMALL (GFA: 870 m²) - SINGLE STOREY WITH BASEMENT.

SPECIFICATION	ELEMENT	%
1. Strip footings and concrete slab.	1. Substructure	5.0
2. Timber frame.	2. Structure	13.0
3. Cedar siding.	3. Exterior cladding	32.0
4. Drywall on timber studs.	4. Interior partitions	5.0
5. Timber stairs.	5. Vertical movement	1.0
6. Vinyl tiles, painted drywall.	6. Interior finishes	9.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	5.0
8A. Special lighting to exhibit areas.	8A. Electrical	11.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	19.0
		<u>100.0</u>

2.A.4.5 POLICE STATION

DESCRIPTION: GFA: 100 m² - SINGLE STOREY WITHOUT BASEMENT.

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	12.0
2. Part concrete and part timber.	2. Structure	18.0
3. Cedar siding.	3. Exterior cladding	26.0
4. Timber studs, drywall and concrete.	4. Interior partitions	9.0
5. N/A	5. Vertical movement	-
6. Vinyl tiles and concrete hardener.	6. Interior finishes	11.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	4.0
8A. Power, lighting and telephone.	8A. Electrical	11.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	9.0
		<u>100.0</u>

2.A.4.6 POLICE/FIRE STATION

DESCRIPTION: (GFA: 200 m²) - SINGLE STOREY TWO-BAY METAL BUILDING ERECTED ON SITE.

SPECIFICATION	ELEMENT	%
1. Column footings.	1. Substructure	6.0
2. Metal frame.	2. Structure	14.0
3. Insulated sheet metal.	3. Exterior cladding	31.0
4. Concrete blockwork.	4. Interior partitions	11.0
5. N/A	5. Vertical movement	-
6. Painted metal.	6. Interior finishes	8.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	5.0
8A. Standard installation.	8A. Electrical	9.0
8B. Standard installation.	8B. Mechanical	<u>16.0</u>
		100.0

DESCRIPTION: (GFA: 250 m²) - SINGLE STOREY CONSISTING OF OFFICE, WASHROOM, TWO CELLS, TWO AND ONE HALF GARAGE BAYS AND TWO HALF BAYS FOR DRYING.

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	9.0
2. Metal grid frame.	2. Structure	16.0
3. Masonry.	3. Exterior cladding	29.0
4. Concrete blockwork.	4. Interior partitions	9.0
5. N/A	5. Vertical movement	-
6. Painted drywall and concrete hardener.	6. Interior finishes	10.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	4.0
8A. Standard installation.	8A. Electrical	10.0
8B. Standard installation.	8B. Mechanical	<u>13.0</u>
		100.0

2.A.4.7 FIRE STATION

DESCRIPTION: 1 BAY (GFA: 100 m²) - SINGLE STOREY ONE-BAY MASONRY BUILDING.

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	9.0
2. Load bearing masonry walls.	2. Structure	13.0
3. Concrete blockwork.	3. Exterior cladding	32.0
4. Concrete blockwork.	4. Interior partitions	9.0
5. N/A	5. Vertical movement	-
6. Painted walls and concrete hardener.	6. Interior finishes	8.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	5.0
8A. Standard installation.	8A. Electrical	9.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>15.0</u>
		100.0

DESCRIPTION: 2 BAY (GFA: 200 m²) - SINGLE STOREY, TWO-BAYS, PREFABRICATED METAL BUILDING; INCLUDES OFFICE, WASHROOM, COMMON ROOM, FIRE EQUIPMENT, STORAGE ROOM AND SLEEPING QUARTERS.

SPECIFICATION	ELEMENT	%
1. Column footings.	1. Substructure	6.0
2. Metal grid frame.	2. Structure	12.0
3. Insulated sheet metal.	3. Exterior cladding	31.0
4. Concrete blockwork.	4. Interior partitions	11.0
5. N/A	5. Vertical movement	-
6. Painted metal and concrete hardener.	6. Interior finishes	9.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	5.0
8A. Standard installation.	8A. Electrical	10.0
8B. Standard installation.	8B. Mechanical	<u>16.0</u>
		100.0

2.A.5 RESIDENTIAL

2.A.5.1 SINGLE-FAMILY HOUSE

DESCRIPTION: URBAN TYPE (GFA: 82 m²) - SINGLE STOREY ABOVE GRADE, THREE BEDROOMS, CONCRETE BASEMENT AND ATTACHED GARAGE.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	11.0
2. Concrete basement floor; timber upper floor and roof trusses.	2. Structure	12.0
3. Brick and aluminum siding; double glazing; asphalt shingles; insulation.	3. Exterior cladding	35.0
4. Timber framed drywalling; hollow core timber flush doors.	4. Interior partitions	11.0
5. Timber staircase - domestic basement type.	5. Vertical movement	1.0
6. Vinyl; parquet; ceramic tiling; drywall to ceiling; paint.	6. Interior finishes	9.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	4.0
8A. Power, lighting, telephone and TV.	8A. Electrical	5.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>12.0</u>
		100.0

DESCRIPTION: URBAN TYPE (GFA: 100 m²) - SINGLE STOREY ABOVE GRADE, FOUR BEDROOMS AND CONCRETE BASEMENT.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	10.0
2. Concrete basement floor; timber upper floor and roof trusses.	2. Structure	11.0
3. Brick and aluminum siding; double glazing; asphalt shingles; insulation.	3. Exterior cladding	36.0
4. Timber framed drywalling; hollow core timber flush doors.	4. Interior partitions	11.0
5. Timber staircase - domestic basement type.	5. Vertical movement	1.0
6. Vinyl; parquet; ceramic tiling; drywall to ceiling; paint.	6. Interior finishes	5.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	5.0
8A. Power, lighting, telephone and TV.	8A. Electrical	5.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>11.0</u>
		100.0

DESCRIPTION: RURAL TYPE (GFA: 74 m²) - SINGLE STOREY ABOVE GRADE, THREE BEDROOMS AND BASEMENT.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	10.0
2. Concrete basement floor; timber upper floor and roof trusses.	2. Structure	11.0
3. Brick and aluminum siding; double glazing; asphalt shingles; insulation.	3. Exterior cladding	37.0
4. Timber framed drywalling; hollow core timber flush doors.	4. Interior partitions	10.0
5. Timber staircase - domestic basement type.	5. Vertical movement	1.0
6. No parquet finish on floors.	6. Interior finishes	9.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	5.0
8A. Power, lighting, telephone and TV.	8A. Electrical	5.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>12.0</u>
		100.0

DESCRIPTION: RURAL TYPE (GFA: 88 m²) - SINGLE STOREY ABOVE GRADE, FOUR BEDROOMS AND BASEMENT CONSTRUCTED OF CONCRETE BLOCKS.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	9.0
2. Concrete basement floor; timber upper floor and roof trusses.	2. Structure	11.0
3. Brick and cedar siding; double glazing; asphalt shingles; insulation.	3. Exterior cladding	39.0
4. Timber framed drywalling; hollow core timber flush doors.	4. Interior partitions	10.0
5. Timber staircase - domestic basement type.	5. Vertical movement	1.0
6. No parquet finish on floors.	6. Interior finishes	9.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	4.0
8A. Power, lighting, telephone and TV.	8A. Electrical	5.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>12.0</u>
		100.0

DESCRIPTION: RURAL TYPE (GFA: 74 m²) - SINGLE STOREY, THREE BEDROOMS AND CRAWL SPACE.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	10.0
2. Concrete basement floor; timber upper floor and roof trusses.	2. Structure	10.0
3. Brick and cedar siding; double glazing; asphalt shingles; insulation.	3. Exterior cladding	40.0
4. Timber framed drywalling; hollow core timber flush doors.	4. Interior partitions	10.0
5. N/A	5. Vertical movement	-
6. No parquet finish on floors.	6. Interior finishes	8.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	5.0
8A. Power, lighting, telephone and TV.	8A. Electrical	4.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>13.0</u>
		100.0

DESCRIPTION: RURAL TYPE (GFA: 161 m²) - BI-LEVEL, FOUR BEDROOMS, CONCRETE FOUNDATIONS.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	8.0
2. Concrete basement floor; timber upper floor and roof trusses.	2. Structure	12.0
3. Brick and cedar siding; double glazing; asphalt shingles; insulation.	3. Exterior cladding	41.0
4. Timber framed drywalling; hollow core timber flush doors.	4. Interior partitions	9.0
5. Timber staircase - domestic basement type.	5. Vertical movement	1.0
6. No parquet finish on floors.	6. Interior finishes	7.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	4.0
8A. Power, lighting, telephone and TV.	8A. Electrical	6.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>12.0</u>
		100.0

DESCRIPTION: REMOTE TYPE (GFA: 77 m²) - SINGLE STOREY WITH CRAWL SPACE. ONE BEDROOM AND BUNKING FOR EIGHT, WITH UNHEATED STORAGE ROOM.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	11.0
2. Mineral wool insulation in timber floor.	2. Structure	10.0
3. Cedar shingles and vertical cedar siding; double glazing; asphalt shingles; insulation.	3. Exterior cladding	37.0
4. Timber framed drywalling; hollow core timber flush doors.	4. Interior partitions	6.0
5. N/A	5. Vertical movement	-
6. No parquet finish or ceramic tiling on floors.	6. Interior finishes	8.0
7. Eight bunks and accessories.	7. Fittings & equipment	10.0
8A. Power, lighting, telephone and TV.	8A. Electrical	4.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	14.0
		<u>100.0</u>

DESCRIPTION: REMOTE TYPE (GFA: 87 m²) - SINGLE STOREY WITH CRAWL SPACE. ONE BEDROOM AND BUNKING FOR TWELVE, WITH UNHEATED STORAGE ROOM.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	9.0
2. Concrete basement floor; timber upper floor and roof trusses.	2. Structure	11.0
3. Cedar shingles and vertical cedar siding; double glazing; asphalt shingles; insulation.	3. Exterior cladding	34.0
4. Timber framed drywalling; hollow core timber flush doors.	4. Interior partitions	11.0
5. N/A	5. Vertical movement	-
6. No parquet finish or ceramic tiling on floors.	6. Interior finishes	9.0
7. Fittings include provision of twelve bunks.	7. Fittings & equipment	10.0
8A. Power, lighting, telephone and TV.	8A. Electrical	4.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	12.0
		<u>100.0</u>

2.A.5.2 SEMI-DETACHED HOUSE

DESCRIPTION: RURAL TYPE (GFA: 124 m²) - SINGLE STOREY WITH CRAWL SPACE. TWO 1-BEDROOM UNITS.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	11.0
2. Timber upper floor and roof trusses.	2. Structure	11.0
3. Cedar shingles and vertical cedar siding.	3. Exterior cladding	32.0
4. Internal partitions include sound insulated party wall.	4. Interior partitions	10.0
5. N/A	5. Vertical movement	-
6. No parquet finish or ceramic tiling on floors.	6. Interior finishes	10.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	6.0
8A. Power, lighting, telephone and TV.	8A. Electrical	5.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>15.0</u>
		100.0

DESCRIPTION: RURAL TYPE (GFA: 154 m²) - SINGLE STOREY WITH CRAWL SPACE. TWO 2-BEDROOM UNITS.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	11.0
2. Timber upper floor and roof trusses.	2. Structure	11.0
3. Brick and cedar siding.	3. Exterior cladding	32.0
4. Internal partitions include sound insulated party wall.	4. Interior partitions	10.0
5. N/A	5. Vertical movement	-
6. No parquet finish or ceramic tiling on floors.	6. Interior finishes	10.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	6.0
8A. Power, lighting, telephone and TV.	8A. Electrical	5.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>15.0</u>
		100.0

DESCRIPTION: RURAL TYPE (GFA: 170 m²) - SINGLE STOREY ABOVE GRADE WITH CONCRETE BASEMENT AND ATTACHED GARAGE. TWO 3-BEDROOM UNITS.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	11.0
2. Concrete basement floor; timber upper floor and roof trusses.	2. Structure	12.0
3. Brick and aluminum siding.	3. Exterior cladding	30.0
4. Internal partitions include sound insulated party wall.	4. Interior partitions	14.0
5. Timber staircase - domestic basement type.	5. Vertical movement	1.0
6. No parquet finish or ceramic tiling on floors.	6. Interior finishes	11.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	4.0
8A. Power, lighting, telephone and TV.	8A. Electrical	5.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	12.0
		<u>100.0</u>

2.A.5.3 ROW HOUSE

DESCRIPTION: RURAL TYPE (GFA: 309 m²) - SINGLE STOREY WITH CRAWL SPACE. FOUR 2-BEDROOM UNITS.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	13.0
2. Mineral wool insulation in timber floor.	2. Structure	10.0
3. Cedar shingles and vertical cedar siding.	3. Exterior cladding	28.0
4. Internal partitions include sound insulated party walls.	4. Interior partitions	14.0
5. N/A	5. Vertical movement	-
6. No parquet finish or ceramic tiling on floors.	6. Interior finishes	10.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	5.0
8A. Power, lighting, telephone and TV.	8A. Electrical	5.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	15.0
		<u>100.0</u>

**2.A.5.4
MULTIPLE-FAMILY DWELLING**

DESCRIPTION: RURAL TYPE (GFA: 535 m²) - TWO STOREYS AND FULL BASEMENT. FOUR 3-BEDROOM UNITS.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	13.0
2. Mineral wool insulation in timber floor.	2. Structure	10.0
3. Cedar shingles and vertical cedar	3. Exterior cladding	28.0
4. Internal partitions include sound insulated party walls.	4. Interior partitions	14.0
5. N/A	5. Vertical movement	-
6. No parquet finish or ceramic tiling on floors.	6. Interior finishes	10.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	5.0
8A. Power, lighting, telephone and TV.	8A. Electrical	5.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>15.0</u>
		100.0

2.A.5.5 DORMITORY

DESCRIPTION: 8 STUDENTS (GFA: 172 m²) - SINGLE STOREY WITH CRAWL SPACE. EIGHT BEDROOMS/STUDIES; COMMON LOUNGE AND MECHANICAL AND ELECTRICAL ROOM; TWO BATHROOMS.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	14.0
2. Mineral wool insulation in timber floor.	2. Structure	13.0
3. Vertical cedar siding.	3. Exterior cladding	33.0
4. Timber framed drywalling; hollow core timber flush doors.	4. Interior partitions	12.0
5. N/A	5. Vertical movement	-
6. No parquet finish on floors.	6. Interior finishes	11.0
7. Beds, desks and other loose furniture are excluded.	7. Fittings & equipment	5.0
8A. Power, lighting, telephone and TV.	8A. Electrical	4.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>8.0</u>
		100.0

DESCRIPTION: 24 STUDENTS (GFA: 757 m²) - SINGLE STOREY ABOVE GRADE WITH CONCRETE BASEMENT (250 m²) AND CRAWL SPACE. TWENTY-FOUR BEDROOMS/STUDIES.

SPECIFICATION	ELEMENT	%
1. Strip footings, concrete foundation walls.	1. Substructure	18.0
2. Floor over basement in concrete.	2. Structure	15.0
3. Brickwork.	3. Exterior cladding	26.0
4. Timber framed drywalling; hollow core timber flush doors.	4. Interior partitions	9.0
5. Metal staircase.	5. Vertical movement	1.0
6. No parquet finish on floors.	6. Interior finishes	12.0
7. Toilet accessories; kitchen units; closets; shelving.	7. Fittings & equipment	6.0
8A. Power, lighting, telephone and TV.	8A. Electrical	4.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>9.0</u>
		100.0

2.A.6 RECREATIONAL

2.A.6.1 RECREATION CENTRE

DESCRIPTION: SMALL (GFA: 400 m²) - SINGLE STOREY WITH GYMNASIUM, SNACK BAR, CHANGING ROOMS, WASHROOMS AND OFFICE.

SPECIFICATION	ELEMENT	%
1. Column footings.	1. Substructure	6.0
2. Steel frame.	2. Structure	19.0
3. Prefabricated sandwich panels.	3. Exterior cladding	30.0
4. Drywall and concrete blocks.	4. Interior partitions	4.0
5. N/A	5. Vertical movement	-
6. Paint and various types of flooring.	6. Interior finishes	9.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	2.0
8A. Electric heating.	8A. Electrical	14.0
8B. Partly air conditioned.	8B. Mechanical	<u>16.0</u>
		100.0

DESCRIPTION: MEDIUM (GFA: 1,000 m²) - AS SMALL RECREATION CENTRE BUT WITH GYMNASIUM SPACE AND EXERCISE ROOMS.

SPECIFICATION	ELEMENT	%
1. Column footings.	1. Substructure	5.0
2. Steel frame.	2. Structure	20.0
3. Prefabricated sandwich panels.	3. Exterior cladding	29.0
4. Drywall and concrete blocks.	4. Interior partitions	5.0
5. N/A	5. Vertical movement	-
6. Paint and various types of flooring.	6. Interior finishes	9.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	2.0
8A. Electric heating.	8A. Electrical	14.0
8B. Partly air conditioned.	8B. Mechanical	<u>16.0</u>
		100.0

DESCRIPTION: LARGE (GFA: 5,000 m²) - AS MEDIUM RECREATION CENTRE BUT WITH MORE EXTENSIVE FACILITIES.

SPECIFICATION	ELEMENT	%
1. Column footings.	1. Substructure	5.0
2. Steel frame.	2. Structure	21.0
3. Prefabricated sandwich panels.	3. Exterior cladding	30.0
4. Drywall and concrete blocks.	4. Interior partitions	5.0
5. N/A	5. Vertical movement	-
6. Paint and various types of flooring.	6. Interior finishes	8.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	2.0
8A. Electric heating.	8A. Electrical	14.0
8B. Partly air conditioned.	8B. Mechanical	<u>15.0</u>
		100.0

2.A.6.2 COMMUNITY HALL

DESCRIPTION: GFA: 1,000 m² - SINGLE STOREY WITH GYMNASIUM, STAGE AND STORAGE AREAS, AND ANNEX WITH BOILER ROOM, CLOAK ROOM, KITCHEN, FOYER, CHANGING ROOM AND WASHROOM.

SPECIFICATION	ELEMENT	%
1. Strip footings, slab on grade (crawl space annex).	1. Substructure	5.0
2. Glulam posts and long span curved beams.	2. Structure	20.0
3. Cedar siding.	3. Exterior cladding	28.0
4. Timber studs.	4. Interior partitions	4.0
5. N/A	5. Vertical movement	-
6. PVC wall in gym and drywall.	6. Interior finishes	8.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	2.0
8A. Power, lights/spotlights to stage.	8A. Electrical	13.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>19.0</u>
		100.0

2.A.6.3 GYMNASIUM

DESCRIPTION: SMALL (GFA: 1,000 m²) - ONE BASKETBALL COURT SIZE GYMNASIUM WITH RELATED FACILITIES.

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	5.0
2. Load bearing masonry and glulam beams.	2. Structure	19.0
3. Blockwork and brick veneer.	3. Exterior cladding	29.0
4. Blockwork and drywall.	4. Interior partitions	4.0
5. N/A	5. Vertical movement	-
6. Paint and various types of flooring.	6. Interior finishes	8.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	2.0
8A. Power and lighting.	8A. Electrical	13.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>20.0</u>
		100.0

DESCRIPTION: MEDIUM (GFA: 1,500 m²) - TWO BASKETBALL COURT SIZE GYMNASIUM WITH RELATED FACILITIES.

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	5.0
2. Load bearing masonry and glulam beams.	2. Structure	20.0
3. Blockwork and brick veneer.	3. Exterior cladding	29.0
4. Blockwork and drywall.	4. Interior partitions	4.0
5. N/A	5. Vertical movement	-
6. Paint and various types of flooring.	6. Interior finishes	8.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	2.0
8A. Power and lighting.	8A. Electrical	13.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>19.0</u>
		100.0

DESCRIPTION: LARGE (GFA: 4,400 m²) - FOUR BASKETBALL COURT SIZE GYMNASIUM WITH RELATED FACILITIES.

SPECIFICATION	ELEMENT	%
1. Strip footings.	1. Substructure	4.0
2. Load bearing masonry and glulam beams.	2. Structure	20.0
3. Blockwork and brick veneer.	3. Exterior cladding	29.0
4. Blockwork and drywall.	4. Interior partitions	4.0
5. N/A	5. Vertical movement	-
6. Paint and various types of flooring.	6. Interior finishes	8.0
7. Loose furniture & equipment excluded.	7. Fittings & equipment	2.0
8A. Power and lighting.	8A. Electrical	13.0
8B. Plumbing, heating and ventilation.	8B. Mechanical	<u>20.0</u>
		100.0

2.A.6.4 ARENA

DESCRIPTION: GFA: 2,700 m² - SINGLE SKATING RINK WITH RELATED FACILITIES.

SPECIFICATION	ELEMENT	%
1. Column footings.	1. Substructure	6.0
2. Metal frame.	2. Structure	24.0
3. Brick veneer.	3. Exterior cladding	18.0
4. Concrete blockwork.	4. Interior partitions	5.0
5. Concrete.	5. Vertical movement	1.0
6. Concrete hardener and rubber flooring.	6. Interior finishes	8.0
7. Bleachers.	7. Fittings & equipment	6.0
8A. Lighting, power and heating.	8A. Electrical	11.0
8B. Plumbing, ventilation, ice making equipment.	8B. Mechanical	21.0
		<u>100.0</u>

PART I - CAPITAL COST MANUAL

2.0 FACILITY UNIT COSTS

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2.B.1 INTRODUCTION

The costs displayed in this section represent construction in urban Toronto under normal conditions, unless otherwise stated. Some of the figures are average values; others are ranges. The unit costs for piped water and wastewater systems may be adjusted for specific site conditions using the appropriate multipliers for selected pipe materials, installation depths, soil conditions, development type and construction phasing.

When developing preliminary cost estimates for infrastructure projects, the project manager/officer will have to select those elements likely to be incorporated in the particular project.

For additional information on utilities and their costs, refer to the following departmental publications (under review):

DRM 10-7/40, Water Supply and Distribution

DRM 10-7/41, Wastewater Collection, Treatment and Disposal

DRM 10-7/42, Solid Waste Collection and Disposal

DRM 10-7/43, Electrical Power Supply and Distribution

DRM 10-7/51, Building Design

NOTE: All the above departmental publications are under review.

Level of Service Standards. Available from Indian Programming and Funding Allocations Directorate.

The costs for fire protection apparatus shown in this section are costs in Toronto. More information concerning Fire protection apparatus requirements will be found in CMS - Fire Protection - Program, Policy and Procedures, when this publication will be approved.

2.B.2 WATER SUPPLY, TREATMENT AND DISTRIBUTION

The costs displayed in this section are for a representative water supply system for an Indian community with a population of less than 1,000.

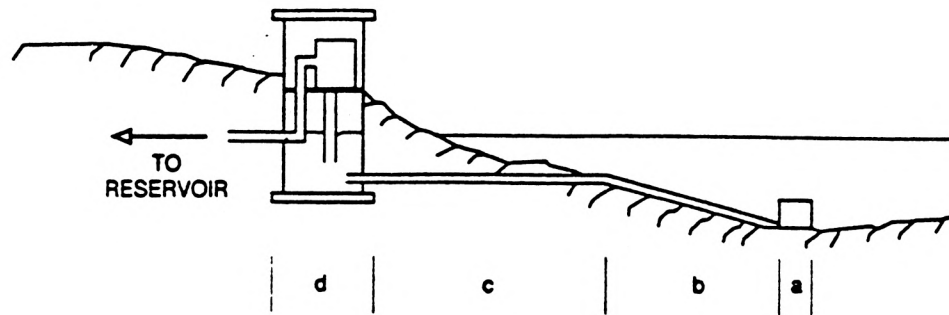
2.B.2.1

WATER SUPPLY

WELL SUPPLY

	<u>Cost (\$)</u>	<u>Unit</u>
a. Drilled well (200 mm):		
rock	180	v.m.
gravel packed (casing)	412	v.m.
b. Bored well (600 mm)	403	v.m.
c. Dug well (900 mm)	380	v.m.
d. Well pumping station (including domestic pumps, hydropneumatic tank, piping, meter and adequate structure for about 2 L/s capacity)	40,300	l.s.

LAKE OR RIVER INTAKE SYSTEM



	<u>Cost (\$)</u>	<u>Unit</u>
a. Intake structure (normally a steel well screen in a protective wood crib)	6,000	l.s.
b. Underwater intake pipe (normally a 150 mm pipe)	227	l.m.
c. Underground intake pipe (normally a 150 mm pipe buried at a depth of 2 m)	284	l.m.
d. Low level lift station (includes concrete wet well, structure, pumping equipment, hypochlorinator and meter):		
for 50,000 litres/day	52,000	l.s.
for 100,000 litres/day	82,600	l.s.
for 250,000 litres/day	107,700	l.s.
for standby power: add to (d.)	34,400	l.s.

2.B.2.2 WATER STORAGE, TREATMENT, PUMPING STATION

REINFORCED CONCRETE RESERVOIR

	<u>Cost (\$)</u>	<u>Unit</u>
a. 1,000,000 L capacity	253,500	l.s.
b. 500,000 L capacity	206,100	l.s.
c. 250,000 L capacity	136,000	l.s.
d. 100,000 L capacity	78,900	l.s.

WATER TREATMENT SYSTEM (conventional)

Includes coagulation, sedimentation, filtration and disinfection capabilities; high lift pumping equipment; meters; standby power; all housed in an adequate structure; assuming usage of 180 L/capita/day.

a. 100,000 litres/day	167,500	l.s.
b. 200,000 litres/day	243,000	l.s.
c. 500,000 litres/day	330,500	l.s.

WATER TREATMENT SYSTEM (reverse osmosis)

Includes pretreatment and filtration, the reverse osmosis unit, high lift pumps, mechanical and electrical, and a diesel generator set.

a. 100,000 litres/day	349,800	l.s.
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HIGH LEVEL LIFT STATION

Includes meters, hypochlorinator, domestic pumps and adequate structure.

a. 50,000 litres/day	45,100	l.s.
b. 100,000 litres/day	55,800	l.s.
c. 200,000 litres/day	64,500	l.s.

OPTIONAL EQUIPMENT

(for 50,000 - 200,000 L/d capacity)

a. Extra for fire pump equipment	52,000	l.s.
b. Extra for pressure filter	10,000	l.s.
c. Extra for softening unit	12,300	l.s.
d. Extra for greensand filter	20,400	l.s.
e. Extra for standby power	41,800	l.s.

TREATMENT PLANT BUILDING

The structure for the treatment plant and high lift pump includes insulation, lighting and heating equipment (for treatment plants or very large high lift pumping stations only).	62,200	l.s.
--	--------	------

2.B.2.3 WATER DISTRIBUTION SYSTEM

WATER MAINS

Normally buried at a 2 m depth, costs include excavation, bedding, pipes, installation, backfill and a typical number of bends. Prices are for PVC pipes in new subdivisions (For different pipe materials refer to MULTIPLIERS in Section 2.B.2.3).

a. Pipes:

<u>Pipe size</u>	<u>Cost per linear meter (\$)</u>
100 mm pipe	79
150 mm pipe	91
200 mm pipe	123
250 mm pipe	132
300 mm pipe	171

b. Gate valve and box:

	<u>Cost (\$)</u>	<u>Unit</u>
for 100 mm pipe	570	ea.
for 150 mm pipe	683	ea.
for 200 mm pipe	1,060	ea.

c. Air release valve and chamber	3,753	ea.
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d. Tees and elbows:

for 100 mm pipe	204	ea.
for 150 mm pipe	284	ea.
for 200 mm pipe	345	ea.

HOUSE SERVICE CONNECTIONS

Normally 20 mm copper pipe at a 2 m depth, including excavation bedding, pipes, installation and backfill.

	<u>Cost (\$)</u>	<u>Unit</u>
a. Pipes:		
20 mm	38	l.m.
50 mm	54	l.m.
b. Curb stop and box:		
20 mm	185	ea.
50 mm	430	ea.
c. Main stop:		
20 mm	185	ea.
50 mm	330	ea.

FIRE HYDRANTS

C/w main tee, secondary valve and 6 m of lead, installed.	3,380	ea.
---	-------	-----

WATER STANDPIPES

C/w piping, fittings, insulation, wood structure with electric heater and thermostat control, water tap.	6,650	l.s.
--	-------	------

WATER STORAGE TANK

1,000 L residential storage tank	1,260	ea.
4,500 L residential storage tank	3,660	ea.

MULTIPLIERS

Certain conditions will require either a cost increase or decrease because of the materials selected or other factors:

<u>Conditions</u>	<u>Description</u>	<u>Multiplier</u> (times installed costs)
Pipe Material	- Ductile iron	1.20
	- Polyvinyl-chloride	1.00
	- Polyethylene pipe, heat traced and insulated	2.50-3.00
Pipe Depth	- 1.2 to 1.5 m cover	0.90
	- 1.5 to 2.5 m cover	1.00
	- 2.5 to 3.5 m cover	1.10
Soils (including rock excavation)	- Refer to project site-specific indices (Section 1.8).	
Development Type	- New subdivision	1.00
	- Existing road:	
	a. with no existing underground services	1.20
	b. with existing underground services	1.50
Construction Phasing	- Refer to project site-specific indices (Section 1.8).	

TRUCKED WATER SYSTEM

The total cost of water trucks will vary according to the area of purchase (refer to geographic indices), the choice of special equipment options and freight costs.

TANK SIZE	CAB AND CHASSIS	INSULATED STEEL TANK	ACCESSORIES	TOTAL	WEIGHT
Litres / (gal)	(\$)	(\$)	(\$)	(\$)	Tonnes
2,275 (500)	31,000	9,100	17,500	57,600	14.3
4,550 (1,000)	41,000	10,500	17,500	69,000	20.9
6,825 (1,500)	46,000	14,000	17,500	77,500	26.4
8,180 (1,800)	51,000	20,500	17,500	89,000	35.2

Adjustments to Table

1. For a non-insulated steel water tank, decrease the insulated steel tank cost by 45%.
2. For flotation tires, increase the cost by \$11,200.
3. For diesel engines, increase the cab and chassis cost by 25%. The fuel consumption rate for diesel engines is 40% less than for gasoline engines at 50 km/h in the city.
4. For stainless steel tanks with indefinite life, multiply the insulated steel tank cost by 3.5.

2.B.3 FIRE PROTECTION APPARATUS

The costs displayed in the following table are for fire protection apparatus bought in Toronto. These costs may vary according to the number, when and where the equipment is purchased (refer to geographic indices), the choice of special equipment options and freight costs.

APPARATUS TYPE	TANK SIZE	PUMP CAPACITY	TOTAL (£)	GROSS WEIGHT
	Litres (gal)	L/min. (PGM)		Tonnes
Mini pumper *	1,400 (300)	1,910 (420)	55,000	5.0
Triple combination pumper *	3,700 (800)	2,840 (625)	135,000	14.0
Water trailer	2,000 (400)	340 (75)	17,000	

Notes:

1. For diesel, increase the cab and chassis cost by 25%.
2. * Accessories include: body, tank, pump, electric and emergency equipments, special accessories, finishing, warranty. For details, contact H. Q. Fire and Safety Section.
3. The fire trucks are of the 4 x 4 or 4 x 2 wheel-drive single-axle model.
4. ** For water delivery/fire fighting trucks, see Trucked Water System section, p. 2-38, and add \$8,000 for portable single-stage fire pump.

2.B.4 WASTEWATER COLLECTION, TREATMENT AND DISPOSAL SYSTEM

The costs displayed in this section are for a representative wastewater collection and disposal system for an Indian community with a population of less than 1,000.

2.B.4.1 WASTEWATER COLLECTION

HOUSE LATERALS

Includes excavation, bedding, pipes, installation and backfill; normally a 100-150 mm PVC pipe.

	<u>Cost (\$)</u>	<u>Unit</u>
a. Buried at 2 m depth	65	l.m.
b. Buried at 3 m depth	88	l.m.

SANITARY MAINS

Normally buried at a 3 m depth, includes excavation, bedding, PVC pipe supply and installation, and backfill.

a. 200 mm pipe	106	l.m.
b. 250 mm pipe	112	l.m.
c. 300 mm pipe	168	l.m.

FORCE MAINS

Normally buried at a 2 m depth, includes excavation, bedding, PVC pipe supply and installation, and backfill.

a. 75 mm pipe	69	l.m.
b. 100 mm pipe	79	l.m.
c. 150 mm pipe	91	l.m.

MANHOLES

a. Precast	907	v.m.
b. Pour-in-place	1,142	v.m.

LIFT STATION

Building to house 7.6 L/s pumping station.

a. With <u>NO</u> standby power	85,900	l.s.
b. With standby power	132,300	l.s.

LOW PRESSURE SEWER SYSTEM

3,500 l.s.

MULTIPLIERS

Certain conditions will require either a cost increase or decrease because of materials selected or other construction factors:

<u>Conditions</u>	<u>Description</u>	<u>Multiplier</u> (times installed costs)
Pipe	- (1.2 - 1.5 m)	0.90
Depth	- (1.5 - 2.5 m)	1.00
	- (2.5 - 3.5 m)	1.10
Soils (including rock excavation)	- Refer to project site-specific indices (Section 1.8).	
Development	- New subdivision	1.00
Type	- Existing road:	
	a. with no existing underground services.	1.20
	b. with existing underground services	1.50
Construction Phasing	- Refer to project site-specific indices (Section 1.8).	

2.B.4.2 WASTEWATER TREATMENT AND DISPOSAL

SEPTIC TANK

Includes excavation, fill, tank and accessories.

	<u>Cost (\$)</u>	<u>Unit</u>
a. Tank design capacity:		
2,700 L	1,140	l.s.
9,000 L	3,530	l.s.
22,500 L	6,960	l.s.
b. Disposal field:		
includes 100 mm perforated PVC pipe at 1 m depth, trench excavation, pipe installation and backfill	25	l.m.

SEWAGE LAGOONS

Assume a two-cell facultative lagoon for treatment and storage, control valves and no requirement for a synthetic liner.

For 1 ha of surface area	170,700	l.s.
For 2 ha of surface area	252,400	l.s.
For 4 ha of surface area	323,300	l.s.

AERATED LAGOONS

Assume a two-cell lagoon with aeration equipment consisting of submerged diffusers.

For 0.5 ha	385,700	l.s.
for 1 ha	436,700	l.s.

GRAVITY OUTFALL (from treatment system to surface water)

Normally a 200 mm pipe buried 2 m under ground.

a. Pipe under ground	106	l.m.
b. Pipe under water	279	l.m.

SEWAGE TREATMENT PLANT

The following table provides an estimate for constructing two types of sewage treatment plants according to daily design flows.

	<u>Litres/day</u>	<u>Cost (\$)</u>	<u>Unit</u>
a. Rotating biological contactors:			
	23,000	175,400	l.s.
	45,000	210,300	l.s.
	91,000	266,600	l.s.
	136,000	343,300	l.s.
	227,000	488,100	l.s.
	455,000	897,300	l.s.
b. Extended aeration treatment plant:			
	23,000	167,000	l.s.
	45,000	204,500	l.s.
	91,000	285,600	l.s.
	136,000	359,700	l.s.
	227,000	477,800	l.s.
	455,000	680,200	l.s.

TRUCKED SEWAGE SYSTEM

a. Truck costs:

The total cost of sewage trucks will vary according to the area of purchase (refer to geographic indices), the choice of special equipment options and freight costs.

TANK SIZE	TRUCK PRICE	TANK WITH ACCESSORIES	TOTAL
Litres / (gal)	(\$)	(\$)	(\$)
2,275 (500)	31,000	28,000	59,000
4,550 (1,000)	41,000	29,800	70,800
6,825 (1,500)	46,000	33,200	79,200
8,180 (1,800)	51,000	40,000	91,000

Adjustments to Table

1. For diesel engines, increase the cab and chassis cost by 25%. The fuel consumption rate for diesel engines is 40% less than for gasoline engines at 50 km/h in the city.
2. For stainless steel tanks with indefinite life, multiply the insulated steel tank cost by 3.5.
3. All the above prices are for the septic tank cleaners equipped with vacuum pump. Prices include the heated valve fixture.
4. For insulated tanks increase the total price by \$5,000 to \$10,000.

	<u>Cost (\$)</u>	<u>Unit</u>
b. Residential sewage holding tanks (1,000 L)	2,100	ea.
(2,000 L)	4,800	ea.

2.B.4.3 STORM WATER COLLECTION SYSTEM

The costs displayed in this section are for a representative storm water system for an Indian community with a population of less than 1,000.

LATERALS

Includes excavation, bedding, PVC pipes, supply and installation, and backfill.

	<u>Cost (\$)</u>	<u>Unit</u>
a. 150 mm pipe	74	l.m.
b. 200 mm pipe	110	l.m.
c. 250 mm pipe	140	l.m.

STORM MAINS

Normally buried at a 2 m depth, includes excavation, bedding, CONCRETE pipe supply and installation, and backfill.

a. 300 mm pipe	107	l.m.
b. 375 mm pipe	130	l.m.
c. 450 mm pipe	147	l.m.
d. 525 mm pipe	170	l.m.
e. 600 mm pipe	195	l.m.

MANHOLES (precast type, supplied and installed)	2,079	ea.
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CATCH BASINS (precast type, supplied and installed)	1,360	ea.
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Refer to MULTIPLIERS under WASTEWATER COLLECTION (Section 2.B.4.1).

2.B.4.4 SOLID WASTE COLLECTION AND DISPOSAL SYSTEM

GARBAGE TRUCK COLLECTION

a. Closed with light compaction type (9.2 m ³)	32,000 - 84,000	ea.
b. Closed with heavy duty compaction	113,000	ea.

SOLID WASTE DISPOSAL AREA

a. Gravel road (6 m surface width)	37,500	km
b. Disposal site (including clearing and grubbing, fencing and excavation) with a pit:		
57 m wide x 57 m long x 3 m deep	96,700	l.s.
40 m wide x 40 m long x 3 m deep	59,100	l.s.

2.B.5 ELECTRICAL POWER SUPPLY AND DISTRIBUTION SYSTEM

The costs displayed in this section are for a representative electrical distribution system in an Indian community with a population of less than 1,000.

2.B.5.1 ON-SITE GENERATION (Community)

POWER SUPPLY

	<u>Cost (\$)</u>	<u>Unit</u>
a. For a community population of approximately 400: 2 x 150 kW and 1 x 85 kW diesel generators and 1 synchronizer, 3 x 4,000 barrel tanks, dike, fencing and switch gear (building excluded)	644,800	l.s.
b. For a community population of approximately 1,000: 2 x 300 kW and 1 x 150 kW diesel generators, and 1 synchronizer, 3 x 4,000 barrel tanks, dike, fencing and switch gear (building excluded)	728,800	l.s.
c. Transformer structure at power house for power distribution	12,000	l.s.

DISTRIBUTION

Pressure-treated wood poles, three-phase primary conductors, 25 kVA transformers, 120/240 V secondary distribution, triplex connections at houses.	76,500	km
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STREET LIGHTING

High pressure sodium 150 W lamps, fixtures and connections, mounted on existing power distribution poles.	1,430	ea.
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2.B.5.2 ON-SITE GENERATION (School and Teacherage)**POWER SUPPLY**

	<u>Cost (\$)</u>	<u>Unit</u>
a. For a school population of approximately 150: 2 x 50 kW diesel generators non synchronized and switch gear (building excluded)	137,700	l.s.
b. For a school population of approximately 300: 2 x 85 kW diesel generators non synchronized and switch gear (building excluded)	154,000	l.s.

FUEL FARM

a. For a population of 150: 1 x 9,100 litre tank, dike, fencing, tank support and pads	65,600	l.s.
b. For a population of 300: 1 x 136,000 litre tank, dike, fencing, tank supports and pads	76,900	l.s.
c. 100 mm steel pipe (fuel line)	103	l.m.

2.B.5.3 LAND-LINE TAP-OFF**TRANSMISSION LINE**

Pressure-treated wood poles, switches,	90,700	km
--	--------	----

SUBSTATION

Structure, transformers (44 kV-5 kV) three phase, fencing, switch gear.

a. For a community population of 400	198,300	l.s.
b. For a community population of 1,000	211,000	l.s.

DISTRIBUTION

Pressure-treated wood poles, three-phase primary conductors, 25 kVA transformers, 120/240 V secondary distribution, triplex connections at houses.	76,500	km
--	--------	----

STREET LIGHTING

High pressure sodium 150 W lamps, fixtures and connections, mounted on existing power distribution poles.	1,430	ea.
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2.0 FACILITY UNIT COSTS

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2.C.1 INTRODUCTION

No two project sites are ever the same, and site development as well as environmental protection costs are significantly influenced by existing conditions, particularly soils, weather, drainage, topography, rocks, vegetative cover and access. They will also be influenced by specific program needs relative to the local cultural aspects, age group of the students and the facilities to be provided for them.

The Class C cost data provided in this section reflects favourable urban Toronto conditions, and assumes the ready availability of trained personnel, machine equipment and materials.

For additional information on site development refer to Section 1.3 and also to the following publications:

DRM 10-7/54.9, School Design and Construction

DRM 10-7/32, Planning and Site Development

TSD-32-1, Common Recreation Facilities

Guideline Drawings, Volume 1, "Grounds"

Guideline Specifications, Volume 2, "Grounds"

Level of Services Standards for School Site Development

Note: All the above departmental publications are under review

National Master Specifications (NMS). Available from:

Government of Canada Master Specifications
Sir Charles Tupper Building
Riverside Drive
Ottawa, Ontario
K1A 0M2

2.C.2 GENERAL SITE WORKS

2.C.2.1

CLEARING, GRUBBING AND ROUGH GRADING

DESCRIPTION: REMOVAL OF TREES, BRUSH, STUMPS AND OTHER DEBRIS, INCLUDING ROUGH GRADING.

SPECIFICATION	SPECIFICATION #	COST
1. Clearing and grubbing	1. 02110, 02111	
- Brush		\$3,900/ha
- Light (trees to 150 mm dia.)		\$6,108/ha
- Medium (trees to 250 mm dia.)		\$7,840/ha
- Heavy (trees to 400 mm dia.)		\$10,027/ha
2. Strip and stockpile topsoil (assumes clear site with no trees, stumps)	2. 02210	\$3.86/m ³
3. Rough grading (redistribution of approx. 1,000 m ³ of cut and fill)	3. 02210	\$3,900 - \$6,100/ha
Approximate rough site preparation cost		\$7,500 - \$17,900/ha

2.C.2.2

EXCAVATION

DESCRIPTION: BULK EXCAVATION AND RELOCATION AND/OR DISPOSAL OF EARTH FILL. COST VARIES WITH ACCESS, VOLUME AND MACHINERY REQUIRED.

SPECIFICATION	SPECIFICATION #	COST
1. Bulk excavation	1. 02220	
2. Relocation of excess fill on site	2.	
		\$5.00/m ³

2.C.2.3 LANDFILL (BACKFILL)

DESCRIPTION: INCLUDES IMPORTING CLEAN FILL, ROUGH GRADING AND REASONABLE COMPACTION.

SPECIFICATION	SPECIFICATION #	COST
1. Excavating, hauling and backfilling	1. 02220	
2. Rough grading and compaction	2. 02210	

\$12.75/m³

2.C.2.4 ROCK BLASTING AND REMOVAL

DESCRIPTION: ROCK REMOVAL BY APPROPRIATE MEANS, INCLUDING REMOVAL FROM SITE AS REQUIRED.

SPECIFICATION	SPECIFICATION #	COST
1. Rock removal	1. 02211	
2. Disposal	2.	

Note: Prices can vary widely, especially for small volumes and according to hauling distance. Consider also the "sensitivity" of the area.

\$49.90/m³

2.C.2.5 TOPSOIL AND FINISHED GRADING

DESCRIPTION: SUPPLY AND GRADING OF TOPSOIL TO FINAL GRADE.

SPECIFICATION	SPECIFICATION #	COST
Supply, spread and finish grade topsoil by machine (100 mm minimum compacted depth)	02212	\$3.30/m ²

Note: Cost is highly influenced by the quantity required and assumed access to availability of local topsoil source.

For typical school yard upgrading situations, use the following:

- topsoil supply and spread (\$21.35/m³)
- fine grading (\$0.43/m²)
- 100 mm topsoil supply and finish graded (\$2.72/m²).

\$19,400/ha

2.C.2.6**SPECIAL FILL MATERIALS****DESCRIPTION: SUPPLY AND DELIVERY.**

SPECIFICATION	SPECIFICATION #	COST
1. Topsoil	1.	\$21.10/m ³
2. Sand (such as for tot lots)	2.	\$13.40/m ³
3. Stone dust screening (such as for running track surface)	3.	\$26.50/m ³
4. Clear crushed stone (20 mm dia.)	4.	\$19.10/m ³
5. Clean fill	5.	\$8.50/m ³

Note: Prices can vary widely, especially for small volumes and according to hauling distance.

2.C.3 HARD SURFACE AREAS AND ITEMS

2.C.3.1 PEDESTRIAN SURFACES

SPECIFICATION	SPECIFICATION #	COST
1. Asphalt sidewalks (50 mm)	1. 02513	\$21.10/m ²
2. Stone dust/gravel walks (75 mm)	2. 02511	\$7.15/m ²
3. Interlocking pavers (on 100 mm gravel, 50 mm fines)	3. HC 02577	\$71.75/m ²
4. Precast patio pavers (50 x 600 x 600 mm)	4. HC 02577	\$42.25/m ²
5. Concrete walks (100 mm) with 6/6 x 6 Wire Mesh Reinforcing	5. HC 02528	\$52.70/m ²
6. Concrete steps	6. 03300	\$224/m ²
7. Timber steps (150 x 300 mm)	7. IN 06101	\$21.10/l.m.
8. Pedestrian foot bridge (timber: 2 m wide x 5 m long, with side rails)	8.	\$4,580/ea.
9. Wood boardwalks (cedar or treated)	9. 06125	\$54/m ²

Note: Prices do not include any clearing, grubbing or rough grading works.
Normal compacted granular base is included.

2.C.3.2 VEHICULAR DRIVEWAYS/PARKING SURFACES

SPECIFICATION	SPECIFICATION #	COST
1. Asphalt paving (50 mm) with 150 mm base	1. 02513	\$24.25/m ²
2. Asphalt paving (75 mm) with 200 mm base	2. 02513	\$31.50/m ²
3. Interlocking pavers (on 100 mm gravel, 50 mm fines)	3. HC 02577	\$71.75/m ²
4. Precast patio pavers (50 x 600 x 600 mm)	4. HC 02577	\$42.25/m ²
5. Gravel surface (75 mm)	5. 02511	\$13.75/m ²
6. Concrete paving (125 mm)	6. HC 02615	\$54/m ²
7. Poured-in-place curbing (150 mm)	7. HC 02528	\$44.25/l.m.
8. Precast concrete curbing	8. HC 02526	\$29.50/l.m.
9. Timber curbing (150 x 150 mm, treated)	9. IN 06101	\$14.75/l.m.
10. Gravel parking stall (2.7 x 6.5 m)	10. 02511	\$610 ea.
11. Gravel access drive (6 m wide)	11. 02511	\$85.50/l.m.

Note: Prices do not include any clearing, grubbing or rough grading works.
Normal compacted granular base is included.

2.C.3.3 WALLS AND STEPS

SPECIFICATION	SPECIFICATION #	COST
1. Concrete walls 1 m above grade with footing	1. 03300	\$421/l.m.
2. Gabion walls	2. HC 02272	\$115/m ³
3. Concrete steps	3. 03300	\$217/m ²
4. Timber steps (1.5 m wide)	4. IN 0601	\$16.25/l.m.
5. Railroad ties (used)	5.	\$16.25/ea.
6. Stone rip-rap (300 mm deep)	6. 02271	\$95.70/m ³
7. Precast "slopeblock" walls (unilock)	7.	\$180/m ²
8. Timber (150 x 150 mm) wall, three rows high (450 mm)	8.	\$84.50 l.m.

2.C.3.4 SITE FURNITURE

SPECIFICATION	SPECIFICATION #	COST
1. Flag poles - aluminum, internal halyard (7 to 8 m high), plus flag, rigging	1. IN 10351	\$2,770/ea.
2. Benches - wood seats, concrete supports	2. IN 02471	\$720/ea.
3. Trash baskets - metal/wood	3. N/A	\$542.50/ea.
4. Bike racks - galvanized pipe, prefabricated	4. IN 0601	\$420/ea.
5. Football/soccer goal posts - galvanized pipe	5. IN 02448	\$3,100/pair
6. Softball backstop - prefabricated (3.6 m high chain link fence 6 x 6 x 6 m long)	6. IN 02448	\$4,880
7. Bollards - wood (250 x 250 x 1,000 mm high)	7. 02449	\$132.50/ea.
8. Wood decking - pressure treated	8. IN 6101	\$42.25/m ²
9. Wood fencing - 1.5 m high	9. 02447	\$71.25/m ²
10. Chain link fence (vinyl coating - add 53¢/l.m.)	10.	
- 0.9 m high	02444	\$26.50/l.m.
- 1.2 m high	02444	\$31.50/l.m.
- 1.5 m high	02444	\$47.30/l.m.
- 1.8 m high	02444	\$52.75/l.m.
- 3.0 m high	02444	\$84.50/l.m.
- 3.6 m high	02444	\$95.75/l.m.
11. Barbed wire fence - 1.5 m high (three-strand)	11. 02445	\$15.75/l.m.
12. Project/site sign	12.	\$2,433/ea.
13. Picnic table - wood	13. 02471	\$420/ea.
14. Bleachers - 5 tiers, 50 seats	14. 02461	\$1,438/ea.
15. Swings - 4 seats, 3.6 m high	15. 02461	\$1,863

Note: Prices shown include supply and installation.

2.C.4 SOFT LANDSCAPE ITEMS

2.C.4.1 GRASS AND PLANTS

SPECIFICATION	SPECIFICATION #	COST
1. Topsoil (supply and spread)	1. 02211	\$21.10/m ³
2. Seeding (including 100 mm of topsoil)	2. 02821, 02211	\$3.30/m ²
3. Mechanical seeding (without topsoil)	3. 02821	\$1.55/m ²
4. Sod (including 100 mm of topsoil)	4. 02211, 02822	\$6.60/m ²
5. Sodding (without topsoil)	5. 02822	\$3.85/m ²
6. Tree planting - 50 mm calliper	6. 02490	\$255/ea.
7. Tree planting - 75 mm calliper	7. 02490	\$356/ea.
8. Evergreen shrub planting (1 m wide)	8. 02490	\$61/ea.
9. Deciduous shrub planting (1 m wide)	9. 02490	\$35.75/ea.
10. Cedar hedge (1.5 m high)	10. 02490	\$35.75.m.
11. Flower bed	11. 02490	\$15.25 ²

Note: Trees and shrubs are balled and burlapped, guyed as necessary, locally available, planted and guaranteed for one year.

2.C.5 SITE UTILITY ITEMS

2.C.5.1 NIGHT LIGHTING

SPECIFICATION	SPECIFICATION #	COST
1. Parking lot light standards - aluminum pole/luminaire (5 m high)	1. 16910	\$2,800 ea.
2. Pedestrian walk light standards - aluminum pole/luminaire (3-4 m high)	2. 16910	\$2,250 ea.
3. Night lighting (telephone pole mounted)	3. Specialized item may be adapted from NMS 16910	
a. Hockey rink		\$14,600
b. Softball field		\$40,100
4. Winter car plug-ins/bollards	4.	\$620 ea.

2.C.5.2 DRAINAGE

SPECIFICATION	SPECIFICATION #	COST
1. Sub-surface drainage - tiling	1. IN 02446	\$6.10/l.m.
2. Tile drainage for athletic field area - flexible, perforated (100 mm dia.)	2.	\$906/ha
3. Culverts - galvanized steel, corrugated (300 mm dia.)	3. HC 02434	\$57/l.m.
4. Lawn irrigation - automatic sprinklers (underground)	4. IN 02751	\$36,550/ha
5. Drainage ditch (600 mm deep)	5.	\$13.75/l.m.

2.C.5.3 MISCELLANEOUS UTILITIES

SPECIFICATION	SPECIFICATION #	COST
1. Drinking fountain (exterior)	1.	\$2,014 ea.
2. Hose bib/water tap (exterior)	2.	\$717 ea.
3. Incinerator (light domestic trash) Plus 100 mm gravel pad	3.	\$2,769 ea.

2.C.6 RECREATIONAL FACILITIES (PLAY/SPORTS AREAS)

2.C.6.1 KINDERGARTEN (TOT-LOT)

SPECIFICATION	SPECIFICATION #	COST
Curbed sand area with play equipment to accommodate approx. 25 kindergarten children. (See TSD-32-1 for play equipment, size and recommended components.) Fenced area of 175 m ² .	Cost varies depending on equipment and materials selected. Design to suit age group needs within budget limitations. See TSD-32-1 and <u>Guideline Drawings</u> for design suggestions.	

FOR EXAMPLE: CHIPMUNK 62 BY HILAN or EQUA BY KOMPAN

1. Play structure	1.	\$12,200
2. Timber edging (33 m)	2.	\$1,211
3. Sand (34 tonnes)	3.	\$1,211
4. Topsoil and sod	4.	\$1,211
5. Four trees	5.	\$1,654
6. Two benches	6.	\$712
7. Fencing (50 m)	7.	\$ 1,792
8. Installation and freight	8.	\$3,560

Approximate total cost \$23,155 - \$25,500

2.C.6.2 PLAYGROUND (GRADES 1-5)

SPECIFICATION	SPECIFICATION #	COST
Curbed sand area with play structure or equipment to accommodate approx. 20-30 children.	Cost varies depending on equipment and materials selected. Design to suit age group within budget limitations. See TSD-32-1 and <u>Guideline Drawings</u> for design suggestions.	
FOR EXAMPLE: <u>CARIBOU 5 BY HILAN or EQUAL BY KOMPAN</u>		
1. Play structure	1.	\$17,205
2. Sand (58 tonnes)	2.	\$1,790
3. Timber edge (300 mm x 46 m)	3.	\$1,790
4. Installation	4.	\$5,100
5. Freight	5.	\$410
Approximate total cost		\$25,720 - \$27,000

2.C.6.3
STANDARD SECONDARY SCHOOL RUNNING TRACK
(400 m - 6 LANES)

SPECIFICATION	SPECIFICATION #	COST
Includes approx. 3,000 m ² track surface with:	See <u>Guideline Drawings</u> for design recommendations.	
1. Granular base (150-200 mm)	1.	
2. Stone dust fines surfacing (50 mm)	2.	
3. Inside wood edge (400 l.m. of 38 x 140 mm)	3.	
4. Topsoil/seeded perimeter (5 m wide)	4.	
5. Survey control of grades and layout	5.	
Note: Lump sum price does not include clearing, grubbing, significant rough grading works, tile drains or the cost of a grassed soccer/football field within track perimeter. Infield area is 10,500 m ² and add \$47,600 for topsoil and sod for finished soccer or football infield.		

\$38,000 - \$43,300

2.C.6.4**STANDARD SECONDARY SCHOOL FOOTBALL/SOCCER FIELD**

SPECIFICATION	SPECIFICATION #	COST
Includes the finish preparation of a well-graded 70 x 150 m area:	See <u>Guideline Drawings</u> for design recommendations.	
1. Grading (finish) and surface drainage	1.	
2. Topsoil (150 mm)	2.	
3. Grass (seeded)	3.	
4. Goal posts (2 ea.)	4.	
5. Line markings	5.	
Note: Lump sum price does not include clearing, grubbing or significant cut/fill and rough grading works.		
		\$48,500

2.C.6.5**SOFTBALL FIELD (HIGH SCHOOL/ADULTS)**

SPECIFICATION	SPECIFICATION #	COST
Includes:	See <u>Guideline Drawings</u> for design recommendations.	
1. Topsoil and finish grading	1.	\$8,450
2. Backstop with overhang (prefabricated or 6 x 6 x 6 m long)	2.	\$4,880
3. Skinned infield (stone dust and soil mix)	3.	\$4,580
4. Seeded outfield (80 m radius)	4.	\$21,000
5. Bases and 80 m sideline fences	5.	\$3,900
Note: Lump sum price does not include night lighting (\$39,000); bleachers (\$4,000); players' benches (\$1,000); outfield fencing (\$5,000); access drive, service lines or peripheral open space treatment. Also not included are significant clearing, grubbing and rough grading works.		
		\$42,810

2.C.6.6 SOFTBALL FIELD (JUNIOR)

SPECIFICATION	SPECIFICATION #	COST
Includes:	See <u>Guideline Drawings</u> for design recommendations.	
1. Topsoil and finish grading	1.	
2. Backstop (prefabricated)	2.	
3. Skinned infield (stone dust)	3.	
4. Seeded outfield (50 m radius)	4.	
5. Bases	5.	
Note: Lump sum price represents only the bare essentials for a small informal field suitable for children under 14 years of age. Price does not include significant clearing, grubbing and rough grading works.		
		\$21,000

2.C.6.7 OUTDOOR HOCKEY RINK

SPECIFICATION	SPECIFICATION #	COST
Includes:	See <u>Guideline Drawings</u> for design recommendations.	
1. Minor grading and base preparation	1.	\$3,560
2. Supply and installation of 1.2 m boards (39 x 24.5 m) plus access gates	2.	\$28,050
3. Exterior latex paint	3.	\$630
4. Goal nets	4.	\$630
Note: Lump sum price does not include benches and player shelter (\$5,000); 1 ½ in. diameter (37.5 mm) water service standpipe with winter heat protection (\$6,000-7,000); night lighting (\$14,200); clearing, grubbing and rough grading works. For wire mesh protection at end zones, add \$4,000.		
		\$32,870

2.C.6.8 TENNIS COURTS

SPECIFICATION	SPECIFICATION #	COST
Includes:	See <u>Guideline Drawings</u> for design recommendations.	
1. Minor grading and base preparation (200 mm granular)	1.	
2. Asphalt court surface (65 mm)	2.	
3. Chain link fence (3.6 m high)	3.	
4. Net, net posts and line marking	4.	
Note: Lump sum price does not include lighting, clearing, grubbing and rough grading works.		
Single court		\$36,700
Double court		\$51,000

2.C.6.9 OUTDOOR BASKETBALL COURT

SPECIFICATION	SPECIFICATION #	COST
Includes:	See <u>Guideline Drawings</u> for design recommendations.	
1. Minor grading and base preparation	1.	
2. Asphalt surface 50 mm (20 x 30 m)	2.	
3. Back boards, posts and net hoops	3.	
4. Line markings	4.	
Note: Lump sum price does not include lighting, clearing, grubbing and rough grading works.		
		\$14,455

**2.C.6.10
OUTDOOR VOLLEYBALL COURT**

SPECIFICATION	SPECIFICATION #	COST
Includes:	See <u>Guideline Drawings</u> for design recommendations.	
1. Minor grading and base preparation	1.	
2. Grass or sand/clay mix	2.	
3. Net and posts	3.	
4. Markings	4.	
Note: Lump sum price does not include lighting, clearing, grubbing or major regrading.		

\$ 3,0510

PART I - CAPITAL COST MANUAL

2.0 FACILITY UNIT COSTS

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2.D.1 INTRODUCTION

The majority of roads in and around Indian communities are gravel surfaced and constructed to various standards depending upon site location and levels of service required. For further information refer to:

Level of Service Standard, Roads and Bridges. PD 6.12

2.D.2 SPECIFIC QUALIFIERS AND DEFINITIONS

2.D.2.1 ELEMENTAL COMPONENTS

The Class C cost data presented are in elemental components. Various combinations of these components provide total costs for the different types of roads being constructed. Since each elemental cost forms an integral part of the total cost estimate, adjustments will have to be made to the unit cost if an element is used alone.

2.D.2.2 ROAD WIDTHS

The costs developed for this section were based on roadway widths of 6.0 m, 7.5 m and 8.5 m.

Note: The roadway width includes the shoulders, but not the allowance for rounding.

2.D.3 ROAD CONSTRUCTION ELEMENTS

2.D.3.1

ROADWAY, WIDTH OF 6.0 m (CLASS C ESTIMATE)

<u>CONSTRUCTION ELEMENT</u>	<u>COST</u>
CLEARING (30 m right-of-way)	
Light	\$3,600/km
Medium	\$8,900/km
Heavy	\$12,500/km
DRAINAGE (channel excavation, including structures less than 6 m span)	
Minimum requirement	\$2,460/km
Normal requirement	\$10,600/km
Maximum requirement	\$24,300/km
SUBGRADE (including grubbing)	
a. Turnpiking (stripping and filling from ditch excavation)	\$21,100/km
b. Cut and fill and borrow (mainly earthwork; short haul)	\$61,800/km
c. 30% rock subgrade or 30% long earth hauls or combination	\$115,600/km
d. 60% rock subgrade or 60% long earth hauls or combination	\$142,600/km
e. 85% rock subgrade or 85% long earth hauls or combination	\$156,200/km
SURFACING	
a. Traffic gravel (75 mm depth)	\$9,600/km
b. Hot mix asphalt (for 50 mm depth)	
- 6.5 m width	N/A
- 7.5 m width	N/A
- granular base (150 mm depth)	\$26,600/km
- granular subbase (300 mm depth)	\$46,000/km
c. Surface treatment (local crushed gravel, single application)	
- 6.5 m width	N/A
- 7.5 m width	N/A
- granular base (150 mm depth)	N/A

2.D.3.2
ROADWAY, WIDTH OF 7.5 m (CLASS C ESTIMATE)

CONSTRUCTION ELEMENT	COST
CLEARING (30 m right-of-way)	
Light	\$3,600/km
Medium	\$8,900/km
Heavy	\$12,500/km
DRAINAGE (channel excavation, including structures less than 6 m span)	
Minimum requirement	\$2,560/km
Normal requirement	\$12,000/km
Maximum requirement	\$26,500/km
SUBGRADE (including grubbing)	
a. Turnpiking (stripping and filling from ditch excavation)	\$24,000/km
b. Cut and fill and borrow (mainly earthwork; short haul)	\$68,700/km
c. 30% rock subgrade or 30% long earth hauls or combination	\$128,200/km
d. 60% rock subgrade or 60% long earth hauls or combination	\$156,100/km
e. 85% rock subgrade or 85% long earth hauls or combination	\$171,200/km
SURFACING	
a. Traffic gravel (75 mm depth)	\$11,800/km
b. Hot mix asphalt (for 50 mm depth)	
- 6.5 m width	\$59,100/km
- 7.5 m width	\$68,100/km
- granular base (150 mm depth)	\$33,200/km
- granular subbase (300 mm depth)	\$57,000/km
c. Surface treatment (local crushed gravel, single application)	
- 6.5 m width	\$8,600/km
- 7.5 m width	\$10,900/km
- granular base (150 mm depth)	\$32,500/km

Note: In general, surface treatment is 1 m wider than hot mix surface.

2.D.3.3
ROADWAY, WIDTH OF 8.5 m (CLASS C ESTIMATE)

CONSTRUCTION ELEMENT	COST
CLEARING (30 m right-of-way)	
Light	\$3,600/km
Medium	\$8,900/km
Heavy	\$12,500/km
DRAINAGE (channel excavation, including structures less than 6 m span)	
Minimum requirement	\$3,100/km
Normal requirement	\$13,000/km
Maximum requirement	\$29,300/km
SUBGRADE (including grubbing)	
a. Turnpiking (stripping and filling from ditch excavation)	\$ 26,400/km
b. Cut and fill and borrow (mainly earthwork; short haul)	\$75,400/km
c. 30% rock subgrade or 30% long earth hauls or combination	\$141,500/km
d. 60% rock subgrade or 60% long earth hauls or combination	\$172,000/km
e. 85% rock subgrade or 85% long earth hauls or combination	\$191,400/km
SURFACING	
a. Traffic gravel (75 mm depth)	\$13,500/km
b. Hot mix asphalt (for 50 mm depth)	
- 6.5 m width	\$59,100/km
- 7.5 m width	\$68,100/km
- granular base (150 mm depth)	\$37,700/km
- granular subbase (300 mm depth)	\$65,500/km
c. Surface treatment (local crushed gravel, single application)	
- 6.5 m width	\$8,600/km
- 7.5 m width	\$10,800/km
- granular base (150 mm depth)	\$37,700/km

Note: In general, surface treatment is 1 m wider than hot mix surface.

2.D.4 ROAD CONSTRUCTION EXAMPLES**2.D.4.1****LOW COST ROAD (CLASS C ESTIMATE)**

30 m right-of-way; roadway width 6.0 m; light clearing; minimum drainage requirement; stripping and filling from ditch excavation; traffic gravel 75 mm depth.

CONSTRUCTION ELEMENT	COST
CLEARING Light	\$3,600/km
DRAINAGE Minimum requirement	\$2,500/km
SUBGRADE Turnpiking	\$21,100/km
SURFACING Traffic gravel (75 mm depth)	\$9,600/km
TOTAL	\$36,800/km

2.D.4.2 MEDIUM COST ROAD (CLASS C ESTIMATE)

30 m right-of-way; roadway width 7.5 m; medium clearing; normal drainage requirements; 30% rock subgrade or 30% long earth hauls or combination; and 6.5 m wide surface treatment with local crushed gravel, single application on 150 mm deep granular base.

CONSTRUCTION ELEMENT	COST
CLEARING	
Medium	\$8,900/km
DRAINAGE	
Normal requirement	\$12,000/km
SUBGRADE	
30% rock or 30% long earth haul or combination	\$128,200/km
SURFACING	
Granular base (150 mm depth)	\$33,200/km
Surface treatment (local crushed gravel, single application)	\$8,600/km
TOTAL	\$190,900/km

2.D.4.3**HIGH COST ROAD (CLASS C ESTIMATE)**

30 m right-of-way; roadway width 8.5 m; heavy clearing; maximum drainage requirement; 85% rock subgrade or 85% long earth hauls or combination; granular subbase (300 mm depth); granular base (150 mm depth); and 7.5 m width, hot mix asphalt (for 50 mm depth).

CONSTRUCTION ELEMENT	COST
CLEARING	
Heavy	\$12,500/km
DRAINAGE	
Maximum requirement	\$29,300/km
SUBGRADE	
85% rock subgrade or 85% long earth hauls or combination	\$191,400/km
SURFACING	
Hot mix asphalt (for 50 mm depth) 7.5 m width	\$68,100/km
Granular base (150 mm depth)	\$39,800/km
Granular subbase (300 mm depth)	\$65,500/km
TOTAL	\$406,600/km

PART I - CAPITAL COST MANUAL

2.0 FACILITY UNIT COSTS

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2.E.1 INTRODUCTION

Bridge components can be divided into three major construction elements: the substructure, the superstructure and miscellaneous components. The unit costs presented in this section relate to these major elements.

2.E.1.1 SUBSTRUCTURE

Abutments, piers and bents, including, but not limited to, the following:

- footings;
- piles;
- caps;
- rock filled cribs;
- bearing seats;
- wing walls;
- back walls;
- sheet piling; and
- granular fill.

2.E.1.2 SUPERSTRUCTURE

Main secondary support members and bridge deck, including, but not limited to, the following:

- girders;
- floor beams;
- stringers;
- bracing;
- trusses;
- bearing devices;
- decking;
- wearing surface;
- expansion joints or devices; and
- curbs/medians/sidewalks.

2.E.1.3 MISCELLANEOUS

Bridge appurtenances, safety devices, erosion and scour protection, including, but not limited to, the following:

- parapet walls;
- railings;
- guide rails;
- pedestrian handrails;
- drains;
- lighting/electrical devices;
- signs/traffic control devices;
- approach surfaces;
- embankments;
- rip rap;
- channel bed protection; and
- retaining walls.

The unit costs shown on the following pages are based on typical bridges found on Indian reserves. Each major bridge element is divided into specific components to reflect the substance of each unit cost.

Bridge designs vary considerably depending on site conditions, and much of the essential information needed to decide the type of substructure and the length and number of bridge spans is not readily available nor sufficiently detailed at the Class C or D levels of cost estimate. It is therefore important to remember that the unit costs presented in this section are a guideline and must be used with caution. Sufficient site information should be obtained to make appropriate cost adjustments to reflect actual conditions.

Also refer to Level of Service Standard, Roads and Bridges. PD 6.12.

2.E.2 CONCRETE/STEEL BRIDGES

2.E.2.1 VEHICULAR BRIDGE - ONE 32 m SPAN

SPECIFICATION	ELEMENT	COST
Deck width : 9 m Total deck area: 288 m ² Reinforced concrete deck and abutments, steel girders and pipe piles.		
1. Steel pipe piles Reinforced concrete abutments Granular fill	1. Substructure	\$620/m ²
2. Steel welded plate girders Reinforced concrete deck and curbs Expansion joints Bearings	2. Superstructure	\$950/m ²
3. Steel railings Drains Rip rap Approach surfaces	3. Miscellaneous	\$330/m ²
<u>Note: Unit costs are per m² of deck area.</u>		
TOTAL		\$1,900/m²

2.E.2.2 VEHICULAR BRIDGE - TWO 19.2 m SPANS

SPECIFICATION	ELEMENTS	COST
Deck width: 7.35 m Total deck area: 282 m ² Precast prestressed concrete deck stringers, precast concrete abutment and pier caps on steel pipe piles.		
1. Steel pipe piles Precast concrete bearing slabs Precast concrete pier cap Structural steel Granular and common fill	1. Substructure	\$660/m ²
2. Prestressed concrete deck stringers	2. Superstructure	\$660/m ²
3. Steel railings Approach guide rail Rip rap Gabions	3. Miscellaneous	\$205/m ²
Note: Unit costs are per m ² of deck area.		
TOTAL		\$1,525/m²

2.E.3 TIMBER BRIDGES

2.E.3.1 VEHICULAR BRIDGE - ONE 8 m SPAN

SPECIFICATION	ELEMENTS	COST
Deck width : 5 m Total deck area: 40 m ² Treated timber structure with reinforced concrete abutments.		
1. Reinforced concrete abutment Granular fill	1. Substructure	\$490/m ²
2. Timber stringers Timber plank decking Timber running strips Timber curbs	2. Superstructure	\$550/m ²
3. Timber handrails Signs Rip rap	3. Miscellaneous	\$120/m ²
TOTAL		\$1,160/m ²

2.E.3.2 PEDESTRIAN BRIDGE - ONE 8 m SPAN

SPECIFICATION	ELEMENTS	COST
Deck width: 5 m Total deck area: 40 m ² Treated timber structure with timber crib abutments.		
1. Timber crib abutments Granular fill	1. Substructure	\$340/m ²
2. Timber stringers Timber plank decking	2. Superstructure	\$190/m ²
3. Timber handrails Rip rap	3. Miscellaneous	\$130/m ²
TOTAL		\$660/m²

PART I - CAPITAL COST MANUAL

3.0 ARCHITECTURAL AND ENGINEERING COSTS

3.1 INTRODUCTION

This guideline has been prepared to assist departmental staff to determine architectural and engineering costs when preparing project estimates.

Tables 1 to 5 at the end of this section provide typical average consultant fees as a percentage of construction costs. This information provides guidelines to be used in the absence of specific project cost data. The tables were derived from a former PWC publication named: *Market-Based Charging for services: Regional Briefing, Market-Based Charging*. The data of these tables can be considered as a national average i.e. general guideline of consultant fees for services provided by either a private consultant or PWGSC.

In calculating consultant fees, particularly for design and construction supervision services without professional input, the user is advised to use the current provincial fee schedules published by the respective professional organizations.

The tables presented in this section are applicable to normal, non-complex projects and do not apply in estimating fees for feasibility studies or restoration work. However, for alterations and additions to existing buildings, one can obtain an approximation by multiplying the applicable consultant fee for a building of comparable size by 150%.

3.2 DEFINITIONS

Project definition: activities involved in planning, conceptualizing and defining the scope, standards and requirements of a project. These activities follow a feasibility study normally provided through separate DIAND capital funding.

Investigation and design: activities involved in field surveys, geotechnical investigations, mapping, air photo interpretation, and preliminary and final designs, and working documents, up to and including tender call.

Construction inspections: activities involved during the construction phase of the project, including inspections, staking, measurements, supervision, testing, surveying and administration.

Project management: activities involved in the overall quality of project delivery, including management in terms of quality control, cost control, scheduling and reporting.

Basic construction cost: the cost associated with the trade work and its direct supervision. This usually represents the contract value of the work and always includes overheads and profits. It excludes contingencies, architectural and engineering costs and risks.

3.3 USE OF ARCHITECTURAL AND ENGINEERING COST TABLES

Costs given in the tables are typical average consultant fees expressed as a percentage of the total estimated basic construction cost. These percentages do not include disbursements or band involvement which must be calculated separately (see Appendix A).

Example: The basic construction cost of a building is estimated to be \$800,000. Assume a consultant is hired to carry out project design, construction supervision and project management. Also assume the tables are applicable. The architectural and engineering consultant costs would be calculated as follows:

$$\frac{(6.4 + 2.2 + 2.1)}{100} \times \$800,000 = \$85,600 + \text{DISB.} + \text{BAND INVOLVEMENT}$$

The indices were found in Table 1 category \$600,000 - \$1,200,000.

3.4 REFERENCES

Public Works Canada. Corporate Projects Directorate. April 1988. *Market-Based Charging for Services: Regional Briefings, Market-Based Charging.*

3.5 ARCHITECTURAL AND ENGINEERING CONSULTANT COST TABLES (PERCENTAGE OF CONSTRUCTION COSTS)

TABLE 1 - BUILDINGS AND GROUNDS

ESTIMATED CONSTRUCTION COST	PROJECT DEFINITION	INVESTIGATION AND DESIGN	CONSTRUCTION INSPECTIONS	PROJECT MANAGEMENT
UNDER \$300,000	0.7	7.2	2.4	2.4
\$300,000 TO \$600,000	0.7	6.7	2.4	2.3
\$600,000 TO \$1,200,000	0.6	6.4	2.2	2.1
\$1,200,000 TO \$2,500,000	0.6	6.3	2.1	2.1
\$2,500,000 TO \$5,000,000	0.6	6.0	2.1	2.0
OVER \$5,000,000	0.6	5.9	2.1	2.0

TABLE 2 - WATER AND SEWER

ESTIMATED CONSTRUCTION COST	PROJECT DEFINITION	INVESTIGATION AND DESIGN	CONSTRUCTION INSPECTIONS	PROJECT MANAGEMENT
UNDER \$100,000	1.5	6.5	8.9	3.1
\$100,000 TO \$500,000	1.4	5.9	8.1	2.8
\$500,000 TO \$2,000,000	1.2	5.2	7.2	2.5
\$2,000,000 TO \$4,000,000	1.1	4.7	6.4	2.3
OVER \$4,000,000	1.0	4.3	5.9	2.1

TABLE 3 - ELECTRIFICATION

ESTIMATED CONSTRUCTION COST	PROJECT DEFINITION	INVESTIGATION AND DESIGN	CONSTRUCTION INSPECTIONS	PROJECT MANAGEMENT
UNDER \$250,000	0.8	8.0	10.0	3.2
\$250,000 TO \$500,000	0.6	7.0	8.0	2.9
\$500,000 TO \$4,000,000	0.2	5.0	5.0	2.5
OVER \$4,000,000	0.1	3.5	3.0	2.1

TABLE 4 - ROADS

ESTIMATED CONSTRUCTION COST	PROJECT DEFINITION	INVESTIGATION AND DESIGN	CONSTRUCTION INSPECTIONS	PROJECT MANAGEMENT
UNDER \$250,000	1.7	6.4	16.0	4.2
\$250,000 TO \$500,000	1.6	6.2	15.4	3.9
\$500,000 TO \$1,000,000	1.5	5.7	14.2	3.7
\$1,000,000 TO \$3,000,000	1.3	5.1	12.7	3.3
OVER \$3,000,000	1.2	4.6	11.5	3.0

TABLE 5 - BRIDGES

ESTIMATED CONSTRUCTION COST	PROJECT DEFINITION	INVESTIGATION AND DESIGN	CONSTRUCTION INSPECTIONS	PROJECT MANAGEMENT
UNDER \$250,000	1.7	6.6	7.1	2.8
\$250,000 TO \$500,000	1.6	6.3	6.8	2.7
\$500,000 TO \$1,000,000	1.5	5.8	6.3	2.5
\$1,000,000 TO \$3,000,000	1.3	5.2	5.6	2.2
OVER \$3,000,000	1.2	4.7	5.1	2.2

PART I - CAPITAL COST MANUAL

4.0 CONSTRUCTION RISK GUIDELINES

4.1 INTRODUCTION

4.1.1 Purpose

All project cost estimates used for Treasury Board and/or program approval shall be reviewed and approved by regional or headquarters engineering and architecture staff. This guideline has been prepared to identify and quantify construction risk areas when preparing cost estimates.

Construction risk elements may be assessed on any project up to tender stage and as such apply to all classes of estimate. However, the impact of risks on project costs would normally decrease as more project and site information becomes available. The more informed the estimate becomes, the lower the risk impact on project costs.

Tables 1 to 5 at the end of this section provide a guideline range of construction risk percentages which can be used as and when appropriate for Classes A, B, C and D estimates and for five categories or types of project.

4.1.2 Scope

While the use of these construction risk guidelines specifically applies to estimates used in project submissions to Treasury Board, it is also expected that the principle of identifying and quantifying risks applies to all projects regardless of the requirement for Treasury Board approval.

4.2 DEFINITIONS

Total project cost: an estimate at one point in time which comprises the proposed expenditures for all aspects of a project, including the design, contracting, construction and commissioning of a facility but excluding risks. It is normally associated with all costs incurred following preliminary approval, including band costs and ending with O&M training and commissioning of the project.

Construction Risk: an area of uncertainty identified in preparing an estimate which may have an effect on cost. This covers uncertainties in the quantity or quality of pre-engineering information, tender and construction schedules, the construction market, and non-quantifiable items.

Construction contingencies: an allowance for unforeseeable elements of cost which an analysis of previous projects has shown to be statistically likely to occur. This covers change orders due to small design changes, small quantity changes, reasonable change in inflation rate, small estimating changes, etc., which cannot be identified prior to construction.

4.3 CONSTRUCTION RISK CATEGORIES

The department has defined four categories of construction risk as follows:

- a. **Quantity/quality of pre-engineering information.**
Examples of such risks would include:
 - (1) Work involving removal or extension of an existing structure, equipment, etc., when the existing conditions are not completely known.
 - (2) Preliminary soil investigations revealing the presence of rock or other unsuitable material but the extent of affected excavation is unknown, or the drilling of wells where a large risk of further drilling usually exists depending on actual yields versus expected yields, or the soils information is incomplete at a particular point in time, etc.
 - (3) The possible presence of a high water table which would require dewatering during excavation.
- b. **Tender and construction schedule.**
Examples of such risks would include:
 - (1) A tight approval and tender schedule could result in mobilization delays beyond a critical date (for winter roads in particular). This in turn may cause greater cost due to more expensive transportation alternatives. Another option would be to delay construction one or more years which could result in increased expenditures due to inflation.
 - (2) Delays in the tender approval process could result in the extension of a critical construction activity into the winter season, requiring special construction methods or equipment, usually at an increased cost.
 - (3) Delays in a tight construction schedule could result in a carry-over of work into the next construction season.
 - (4) The construction schedule is dependant on the way the contractors bid the work (two construction seasons instead of one in northern remote areas, etc.).
- c. **Construction market.**
Examples of such risks would include:
 - (1) Other major construction projects may start at the same time and in the same area which would reduce competition in bidding (oil boom in Alberta, limestone project in Manitoba, economic boom in Toronto).

- (2) Local construction costs are subject to significant short term fluctuations which cannot be accurately predicted.
- (3) Local contractors may not bid, and mobilization and logistics for outside contractors could result in higher costs.
- d. **Non-quantifiable items.**
Examples of such risks would include:
 - (1) New materials or construction methods will be used for the project, probably resulting in lower productivity and, hence, higher costs.
 - (2) The availability of special materials or local materials or equipment cannot be determined in advance (if availability was assumed in the estimate).
 - (3) The contractor may charge a premium to accept a local labour contract clause.

4.4 ASSESSMENT OF CONSTRUCTION RISKS

When there is a significant area of uncertainty (risk) which could result in costs in excess of the estimate, the following procedure should be used:

- a. identify and describe the risk;
- b. determine the proportion of the total project cost associated with the identified risk;
- c. estimate the likely cost impact of the identified risk in current dollars by assessing the risk in constant dollars and converting to a proportion of total project cost in constant dollars which is then applied to the total project cost in current dollars (see CONSTRUCTION RISK ASSESSMENT EXAMPLE).

The proportion of the project cost to which a certain risk applies will vary depending on the category of risk involved. For instance, a construction market risk will normally be assessed on the total project cost whereas a pre-engineering risk such as geotechnical information will impact on a specific component of the project cost such as foundation costs.

At a Class C estimate level, for which this manual has been written, the type of information available at this stage will vary depending on the category of work involved and, hence, the pre-engineering risk assessment method may vary. A Class C estimate for a building is usually a cost per square metre of area and excavation quantities are not itemized, whereas a sewer main project could itemize the approximate excavation quantities.

Let us assume that a normal \$4/m³ excavation cost could jump to \$18/m³ (a 350% impact where impact = (18-4)/4 x 100) due to rock excavation for a building foundation. The pre-engineering risk could be calculated as follows using any of the three following methods:

- (1)
$$\frac{350}{100} \times \frac{\text{excavation costs}}{\text{foundation costs}} \times \frac{\text{foundation costs}}{\text{building costs}} \times \text{building costs}$$

where excavation costs/foundation costs are approximately 20% for most buildings and foundation costs/building costs can be obtained from Section 2A of this manual; or

- (2) $\frac{350}{100} \times \text{excavation costs if known; or}$
- (3) $(\$18/\text{m}^3 - \$4/\text{m}^3) \times \text{approx. excavation quantity.}$

Let us assume the same project has a tight approval schedule which could result in a construction delay of one year. The construction schedule risk would be assessed at the expected inflation rate provided in Section 1, Paragraph 1.4 of this manual.

The same assessment principle applies to all the risk categories. A specific problem is identified and assessed based on real data tempered by judgement and experience. The more information is available, the more accurate the base estimate and the lower the risk implications.

4.5 CONSTRUCTION RISK GUIDELINE TABLES

Tables 1 to 5 at the end of this section provide guideline ranges of risk impact for the various categories of work. The percentages are based on the total project cost for ease of presentation only.

It must be emphasized that the tables serve as guidelines only. Risks must be identified and assessed as discussed under the previous section.

4.6 CONSTRUCTION RISK ASSESSMENT EXAMPLE

4.6.1 General

This example will outline the recommended method of assessing risk impact on a hypothetical project. The intent of this outline is to provide the principles upon which risks are determined for any project.

4.6.2 Description of the Project

The original school building on a remote Indian reserve is old, has been altered and expanded four times and no longer satisfies the educational requirements of the band. A consultant was hired to do a feasibility study to determine the most cost-beneficial option available to the band.

The consultant recommended a new site and that a new school be constructed. The school would have a gross floor area of 2,583 m² and the total project would cost \$6,287,000 (a Class C estimate). The cost summary in Section 4.8 gives a detailed breakdown of the estimate.

The project is to be funded under Vote 15 (contribution arrangement), will be designed and supervised by consultants and will be constructed through the public tender process. The project management team has recommended that a local labour clause be incorporated in the contract.

The reserve is accessible by summer barge (a period of four months only). A preliminary soil study revealed the presence of bedrock 2 m below the surface in the general area of the proposed school site. The project is the first of its size for the reserve, and the majority of contractors have had no prior experience with the band.

The work is scheduled for construction in the next fiscal year, but the project will be deferred one year if the budget is cut.

Note: This example is hypothetical in nature and may have more risks than is normal for the majority of departmental projects.

4.6.3 Assessment of the Risks

A number of risks are identifiable in the above project description and are assessed as follows:

a. Risk #1 - Non-Quantifiable:

The inclusion of a local labour clause in the contract is likely to cause concern to contractors, many of whom may have had no prior experience working with this particular band. Assume a 3% risk to be assessed on the total labour content of the project (assume a 40% labour/60% material and equipment split).

$$\text{Risk \#1} = 0.03 \times 0.40 \times \$6,628,000 \text{ (current \$)} = \$80,000 \text{ (current \$)}$$

b. Risk #2 - Tender Schedule:

The tight schedule for design, effective approval, and tender process could result in mobilization occurring after the summer barge transportation season. This will result in the use of all-terrain vehicles to transport the materials to the site.

This risk could probably be assessed by phoning a freight company and, based on estimated weight, volume and distance, determine the probable costs and subtract the barge costs. In this case the barge costs were estimated at \$500,000 and the all-terrain vehicle costs were estimated at \$560,000.

$$\text{Risk \#2} = \$560,000 - \$500,000 = \$60,000 \text{ (constant \$)}$$

$$= \frac{\$60,000}{\$6,287,000} \times \$6,628,000 = \$63,000 \text{ (current \$)}$$

c. Risk #3 - Pre-Engineering:

There are two elements of construction for this particular project which are affected by soil conditions. They are the building foundation excavation and the water and sewer mains trench excavation. The estimator decided that the presence of bedrock could increase excavation costs from \$2/m³ to \$5/m³ for the building foundation and from \$7/m³ to \$16/m³ for the water and sewer main trenches. The water and sewer trench excavation was calculated at roughly 6,000 m³.

Risk #3a - Building

$$= \text{Impact} \times \frac{\text{excavation costs}}{\text{foundation costs}} \times \frac{\text{foundation costs}}{\text{building costs}} \times \text{building costs}$$

$$\frac{(\$5-\$2)}{2} \times 0.20 \times 0.09 \times \$4,633,000 \text{ (current \$)} = \$125,000 \text{ (current \$)}$$

Risk #3b - Water and Sewer Mains

$$= (\$16-\$7) \times 6,000 \text{ m}^2 = \$54,000 \text{ (constant \$)}$$

$$\frac{\$54,000}{\$6,287,000} \times \$6,628,000 = \$57,000 \text{ (current \$)}$$

$$\text{Risk \#3 total} = \$182,000 \text{ (current \$)}$$

d. Risk #4 - Construction Schedule:

The project could be delayed one year if regional priorities cannot permit construction next fiscal year. This may result in greater total project cost due to inflation. In this case the inflation index from Section 1.2 is $(109.8/106.6 - 1 = 0.03)$ for 1989/90.

$$\text{Risk \#4} = 0.03 \times \$6,628,000 = \$199,000 \text{ (current \$)}$$

e. Total Risk for the Project:

Risk #1 - Non-Quantifiable	\$ 80,000	1.2%
Risk #2 - Tender Schedule	\$ 63,000	1.0%
Risk #3 - Pre-Engineering	\$182,000	2.7%
Risk #4 - Construction Schedule	\$199,000	3.0%
Total Risk (current \$)	\$524,000	7.9%

4.7 CONSTRUCTION RISKS: PERCENTAGES TABLES

TABLE 1 - BUILDINGS AND GROUNDS

RISK	% BY CLASS OF ESTIMATE*			
	D	C	B	A
Quantity/Quality of Pre-Engineering Information	10 - 30	5 - 15	0 - 10	0 - 5
Tender and Construction Schedule	0 - 25	0 - 15	0 - 15	0 - 5
Construction Market	0 - 20	0 - 15	0 - 10	N/A
Non-Quantifiable Items	N/A	0 - 20	0 - 15	0 - 10

TABLE 2 - WATER AND SEWER

RISK	% BY CLASS OF ESTIMATE*			
	D	C	B	A
Quantity/Quality of Pre-Engineering Information	10 - 35	10 - 25	0 - 10	0 - 10
Tender and Construction Schedule	0 - 25	0 - 10	0 - 10	0 - 5
Construction Market	0 - 10	0 - 10	0 - 5	N/A
Non-Quantifiable Items	N/A	0 - 5	0 - 5	0 - 5

TABLE 3 - ELECTRIFICATION

RISK	% BY CLASS OF ESTIMATE*			
	D	C	B	A
Quantity/Quality of Pre-Engineering Information	5 - 20	5 - 15	0 - 10	0 - 5
Tender and Construction Schedule	0 - 15	0 - 10	0 - 10	0 - 5
Construction Market	0 - 10	0 - 10	0 - 5	N/A
Non-Quantifiable Items	N/A	0 - 5	0 - 5	0 - 5

* Based on total project cost.

TABLE 4 - ROADS

RISK	% BY CLASS OF ESTIMATE*			
	D	C	B	A
Quantity/Quality of Pre-Engineering Information	10 - 25	5 - 20	5 - 15	0 - 15
Tender and Construction Schedule	0 - 15	0 - 15	0 - 10	0 - 5
Construction Market	0 - 10	0 - 10	0 - 5	N/A
Non-Quantifiable Items	N/A	0 - 5	0 - 5	0 - 5

TABLE 5 - BRIDGES

RISK	% BY CLASS OF ESTIMATE*			
	D	C	B	A
Quantity/Quality of Pre-Engineering Information	10 - 25	5 - 15	0 - 10	0 - 10
Tender and Construction Schedule	0 - 15	0 - 10	0 - 10	0 - 5
Construction Market	0 - 10	0 - 10	0 - 5	N/A
Non-Quantifiable Items	N/A	N/A	0 - 5	0 - 5

* Based on total project cost.

4.8 CONSTRUCTION RISK ASSESSMENT EXAMPLE - COST SUMMARY

HYPOTHETICAL RESERVE

CLASS "C" ESTIMATE

July 1st, 1988

ITEM	1986 Constant Dollars (Thousands)					Current Dollars (Thousands)				
	1988-89	1989-90	1990-91	1991-92	TOTAL	(100.0) 1988-89	(102.6) 1989-90	(106.2) 1990-91	(109.9) 1991-92	TOTAL
CONSTRUCTION										
1.School building (2583 m ²)		1500	2500		4000	0	1539	2655	417	4611
2.Power line extension		50			50	0	51	0	0	51
3.Water mains and hook-up		160			160	0	164	0	0	164
4.Sewer mains and hook-up		90			90	0	92	0	0	92
5.Telephone connection		10			10	0	10	0	0	10
6.Site development		100	290	25	415	0	103	308	27	438
Basic Construction Cost	0	1910	2790	405	5105	0	1959	2963	444	5366
CONTINGENCIES (10% of basic)	0	191	279	41	511	0	196	296	44	536
DESIGN (% of basic)										
1.Survey/Geotechnical	23				23	23	0	0	0	23
2.Consultant	195	92			287	195	94	0	0	289
3.Consultant disbursements	5	1			6	5	1	0	0	6
4.Band involvement	14	6			20	14	6	0	0	20
5.Band disbursements	2	1			3	2	1	0	0	3
Design - sub-total	239	100	0	0	339	239	102	0	0	341
CONSTRUCTION MANAGEMENT AND SUPERVISION										
1.Consultant supervision		36	52	8	96	0	37	55	9	101
2.Consultant disbursements		25	39	16	80	0	26	41	18	85
3.Band involvement		47	73	30	150	0	48	78	33	159
4.Band disbursements		2	3	1	6	0	2	3	1	6
5.Band O&M training		0	0	0	0	0	0	0	0	0
Management and supervision - sub-total	0	110	167	55	332	0	113	177	61	351
Non-Construction Costs - sub-total	239	210	167	55	671	239	215	177	61	692
TOTAL PROJECT COST	239	2311	3236	501	6287	239	2370	3436	549	6594

PART I - CAPITAL COST MANUAL

APPENDIX A

CLASS "C" COST ESTIMATE FORMS

1.0 INTRODUCTION

1.1 Purpose

The purpose of these forms is to assist users who have the responsibility for developing Class C estimates to approach the task in a logical and consistent manner. Use of the forms will:

- a. ensure all the components of an estimate are included;
- b. result in a standardized estimating format; and
- c. facilitate the use of this publication.

1.2 Scope and Users

This appendix includes a full set of sample cost estimate forms and brief instructions on their use. More detailed guidance can be given during a Cost Estimating Workshop which is available to all regions on request.

2.0 INSTRUCTIONS FOR USE OF FORMS

The cost estimate forms which are attached comprise nine sections subdivided into two main groups:

- a. a summary form which is common to all categories of work (Sections A-G); and
- b. separate detail forms (Sections I to IV) which are provided for each of the following categories:
 - buildings;
 - utilities;
 - electrification;
 - grounds;
 - roads; and
 - bridges.

It should be emphasized that the forms are intended to standardize the presentation of a Class C estimate. Because of the nature of estimating, it is not and cannot be fail safe but is rather a guide or reminder for estimators.

The objective of the form is to formalize the estimate so that its assumptions can be recorded and verified.

3.0 ESTIMATING PROCEDURE

Step 1 Complete Section A of the summary estimating form.

Section A - Identification

a. Project Name, Region, Number

Since the form will normally accompany other documents in the project approval process, only the project name, number and region is required for identification purposes.

b. Scope of Project

This is the most important part of the form. The proposed work shall be described in terms of major components or systems involved, its size and the quantity. It will essentially define the reliability of the estimate at that point in time and usually outline the major components or systems by category of work. For instance, a school would involve a building of 10 classrooms 2,350 m², 2 x 3 bedroom teacherages 80 m² each, sewer main (PVC) 200 mm dia./600 m long, outdoor hockey rink and softball field for adults, etc.

Step 2 Complete the detail forms according to the categories of work described in the scope of the project.

a. Section I - Identification

Use the same information recorded on the summary estimating form.

b. Section II - Information

All detailed information available on the project should be entered here. The form should be filled out for each different work category such as utilities, grounds, electrification, roads, etc. If, for example, a school project consists of a school and teacherages, a building detail form should be completed for each type of building. This also applies to other categories of work. However, all site development costs for the project should probably be included on one "grounds detail" form.

c. Section III - Basic Cost

This section records costs obtained from this manual only. Other more reliable site costs or special considerations are entered in Section IV outlined below.

The correct geographic and project specific indices should now be calculated in order to convert Toronto costs into site costs (see Section 1.0 for indices). The total basic site project cost is calculated as follows:

Unit Cost x Geographic Index x Project Specific Index = Total Basic Site Cost

d. **Section IV - Cost Adjustment**

This is an important part of a "C" level estimate. All construction projects are unique and require certain extra costs or deductions to cover abnormal situations. Furthermore, more reliable site (local) unit costs may be entered under other anticipated cost adjustments.

When all adjustments have been made, add all the cost adjustments to the basic site cost calculated in Section III to obtain the total adjusted basic site cost, then multiply this by the number of units required.

Repeat this procedure to calculate the basic site cost for each category of work.

Step 3

Once all assets have been estimated, calculate other project related costs on the summary estimating form attached to this appendix.

a. **Section E - Basic Construction Cost**

Enter the estimated cost of each category of work calculated on the detail form under the appropriate heading in this section. Add all costs to obtain the basic construction cost of the project (Amount E).

b. **Section F - Construction Contingencies**

Calculate construction contingencies based on the basic construction cost. Contingencies cover unforeseen circumstances occurring during the construction period such as minor variations in quantities, minor design changes, small labour disputes and supply problems. They differ from risks which are identifiable (see Section 4.0). Contingencies should be in order of 10% for departmental projects.

c. **Section G - Architectural and Engineering Costs**

Normally, a detailed calculation of these costs is based on the best local experience of the estimator. However, if detailed information is not available, see Section 3 for national guidelines. (The guidelines do not include disbursements or band involvement).

Section G follows the same sequence of activities as DRM 10-7/4, Project Management.

When the percentage basis is used to estimate these costs, it is always based on the basic construction cost (Amount E). Construction contingencies are not part of this calculation.

Consultant Costs:

When a consultant is hired to complete the design, provide construction supervision, manage the project, or carry out any combination of these activities the applicable section of the provincial fee schedule should be used in estimating the fee.

Consultant disbursements cover all other expenses incurred by the consultant towards the project that are outside the fee agreement. Examples include (but are not limited to) the cost of printing and reproduction, transportation and travel, communication and delivery services (normal postage and local telephone charges excepted), advertising and legal fees, supplementary liability insurance and the cost of other disbursements approved in advance by the project manager.

Public Works & Government Services Canada (PWGSC) Costs:

If the services of PWGSC (outside of the dedicated units) are used, they will provide their proposed expenditures, and the negotiated amount will be stated in a Specific Services Agreement (SSA). For more information refer to DRM 10-7/8, Procedures for Implementation Projects through Public Works Canada.

Disbursements are as described for the consultants.

Band Costs:

Band administration costs for co-ordination, liaison, supervision and other activities related to project management or administration are directly negotiable between the band and DIAND. There are presently no guidelines for this type of estimate.

Normally, these costs are estimated by judging the number of personnel expected to be involved and multiplying by an appropriate salary. Office supplies, use of a duplicating machine, postage and other related expenses are also added.

Band disbursements only take into account expected transport costs and travel expenses.

Other Costs:

Other costs are those expenses not included in the above categories. Examples are survey costs, land acquisition, if applicable, and fees charged by other agencies not included above.

Step 4

On completion of all calculations of project related costs, summarize all costs, calculate escalated projects costs and complete a risk analysis on the summary estimating form.

a. **Section B - Total Project Costs**

Calculate the total project costs by adding the basic construction cost (Amount E), the construction contingencies (Amount F) and the architectural and engineering costs (Amount G).

b. **Section C - Cash Flow and Current Dollars Costs**

A Class D or a Class C estimate is normally prepared a number of years prior to construction. Furthermore, some construction projects may be phased over a number of years. Thus, estimates in constant dollars prepared in the base year (year of the estimate) must be escalated to reflect expected current costs in accordance with the project schedule.

A cash flow breakdown by year for project costs is calculated based on the project schedule, and entered in this section. The amounts are then escalated by the appropriate indices found in Section 1.4, and added to obtain the total current project costs.

c. **Section D - Construction Risk Analysis**

Areas of uncertainty are identified during the preparation of every estimate. Usually, the more detailed the estimate, the fewer the uncertainties. See Section 4.0 for a method of establishing these risks.

This completes the Class C estimate.



SUMMARY



LEVEL PROJECT COST ESTIMATE

SECTION A: IDENTIFICATION

PROJECT NAME

REGION

PROJECT NO.

SCOPE OF PROJECT

SECTION B: TOTAL PROJECT COSTS

1. BASIC CONSTRUCTION COST (E)
2. CONSTRUCTION CONTINGENCIES (F)
3. ENGINEERING & ARCHITECTURE COSTS (G)

TOTAL PROJECT COSTS (19__ CONSTANT DOLLARS) (B)

SECTION C: CASH FLOW AND CURRENT DOLLAR COSTS

TOTAL PROJECT COSTS (000.\$)

YEAR	19	19	19	19	TOTAL
INFLATION					
CONSTANT DOLLARS					
CURRENT DOLLARS					<input type="text"/> (c)

Note: Applicable amount could mean a subcategory amount,
excavation cost for a building or total project cost (B)

SECTION D: RISK ANALYSIS (IN CURRENT \$)

TYPE OF RISK	%	AMOUNT	TOTAL
PRE-ENGINEERING			
TENDER & CONST. SCHEDULE			
CONST. MARKET			
NON-QUANTIFIABLE ITEMS			

TOTAL RISK (19__ CURRENT DOLLARS) (D)

SECTION E: BREAKDOWN OF BASIC CONSTRUCTION COST (DIRECT COSTS)

CATEGORY	SUB CATEGORY	BASIC COST
BUILDINGS	NON-RESIDENTIAL	
	RESIDENTIAL	
	OTHER	
GROUND		
UTILITIES	WATER DISTR.	
	WATER PLANT	
	SEWER COLLECT	
	SEWER PLANT	
	ELECT. DISTR.	
	ELECTR. PLANT	
ROADS		
BRIDGES		
BASIC CONSTRUCTION COST:		

(E)

SECTION G: ENGINEERING & ARCHITECTURE COSTS (INDIRECT COSTS)

ACTIVITY	AGENCY/ITEM	AMOUNT	% of (E)
IDENTIFICATION*			
PLANNING*			
DESIGN (Project Definition And Design)	CONSULTANT FEE		
	CONSULTANT DISBURS.		
	PWC FEE**		
	PWC DISBURSMENTS**		
	BAND ADMINISTRATION (Liaison Mgt. Etc.)		
	BAND DISBURSMENTS		
	OTHER COSTS (Legal Surveys, Etc)		
	SUB TOTAL		
CONSTRUCTION (Construction Supervision and project Management)	CONSULTANT FEE		
	CONSULTANT DISBURS.		
	PWC FEE		
	PWC DISBURSMENTS		
	BAND ADMINISTRATION (Liaison mgt. etc.)		
	BAND DISBURSMENTS		
	BAND TRAINING		
	OTHER COSTS		
	SUB TOTAL		
TOTAL ENGINEERING & ARCHITECTURE COSTS			

(G)

SECTION F: CONSTRUCTION CONTINGENCIES

$$\frac{\text{BASIC CONST. COST} \times \% / 100}{\text{CONTINGENCIES}} \quad (F)$$

NOTE: * Identification and Planning activities are normally covered by other sources and are usually not part of the preliminary submission

** PWC fees and disbursements relate to estimates for these services outside the DIAND dedicated units only.

USE APPROPRIATE GEOGRAPHIC AND PROJECT SPECIFIC INDICES
FROM THE COST REFERENCE MANUAL

-X-

-X

BASIC SITE COST

LAND ACQUISITION: (APPRAISALS, EASEMENTS, SURVEYS, PURCHASE)

x

DATE _____



C

TORONTO BASIC COST

BASIC COST (CONTINUED)

USE APPROPRIATE GEOGRAPHIC AND PROJECT SPECIFIC INDICES
FROM THE COST REFERENCE MANUAL

 X X
TORONTO COST FROM GEOGRAPHIC PROJECT BASIC SITE COST
PREVIOUS PAGE INDEX SPECIFIC INDEX

SECTION IV – COST ADJUSTMENTS (SITE COSTS)

LAND ACQUISITION: (APPRAISALS, EASEMENTS, SURVEYS, PURCHASE)

ENVIRONMENTAL (E.A.R.P.) CONDITIONS:

SOCIO-ECONOMIC/CULTURAL/ETC. CONDITIONS:

SPECIAL EQUIPMENT REQUIRED:

O & M TRAINING:

OTHER ANTICIPATED COST ADJUSTMENTS: DESCRIBE:

TOTAL ADJUSTED BASIC COST

(ENTER THIS AMOUNT IN SECTION E)

SIGNATURE

DATE



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ELECTRIFICATION



LEVEL PROJECT
COST ESTIMATE

SECTION I - IDENTIFICATION

NAME OF PROJECT

REGION

PROJECT NO.

SECTION II - INFORMATION (SUPPLEMENTARY TO GENERAL INFORMATION IN SUMMARY)

PURPOSE:

DESCRIPTION OF EXISTING FACILITY:

CONSTRUCTION:

NEW ☐

EXPANSION ☐

REPLACEMENT ☐

DESCRIPTION OF PROPOSED INSTALLATION:

OWNED BY:

OPERATED BY:

IS SERVICE FOR RESIDENCE:

LIMITED (20 AMP) ☐

FULL (+ AMP) ☐

TOTAL CONNECTED LOAD (IN KW):

PRESENT REQUIREMENT

IN 5 YRS,

IN 10 YRS,

IN 20 YRS,

TO BE DESIGNED BY:

INSTALLED BY:

PRIME SUPPLY:

ON-SITE GEN ☐

TAP-OFF PROV, GRID ☐

FOR GENERATION:

NO. OF UNITS

AT

KVA,

VOLTS,

PHASE

WILL STANDBY POWER BE REQUIRED:

YES ☐

NO ☐

UNITS AT

KVA

FOR TAP-OFF, VOLTAGE AND LENGTH OF TRANSMISSION LINES REQUIRED:

VOLTS

KM

SUB-STATION(S) REQUIRED:

AT COMMUNITY ☐

AT TAP-OFF ☐

APPROX. LENGTH OF DISTRIBUTION LINES:

KM FOR ABOUT

BUILDINGS

OUTDOOR LIGHTING: (INDICATE LEVEL OF SERVICE (FT, CANDLES) PARTICULARS REQUIRED)

GROUNDS

ROADWAY

BRIDGE

PARKING LOT

SPORTS FACILITY

SOURCE OF ESTIMATE:

COST MANUAL: ☐

OTHER:

SECTION III – BASIC COST

CODE: G-GENERATION
D-DISTRIBUTION
T-TRANSMISSION

X-TRANSFORMATION
S-TAP-OFF
O-OUTDOOR LIGHT

[illegible]

USE APPROPRIATE GEOGRAPHIC AND PROJECT SPECIFIC INDICES
FROM THE COST REFERENCE MANUAL

TORONTO BASIC COST

$$\text{TORONTO BASIC COST} \times \text{GEOGRAPHIC INDEX} \times \text{PROJECT SPECIFIC INDEX}$$

BASIC SITE COST

SECTION IV – COST ADJUSTMENTS (SITE COSTS)

LAND ACQUISITION: (APPRAISALS, EASEMENTS, SURVEYS, PURCHASE)

TEMPORARY REQUIREMENTS:

O & M TRAINING:

SPECIAL EQUIPMENT REQUIRED:

OTHER ANTICIPATED COST ADJUSTMENTS DESCRIBE:

TOTAL ADJUSTED BASIC COST

SIGNATURE

DATE _____

(ENTER THIS AMOUNT IN SECTION E)

BASIC COST (CONTINUED)

USE APPROPRIATE GEOGRAPHIC AND PROJECT SPECIFIC INDICES
FROM THE COST REFERENCE MANUAL

TORONTO COST FROM
PREVIOUS PAGE

X

GEOGRAPHIC
INDEX

X

PROJECT
SPECIFIC INDEX

BASIC SITE COST

SITE DEVELOPMENT COST/M²: _____

SECTION IV – COST ADJUSTMENTS (SITE COSTS)

LAND ACQUISITION (APPRAISALS, EASEMENTS, SURVEYS, PURCHASE) _____

SPECIAL EQUIPMENT REQUIRED:

SPECIAL ENVIRONMENTAL PROTECTION REQUIRED:

SOCIO-ECONOMIC/CULTURAL/ETC. CONDITIONS (EXPLAIN):

OTHER ANTICIPATED COST ADJUSTMENTS (EXPLAIN):

TOTAL ADJUSTED BASIC COST

(ENTER THIS AMOUNT IN SECTION E)

SIGNATURE

DATE



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ROADS

C

LEVEL PROJECT
COST ESTIMATE

PROJECT NAME

REGION

PROJECT NO.

SECTION II – INFORMATION (SUPPLEMENTARY TO GENERAL INFORMATION IN SUMMARY)

PURPOSE: (E.G., RESIDENTIAL, ACCESS, ETC.)

LOCATION: (E.G., FROM/TO)

ROAD CLASS:

I ☐

II ☐

III ☐

OTHER:

APPROX. LENGTH:

_____ KM:

WIDTH

_____ M:

DESIGN SPEED

_____ KM/HR

PARKING AREAS: (QTY/DESCRIPTION)

TYPE OF WORK:

NEW CONSTRUCTION

☐

SURFACING

☐

RE-CONSTRUCTION

☐

RE-SURFACING

☐

BRIDGE/MAJOR CULVERT REQUIRED?

NO ☐

YES ☐ SEE "BRIDGE"

ROAD LIGHTING REQUIRED?

☐

NO ☐

YES ☐ SEE "UTIL.-ELEC."

SOURCE OF ESTIMATE:

COST MANUAL ☐

OTHER

SECTION III – BASIC COST

ITEM		UNIT COST	DIST. KM	\$ AMOUNT
R W CLEARING:	LIGHT			
	MEDIUM			
	HEAVY			
SUB-GRADE:	TURNPIKING			
	CUT AND FILL (%ROCK)			
DRAINAGE:				
SUB-TOTAL				

BASIC COST (CONTINUED)

SUB-TOTAL FROM PREVIOUS PAGE

ITEM	UNIT COST	DIST. KM	S AMOUNT
SURFACING: SUB-BASE			
BASE			
TRAFFIC GRAVEL			
M WIDTH: ASPHALT PAVEMENT			
SURFACE TREATMENT			

SUB-TOTAL

ADD _____ %FOR MSC. & MINOR ITEMS (NORMALLY 5%)

USE APPROPRIATE GEOGRAPHIC AND PROJECT SPECIFIC INDICES
FROM THE COST REFERENCE MANUAL

TORONTO BASIC COST

$$\frac{\text{TORONTO BASIC COST}}{\text{TORONTO BASIC COST}} \times \frac{\text{GEOGRAPHIC INDEX}}{\text{GEOGRAPHIC INDEX}} \times \frac{\text{PROJECT SPECIFIC INDEX}}{\text{PROJECT SPECIFIC INDEX}}$$

BASIC SITE COST

SECTION IV – COST ADJUSTMENTS (SITE COSTS)

UTILITY RELOCATION: _____

LAND ACQUISITION (APPRAISALS, EASEMENTS, SURVEYS, PURCHASE) _____

SPECIAL DRAINAGE I.E.: CURB & GUTTER _____

ENVIRONMENTAL CONCERNS: (E.G., WILDLIFE) _____

TRAFFIC DURING CONSTRUCTION:

RESTRICTED ☐DETOURED ☐

DESCRIBE: _____

SPECIAL REHABILITATION: _____

OTHER ANTICIPATED COST ADJUSTMENTS: _____

TOTAL ADJUSTED BASIC COST

(ENTER THIS AMOUNT IN SECTION E)

SIGNATURE _____

DATE _____



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BRIDGES

C

LEVEL PROJECT
COST ESTIMATE

SECTION I – IDENTIFICATION

NAME OF PROJECT

REGION

PROJECT NO.

SECTION II – INFORMATION (SUPPLEMENTARY TO GENERAL INFORMATION IN SUMMARY)

DESCRIPTION: (E.G., OBSTRUCTION TO BE CROSSED)

TYPE OF STRUCTURE:

STEEL ☐

CONCRETE ☐

WOOD ☐

CULVERT ☐

OTHER:

TYPE OF WORK:

NEW CONSTRUCTION ☐

REPLACING EXISTING STRUCTURE ☐

GENERAL CHARACTERISTICS: DESIGN LIFE _____ YRS.

LOADING REQUIREMENTS MS _____

No OF SPANS _____ LENGTH OF SPANS _____ m

TOTAL BRIDGE LENGTH _____ m

ROADWAY WIDTH _____ m

BRIDGE DECK WIDTH _____ m

BRIDGE DECK AREA _____ m²

FOUNDATION TYPE: PILES ☐

SPREAD FOOTINGS ☐

TIMBER CRIB ☐

OTHER _____

TYPE OF SOIL:

ROCK ☐

GRAVEL ☐

SAND ☐

SILT ☐

CLAY ☐

PEAT ☐

OTHER: _____

ROAD LIGHTING REQUIRED?

NO ☐

YES ☐ SEE "UTILITY-ELECTRIFICATION"

SOURCE OF ESTIMATE:

COST MANUAL ☐

OTHER: _____

SECTION III – BASIC COST

CONSTRUCTION ELEMENT	GENERAL DESCRIPTION	UNIT COST per m ² deck	\$ AMOUNT
SUBSTRUCTURE			

BASIC COST (CONTINUED)

FROM PREVIOUS PAGE

CONSTRUCTION ELEMENT	GENERAL DESCRIPTION	UNIT COST per m ² deck	\$ AMOUNT
SUPERSTRUCTURE			
MISCELLANEOUS			
USE APPROPRIATE GEOGRAPHIC AND PROJECT SPECIFIC INDICES FROM THE COST REFERENCE MANUAL			TORONTO BASIC COST

_____ X _____ X _____
 TORONTO BASIC COST GEOGRAPHIC INDEX PROJECT SPECIFIC INDEX BASIC SITE COST

SECTION IV – COST ADJUSTMENT (SITE COSTS)

LAND ACQUISITION: (APPRAISALS, EASEMENTS, SURVEYS, PURCHASE)

DE-WATERING REQUIREMENTS:

ENVIRONMENTAL CONCERNS: (E.G., WILDLIFE)

ROCK EXCAVATION:

TEMPORARY CROSSING REQUIRED FOR:

CONTRACTOR ☐PUBLIC ☐

DESCRIBE _____

SIDEWALKS REQUIRED:

NONE ☐ONE SIDE ☐TWO SIDES ☐

OTHER ANTICIPATED COST ADJUSTMENTS:

DESCRIBE: _____

TOTAL ADJUSTED BASIC COST

SIGNATURE _____

(ENTER THIS AMOUNT IN SECTION E)

DATE _____

PART II - OPERATION AND MAINTENANCE COST MANUAL

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PART II - OPERATION AND MAINTENANCE COST MANUAL

1.0 INTRODUCTION

In 1980-1981, DIAND Technical Services Headquarters (HQ) developed comprehensive guideline operation and maintenance (O&M) costs for different types of departmental capital assets. Concurrent with this, HQ, in conjunction with the regional offices, initiated an extensive undertaking to capture and categorize all real capital assets, located on reserves across Canada, which are funded by DIAND for O&M. During the 1986-1987 fiscal year, a complete review and revision of the Capital Asset Inventory System (CAIS) programs and database was initiated. This process involved the redesign of the input, data manipulation and output programs and a complete review and validation of each regional database to establish a "base year" database as of April 1, 1987. The current fiscal year database established, by validation, the changes that occurred since the "base year" database was established.

2.0 DEVELOPMENT OF O&M UNIT COSTS

O&M base unit costs for the different types of assets have been developed, based on standard O&M cost definitions (Appendix A). The standard definitions were developed to ensure a consistent and rational approach to determine O&M costs. These standard O&M cost definitions were adopted at the National Advisory Sub-Committee meeting for the Maintenance Management System in February 1984.

Concurrently, the Department undertook a comprehensive evaluation of unit costs for the different types of assets. The data obtained was then evaluated by headquarters staff to ensure that costs were consistent with historical departmental costs and the costs of other agencies for which data were available to the Department. These unit costs are re-evaluated and adjusted annually (Table 1).

The one exception to the unit costs/indices methodology for estimating O&M costs is the method used to estimate the O&M requirement for departmental electrical power generators. These costs are derived by headquarters staff using data updated annually by regional staff. The methodology is described in Appendix B.

3.0 DEVELOPMENT OF O&M CITY CENTRE AND ZONE (REMOTENESS) INDICES

In order to adjust the average unit O&M costs, (based in Toronto) as per Table 1, to the different geographical locations, city centre and zone (remoteness) indices were developed for the Department (Tables 2 and 3). These indices are used in conjunction with the O&M unit cost data to enable forecasting of O&M costs for assets located at any site.

Both city centre and zone indices are calculated from a number of complex interrelationships. Labour, parts and equipment, energy, transportation, use, climate, topography, construction

materials, asset condition and other factors affecting maintenance requirements are reflected in the city centre and zone indices which in turn affect the final O&M costs.

Appendix C outlines the definitions used to determine a remoteness classification for the purpose of O&M funding. These definitions are the same as those used in the *Band Classification Manual* issued by the Band Support Program.

When the unit costs and indices are used in calculating O&M estimate for a specific facility or site, users are cautioned that these must take into account local conditions (e.g., life of facility, its physical condition, quality of water, complexity of treatment, size of facility and other site specific considerations) which may increase or decrease the average O&M costs.

4.0 DETERMINATION AND ANALYSIS OF O&M COSTS (Gross Funding Requirement)

The gross funding requirement (GFR) is that amount required to operate and maintain a facility to generally accepted standards. The net funding requirement (NFR) is the GFR less any amount the operator or administrator received as a result of user fees or other income.

O&M costs are determined in the following manner:

O&M Costs (GFR) = Base Unit Cost x City Centre Index x Zone (remoteness) Index x Asset Count.

For the Base Unit Cost refer to Table 1 and select the appropriate facility type.

The appropriate City Centre Index is found in Table 2.

The appropriate Zone Index is found in Table 3.

Generally, O&M costs include those major cost components required to operate and maintain a facility, i.e. labour, fuel, electricity, equipment and material. A detailed description of these cost components, as well as any limits to individual components, is given in Appendix A.

The O&M unit costs represent that cost required to operate and maintain facilities in Toronto. City centre and remoteness indices allow a user to estimate average facility O&M costs in a particular location. In order to apply this methodology to a specific facility it is necessary to make further adjustments considering the life of the facility, its physical condition, the type of construction and the accessibility to the site.

They must be supplemented by specialized professional assessment of the many varying local or site-specific factors and their impact on the project cost.

It is the responsibility of asset managers/officers to identify project anomalies and variations from normal conditions and to make the necessary cost adjustments.

All estimates must be dated as a cost estimate has a limited life, particularly in a period of changing inflation rates and fluctuating market conditions.

5.0 CAPITAL ASSET INVENTORY SYSTEM (CAIS) ASSET DEFINITIONS

In order for regions to properly validate (see 1.0 above) the respective asset in their inventories, precise, definitive descriptions of each asset category, class and subclass are required. Without precise definitions, the regions would be inconsistent in the classification of assets.

Appendix D contains definitions for each of the classifications for each category of asset. The descriptions contain the asset definition, the unit of measure for that type of asset, typical inclusions as well as typical exclusions.

Table 1

O&M UNIT COSTS (TORONTO = BASE)

FACILITY TYPE	UNIT	COST (\$)
BUILDINGS		
Schools	m ²	49.29
Teacherages	m ²	12.72
Student Residences	m ²	45.55
Day Care Centres	m ²	50.04
Recreational	m ²	26.04
Utility	m ²	17.33
Operative	m ²	17.10
Administrative	m ²	40.99
Fire Stations	m ²	22.76
UTILITIES		
Water Supply		
Distribution		
- water mains (unheated)	m	1.92
- water mains (heated)	m	3.14
- storage reservoir	ea.	684.00
- standpipes	ea.	725.00
Pump Houses		
- community well supply	ea.	2,840.00 *
- low level lift station	ea.	3,645.00 *
- high level lift station	ea.	7,900.00 *
Treatment Facilities		
- system	ea.	19,250.00 *
- unit	ea.	3,165.00

* Chlorination unit included.

FACILITY TYPE	UNIT	COST (\$)
Wastewater		
Collection		
- sanitary/storm mains	m	0.99
- force mains (included in lift station unit cost)		
Lift Station	ea.	6,195.00
Treatment and Disposal		
- rotating biological contactor/trickling filter	ea.	17,660.00 *
- extended aeration	ea.	20,120.00 *
- lagoon (conventional)	ea.	3,530.00
- lagoon (aerated)	ea.	7,750.00 *
- community septic tank with disposal field	ea.	315.00
- low pressure sewer mains	ea.	157.50
- community septic tank with jet-pump disposal	ea.	745.00
Solid Waste		
Landfill Site	ea.	8,650.00
Refuse Site	ea.	2,130.00
Incinerator	ea.	11,620.00
Electrical Power		
Transmission	km	1,150.00
Distribution	km	2,380.00
Street Lights	fixture	112.00
Power Generation	I.S.	see Appendix B
Vehicles		
Mini Pumper and Equipment	ea.	6,780.00
Triple Combination Pumper and Equipment	ea.	7,640.00
Refuse Collection Truck (compactor)	ea.	41,000.00
Liquid Waste Collection Truck (pumper)	ea.	40,100.00
Water Delivery Truck (tanker)	ea.	40,000.00
Solid Waste Collection, Liquid Waste Collection and Water Delivery Trucks (all with unmodified chassis up to 6,896 kg GVW)	ea.	22,820.00

* Chlorination unit included.

FACILITY TYPE	UNIT	COST (\$)
TRANSPORTATION		
Roads and Bridges		
Earth Roads	km	2,685.00
Gravel Roads	km	3,920.00
Paved and Bituminous Surface Treatment Roads	km	3,330.00
Bridges	m ²	25.60

Table 2A
CITY CENTRE INDICES

BUILDINGS

CITY CENTRES	SCHOOLS	TEACHERAGES	STUDENT RESIDENCES	RECRE- ATIONAL	UTILITY	OPERATIVE	ADMINIS- TRATIVE	FIRE STATIONS	OTHERS
ATLANTIC									
1. Halifax	0.90	1.03	0.93	0.99	0.85	0.99	0.96	0.95	0.92
2. Sydney	0.99	1.36	0.98	1.10	1.07	1.20	1.16	1.23	1.16
3. Moncton	0.98	1.17	0.98	1.06	1.00	1.14	1.10	1.12	1.07
4. Fredericton	0.99	1.44	0.98	1.10	1.17	1.27	1.21	1.36	1.20
QUEBEC									
5. Quebec	1.34	1.78	1.21	1.30	1.88	1.48	1.53	1.86	1.63
6. Montreal	1.20	1.31	1.12	1.16	1.38	1.23	1.27	1.36	1.31
7. Rouyn	1.46	2.12	1.29	1.39	2.18	1.64	1.71	2.20	1.81
8. Sept-Iles	1.53	2.27	1.33	1.46	2.40	1.70	1.80	2.31	1.90
ONTARIO									
9. Toronto	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10. Ottawa	1.06	1.13	1.04	1.05	1.27	1.12	1.11	1.19	1.16
11. London	0.95	0.84	0.97	0.90	0.89	0.85	0.86	0.86	0.85
12. Sault-Ste-Marie	1.09	1.29	1.07	1.12	1.38	1.22	1.21	1.32	1.23
13. Thunder Bay	1.34	1.54	1.19	1.21	1.68	1.31	1.41	1.61	1.52
14. Sudbury	1.26	1.38	1.16	1.21	1.55	1.27	1.33	1.47	1.44
15. Timmins	1.39	1.55	1.26	1.32	1.82	1.40	1.48	1.67	1.60
MANITOBA									
16. Winnipeg	1.27	1.78	1.14	1.26	2.21	1.42	1.44	1.87	1.64
17. Thompson	1.51	2.94	1.29	1.49	3.62	1.80	1.84	3.05	2.13
18. The Pas	1.39	2.31	1.23	1.39	2.85	1.63	1.66	2.42	1.90
19. Brandon	1.28	1.82	1.15	1.27	2.23	1.43	1.45	1.87	1.67
SASKATCHEWAN									
20. Regina	1.39	1.85	1.24	1.44	2.21	1.56	1.58	1.89	1.77
21. Saskatoon	1.39	1.89	1.23	1.45	2.18	1.56	1.58	1.89	1.80
22. Prince Albertg	1.48	2.28	1.33	1.59	2.69	1.73	1.80	2.30	2.06
ALBERTA									
23. Calgary	1.06	1.22	1.02	1.08	1.31	1.14	1.14	1.23	1.21
24. Edmonton	1.19	1.64	1.07	1.19	1.75	1.30	1.35	1.63	1.49
25. High Level	1.37	2.43	1.18	1.38	2.61	1.60	1.67	2.41	1.88
26. Fort McMurray	1.37	2.41	1.18	1.37	2.59	1.59	1.64	2.39	1.88
BRITISH COLUMBIA									
27. Vancouver	0.94	0.98	1.04	0.91	0.86	0.75	0.72	0.73	0.70
28. Victoria	0.95	0.98	1.07	0.93	0.86	0.76	0.72	0.73	0.70
29. Kamloops	1.18	1.32	1.18	1.13	1.28	1.06	1.06	1.09	1.11
30. Prince George	1.23	1.32	1.21	1.14	1.34	1.06	1.09	1.13	1.16
31. Prince Rupert	1.37	1.54	1.26	1.25	1.70	1.25	1.29	1.42	1.40
YUKON									
32. Whitehorse	1.55	4.32	1.42	1.71	3.20	2.06	1.97	2.92	2.17
NEWFOUNDLAND									
33. St. John's	0.99	1.28	1.00	1.07	1.05	1.15	1.11	1.16	1.12

Note: These indices are not to be used for calculating capital costs. Refer to Part I for capital cost indices.

Table 2B

CITY CENTRE INDICES

UTILITIES: WATER SUPPLY

CITY CENTRES	UNHEATED MAINS	HEATED MAINS	STANDPIPES	STORAGE RESERVOIRS	COMMUNITY WELLS	LIFT STATIONS		TREATMENT FACILITIES	
						LOW LEVEL	HIGH LEVEL	SYSTEMS	UNITS
ATLANTIC									
1. Halifax	0.92	1.40	0.97	0.89	1.07	1.07	1.07	0.96	0.96
2. Sydney	0.91	1.40	0.97	0.89	1.06	1.06	1.06	0.95	0.95
3. Moncton	0.91	1.33	0.95	0.88	1.04	1.04	1.04	0.93	0.93
4. Fredericton	0.91	1.23	0.95	0.88	1.01	1.02	1.02	0.92	0.92
QUEBEC									
5. Quebec	1.05	0.93	1.04	1.02	1.01	1.01	1.01	1.00	1.00
6. Montreal	1.04	0.93	1.03	1.02	1.00	1.00	1.00	0.99	0.99
7. Rouyn	1.08	0.93	1.07	1.06	1.02	1.03	1.03	1.03	1.03
8. Sept-Îles	1.12	0.93	1.10	1.11	1.05	1.05	1.04	1.06	1.06
ONTARIO									
9. Toronto	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10. Ottawa	0.96	0.78	0.94	0.95	0.90	0.90	0.90	0.93	0.93
11. London	1.02	0.76	1.00	1.02	0.92	0.95	0.94	0.99	0.99
12. Sault-Ste-Marie	1.06	0.90	1.03	1.05	0.99	1.01	1.00	1.02	1.02
13. Thunder Bay	1.11	0.75	1.08	1.10	0.99	1.01	1.00	1.06	1.06
14. Sudbury	1.06	0.90	1.04	1.06	1.01	1.01	1.02	1.03	1.03
15. Timmins	1.07	0.90	1.05	1.06	1.02	1.02	1.02	1.04	1.04
MANITOBA									
16. Winnipeg	1.04	0.72	1.01	1.03	0.93	0.93	0.93	0.95	0.95
17. Thompson	1.07	0.72	1.04	1.05	0.95	0.95	0.95	0.97	0.97
18. Tha Pes	1.07	0.72	1.03	1.05	0.95	0.96	0.95	0.97	0.97
19. Brandon	1.05	0.72	1.01	1.03	0.94	0.94	0.94	0.95	0.95
SASKATCHEWAN									
20. Regina	1.09	1.14	1.07	1.11	1.08	1.07	1.10	1.07	1.07
21. Saskatoon	1.10	1.27	1.09	1.10	1.13	1.12	1.14	1.08	1.08
22. Prince Albert	1.13	1.23	1.12	1.14	1.14	1.14	1.16	1.11	1.11
ALBERTA									
23. Calgary	1.03	0.95	1.02	1.01	1.00	1.00	1.00	0.98	0.98
24. Edmonton	0.97	0.97	0.98	0.96	0.96	0.97	0.96	0.93	0.93
25. High Level	0.99	1.02	1.01	0.99	1.00	1.01	1.00	0.96	0.96
26. Fort McMurray	1.01	0.97	1.00	0.98	0.98	1.00	0.99	0.96	0.96
BRITISH COLUMBIA									
27. Vancouver	1.18	0.77	1.13	1.15	1.04	1.04	1.04	1.08	1.08
28. Victoria	1.18	0.77	1.15	1.15	1.03	1.03	1.03	1.08	1.08
29. Kamloops	1.16	0.71	1.13	1.15	1.02	1.03	1.02	1.07	1.07
30. Prince George	1.21	0.64	1.17	1.18	1.03	1.04	1.03	1.09	1.09
31. Prince Rupert	1.15	0.64	1.11	1.14	0.97	1.00	1.00	1.05	1.05
YUKON									
32. Whitehorse	1.09	1.371	1.11	1.08	1.16	1.18	1.19	1.12	1.12
NEWFOUNDLAND									
33. St. John's	0.95	1.27	0.99	0.92	1.04	1.04	1.04	0.97	0.97

Note: These indices are not to be used for calculating capital costs. Refer to Part I for capital cost indices.

Table 2C

CITY CENTRE INDICES

UTILITIES: WASTEWATER AND SOLID WASTE

CITY CENTRES	SANITARY/ STORM MAINS	LIFT STATIONS	RBC/ TF	EXTENDED AERATION	LAGOONS		COMMUNITY SEPTIC TANKS		LANDFILL SITES	REFUSE SITES	INCINER- ATORS
					CONV.	AERATED	DISPOSAL FIELD & LOW PRESSURE SEWER MAINS	JET-PUMP DISPOSAL			
ATLANTIC											
1. Halifax	0.93	1.08	1.00	1.00	0.90	1.00	0.96	0.96	0.92	0.92	0.96
2. Sydney	0.92	1.07	0.99	0.99	0.89	0.99	0.95	0.95	0.90	0.90	0.95
3. Moncton	0.92	1.05	0.97	0.97	0.89	0.97	0.94	0.94	0.91	0.91	0.94
4. Fredericton	0.92	1.03	0.95	0.95	0.88	0.95	0.93	0.93	0.89	0.89	0.92
QUEBEC											
5. Quebec	1.06	1.02	1.00	1.00	1.03	1.00	1.03	1.03	1.05	1.05	1.03
6. Montreal	1.04	1.01	0.99	0.99	1.02	0.99	1.02	1.02	1.03	1.03	1.02
7. Rouyn	1.09	1.04	1.03	1.03	1.08	1.03	1.06	1.06	1.08	1.08	1.06
8. Sept-Iles	1.13	1.06	1.06	1.05	1.11	1.06	1.09	1.09	1.12	1.12	1.09
ONTARIO											
9. Toronto	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10. Ottawa	0.97	0.90	0.91	0.91	0.94	0.91	0.93	0.93	0.94	0.94	0.93
11. London	1.02	0.93	0.98	0.98	1.02	0.98	1.00	1.00	1.02	1.02	1.00
12. Sault-Ste-Marie	1.07	1.01	1.01	1.01	1.05	1.01	1.04	1.04	1.05	1.05	1.04
13. Thunder Bay	1.10	0.99	1.05	1.04	1.11	1.05	1.09	1.08	1.12	1.12	1.09
14. Sudbury	1.07	1.02	1.02	1.02	1.06	1.02	1.05	1.05	1.07	1.07	1.05
15. Timmins	1.08	1.03	1.02	1.02	1.07	1.03	1.05	1.05	1.07	1.07	1.05
MANITOBA											
16. Winnipeg	1.05	0.94	0.94	0.94	1.01	0.94	1.00	1.00	1.01	1.01	1.00
17. Thompson	1.10	0.96	0.96	0.96	1.02	0.95	1.02	1.02	1.04	1.04	1.03
18. The Pas	1.09	0.96	0.96	0.96	1.02	0.95	1.02	1.02	1.04	1.04	1.02
19. Brandon	1.06	0.95	0.94	0.94	1.01	0.94	1.01	1.01	1.01	1.01	1.00
SASKATCHEWAN											
20. Regina	1.10	1.12	1.06	1.06	1.09	1.06	1.08	1.09	1.06	1.06	1.08
21. Saskatoon	1.11	1.17	1.07	1.08	1.09	1.07	1.09	1.10	1.06	1.06	1.09
22. Prince Albert	1.14	1.18	1.10	1.11	1.13	1.10	1.13	1.13	1.11	1.11	1.13
ALBERTA											
23. Calgary	1.02	1.01	1.00	1.00	1.03	1.00	1.02	1.02	1.04	1.04	1.02
24. Edmonton	0.97	0.97	0.96	0.96	0.97	0.96	0.97	0.97	0.98	0.98	0.97
25. High Level	1.00	1.01	0.98	0.98	0.99	0.98	1.00	1.00	1.00	1.00	0.99
26. Fort McMurray	1.00	1.00	0.98	0.98	0.99	0.98	0.99	0.99	1.00	1.00	0.99
BRITISH COLUMBIA											
27. Vancouver	1.17	1.05	1.07	1.07	1.17	1.07	1.13	1.13	1.19	1.19	1.13
28. Victoria	1.18	1.06	1.07	1.07	1.17	1.07	1.13	1.13	1.20	1.20	1.14
29. Kamloops	1.18	1.03	1.05	1.05	1.14	1.05	1.12	1.12	1.15	1.15	1.11
30. Prince George	1.22	1.05	1.08	1.08	1.21	1.08	1.16	1.16	1.22	1.22	1.16
31. Prince Rupert	1.16	1.00	1.03	1.03	1.14	1.03	1.10	1.10	1.15	1.15	1.10
YUKON											
32. Whitehorse	1.11	1.18	1.10	1.10	1.05	1.10	1.10	1.10	1.05	1.05	1.09
NEWFOUNDLAND											
33. St. John's	0.97	1.07	0.99	0.99	0.92	0.99	0.98	0.97	0.94	0.94	0.98

Note: These indices are not to be used for calculating capital costs. Refer to Part I for capital cost indices.

Table 2D

CITY CENTRE INDICES

UTILITIES: ELECTRICAL POWER SUPPLY AND DISTRIBUTION

CITY CENTRES	TRANSMISSION AND DISTRIBUTION	STREET LIGHTS
ATLANTIC		
1. Halifax	0.91	0.93
2. Sydney	0.93	0.94
3. Moncton	0.90	0.92
4. Fredericton	0.88	0.90
QUEBEC		
5. Quebec	1.06	1.06
6. Montreal	1.04	1.05
7. Rouyn	1.09	1.10
8. Sept-Iles	1.12	1.11
ONTARIO		
9. Toronto	1.00	1.00
10. Ottawa	0.97	0.98
11. London	1.02	1.02
12. Sault-Ste-Marie	1.07	1.08
13. Thunder Bay	1.13	1.12
14. Sudbury	1.10	1.10
15. Timmins	1.10	1.10
MANITOBA		
16. Winnipeg	1.01	1.02
17. Thompson	1.03	1.04
18. The Pas	1.03	1.04
19. Brandon	1.02	1.03
SASK		
20. Regina	1.06	1.06
21. Saskatoon	1.06	1.08
22. Prince Albert	1.10	1.12
ALBERTA		
23. Calgary	1.01	1.01
24. Edmonton	0.97	0.97
25. High Level	0.99	1.00
26. Fort McMurray	0.99	0.99
BRITISH COLUMBIA		
27. Vancouver	1.17	1.17
28. Victoria	1.08	1.19
29. Kamloops	1.17	1.17
30. Prince George	1.22	1.22
31. Prince Rupert	1.17	1.17
YUKON		
32. Whitehorse	1.05	1.08
NEWFOUND.		
33. St. John's	0.93	0.95

Note: These indices are not to be used for calculating capital costs. Refer to Part I for capital cost indices.

Table 2E
CITY CENTRE INDICES

UTILITIES: VEHICLES

CITY CENTRES	PUMPER		SOLID WASTE COLLECTION		LIQUID WASTE COLLECTION		WATER DELIVERY	
	MINI	TRIPLE COMBINATION	COMPACTOR	UNMODIFIED	PUMPER	UNMODIFIED	TANKER	UNMODIFIED
ATLANTIC								
1. Halifax	0.93	0.93	0.94	0.94	0.94	0.94	0.94	0.94
2. Sydney	0.95	0.95	0.96	0.96	0.96	0.96	0.96	0.96
3. Moncton	0.93	0.93	0.94	0.94	0.94	0.94	0.94	0.94
4. Fredericton	0.87	0.88	0.89	0.89	0.89	0.89	0.89	0.89
QUEBEC								
5. Quebec	1.00	1.00	1.02	1.02	1.02	1.02	1.02	1.02
6. Montreal	1.01	1.02	1.03	1.03	1.03	1.03	1.03	1.03
7. Rouyn	1.05	1.06	1.07	1.07	1.07	1.07	1.07	1.07
8. Sept-Iles	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13
ONTARIO								
9. Toronto	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10. Ottawa	0.94	0.95	0.95	0.95	0.95	0.95	0.95	0.95
11. London	1.01	1.00	1.00	1.00	1.00	1.00	1.00	1.00
12. Sault-Ste-Marie	1.03	1.03	1.04	1.04	1.04	1.04	1.04	1.04
13. Thunder Bay	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09
14. Sudbury	1.07	1.07	1.08	1.08	1.08	1.08	1.08	1.08
15. Timmins	1.06	1.06	1.07	1.07	1.07	1.07	1.07	1.07
MANITOBA								
16. Winnipeg	1.00	1.00	1.01	1.01	1.01	1.01	1.01	1.01
17. Thompson	1.01	1.01	1.02	1.02	1.02	1.02	1.02	1.02
18. The Pas	1.01	1.01	1.02	1.02	1.02	1.02	1.02	1.02
19. Brandon	0.98	0.98	0.99	0.99	0.99	0.99	0.99	0.99
SASKATCHEWAN								
20. Regina	1.02	1.02	0.99	0.99	0.99	0.99	0.99	0.99
21. Saskatoon	1.01	1.00	0.99	0.99	0.99	0.99	0.99	0.99
22. Prince Albert	1.08	1.07	1.05	1.05	1.05	1.05	1.05	1.05
ALBERTA								
23. Calgary	1.06	1.05	1.04	1.04	1.04	1.04	1.04	1.04
24. Edmonton	1.01	1.00	0.99	0.99	0.99	0.99	0.99	0.99
25. High Level	1.02	1.02	1.01	1.01	1.01	1.01	1.01	1.01
26. Fort McMurray	1.02	1.02	1.01	1.01	1.01	1.01	1.01	1.01
BRITISH COLUMBIA								
27. Vancouver	1.19	1.18	1.18	1.18	1.18	1.18	1.18	1.18
28. Victoria	1.20	1.17	1.19	1.19	1.19	1.19	1.19	1.19
29. Kamloops	1.19	1.18	1.19	1.19	1.19	1.19	1.19	1.19
30. Prince George	1.18	1.17	1.17	1.17	1.17	1.17	1.17	1.17
31. Prince Rupert	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18
YUKON								
32. Whitehorse	1.10	1.11	1.11	1.11	1.11	1.11	1.11	1.11
NEWFOUNDLAND								
33. St. John's	0.94	0.95	0.96	0.96	0.96	0.96	0.96	0.96

Note: These indices are not to be used for calculating capital costs. Refer to Part I for capital cost indices.

Table 2F

CITY CENTRE INDICES

TRANSPORTATION: ROADS AND BRIDGES

CITY CENTRES	EARTH ROADS	GRAVEL ROADS	PAVED AND BST ROADS	BRIDGES
ATLANTIC				
1. Halifax	1.03	1.17	1.31	0.90
2. Sydney	1.10	1.24	1.42	0.97
3. Moncton	1.01	1.15	1.39	0.89
4. Fredericton	1.02	1.14	1.31	0.89
QUEBEC				
5. Quebec	1.11	1.09	1.17	1.06
6. Montreal	1.04	1.03	1.11	1.07
7. Rouyn	1.16	1.13	1.16	1.10
8. Sept-Iles	1.42	1.35	1.40	1.27
ONTARIO				
9. Toronto	1.00	1.00	1.00	1.00
10. Ottawa	0.98	0.96	0.96	0.89
11. London	0.76	0.85	0.79	1.01
12. Sault-Ste-Marie	1.14	1.14	1.12	1.01
13. Thunder Bay	1.10	1.10	1.11	1.11
14. Sudbury	1.21	1.20	1.19	1.06
15. Timmins	1.24	1.20	1.20	1.09
MANITOBA				
16. Winnipeg	0.79	0.78	0.71	0.98
17. Thompson	0.84	0.84	0.78	1.02
18. The Pas	0.65	0.71	0.61	1.01
19. Brandon	0.62	0.69	0.58	0.98
SASK.				
20. Regina	0.69	0.73	0.64	1.10
21. Saskatoon	0.66	0.71	0.63	1.03
22. Prince Albert	0.70	0.78	0.69	1.17
ALBERTA				
23. Calgary	0.59	0.63	0.58	0.94
24. Edmonton	0.57	0.62	0.57	0.92
25. High Level	0.61	0.67	0.60	0.97
26. Fort McMurray	0.61	0.67	0.60	0.97
BRITISH COLUMBIA				
27. Vancouver	0.77	0.93	0.80	1.16
28. Victoria	0.80	0.95	0.82	1.19
29. Kamloops	0.94	1.03	0.95	1.23
30. Prince George	0.87	0.97	0.89	1.20
31. Prince Rupert	0.97	1.04	0.96	1.17
YUKON				
32. Whitehorse	0.78	0.86	0.75	1.14
NEWFOUND.				
33. St. John's	1.15	1.27	1.47	0.99

Note: These indices are not to be used for calculating capital costs. Refer to Part I for capital cost indices.

Table 3

REMOTENESS INDICES

FACILITY TYPE	ZONE 1	ZONE 2	ZONE 3	ZONE 4
BUILDINGS				
Schools	1.00	1.34	1.66	1.89
Teacherages	1.00	1.62	2.46	3.90
Student Residences	1.00	1.63	1.92	2.24
Day Care Centres	1.00	1.34	1.66	1.89
Recreational	1.00	1.17	1.68	1.90
Utility	1.00	1.31	1.35	1.65
Operative	1.00	1.48	2.10	2.95
Administrative	1.00	1.28	1.67	1.90
Fire Stations	1.00	1.35	1.75	2.00
UTILITIES				
Water Supply				
Systems				
- water mains (unheated)	1.00	1.11	1.25	1.86
- water mains (heated)	1.00	1.00	1.16	1.91
- storage reservoir	1.00	1.09	1.22	1.65
- standpipes	1.00	1.10	1.25	1.89
Pump Houses				
- community well supply	1.00	1.09	1.24	1.96
- low level lift station	1.00	1.09	1.24	1.96
- high level lift station	1.00	1.09	1.24	1.96
Treatment Facilities				
- system	1.00	1.11	1.25	1.92
- unit	1.00	1.11	1.25	1.92
Wastewater				
Collection				
- gravity mains	1.00	1.12	1.26	1.94
- force mains (included in lift station unit cost)				
Lift Station	1.00	1.08	1.23	1.93
Treatment and Disposal				
- rotating biological contactor/trickling filter	1.00	1.09	1.23	1.84
- extended aeration	1.00	1.09	1.23	1.84
- lagoon (conventional)	1.00	1.09	1.23	1.48
- lagoon (aerated)	1.00	1.09	1.23	1.84
- community septic tank with disposal field & low pressure sewer mains	1.00	1.09	1.24	1.79
- community septic tank with jet-pump disposal	1.00	1.09	1.24	1.79

FACILITY TYPE	ZONE 1	ZONE 2	ZONE 3	ZONE 4
Solid Waste				
Landfill Site	1.00	1.10	1.25	1.79
Refuse Site	1.00	1.10	1.25	1.79
Incinerator	1.00	1.09	1.24	1.80
Electrical Power				
Transmission	1.00	1.21	1.46	2.92
Distribution	1.00	1.21	1.46	2.92
Street Lights	1.00	1.22	1.46	2.92
Vehicles				
Mini Pumper and Equipment	1.00	1.04 *	1.22 *	1.63 *
Triple Combination Pumper and Equipment	1.00	1.05 *	1.22 *	1.65 *
Refuse Collection Truck (compactor)	1.00	1.05 *	1.22 *	1.66 *
Refuse Collection Truck (unmodified chassis)	1.00	1.05 *	1.22 *	1.66 *
Liquid Waste Collection Truck (pumper)	1.00	1.05 *	1.22 *	1.66 *
Liquid Waste Collection Truck (unmodified chassis)	1.00	1.05 *	1.22 *	1.66 *
Water Delivery Truck (tanker)	1.00	1.05 *	1.22 *	1.66 *
Water Delivery Truck (unmodified chassis)	1.00	1.05 *	1.22 *	1.66 *
TRANSPORTATION				
Roads and Bridges				
Earth Roads	1.00	1.03	1.06	1.45
Gravel Roads	1.00	1.03	1.08	1.46
Paved and BST ** Roads	1.00	1.02	1.05	1.40
Bridges	1.00	0.99	1.00	1.18

* Revised 1988

** Bituminous Surface Treatment

PART II - OPERATION AND MAINTENANCE COST MANUAL

APPENDIX A

OPERATION AND MAINTENANCE COST DEFINITIONS

BUILDINGS

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Schools	Cleaning or custodial.	Salaries (1). Supplies (2): Equipment and tools (2): Contracted services.	- cleaning, and - washroom, paper products. - purchase, rental and repair.
	Ancillary costs.	Water supply: Sewage disposal: Solid waste disposal: Electricity. Heating fuels (2). Snow removal: Fire protection:	- small building type or as part of municipal supply. - same as water supply. - site incineration or site only collection. - by salaried personnel or contractor. - contracted alarm system, inspection and repair; - extinguisher, recharge and repair; - contracted, off-reserve fire department services; - telephone lines related to alarm, and - on-reserve services.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

BUILDINGS

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Schools (cont'd)	Minor repairs or maintenance.	Salaries (1). Preventive maintenance inspections. Supplies, material (2). Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

BUILDINGS

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Schools (cont'd)	Grounds maintenance.	Salaries. Material. Equipment repairs. Preventive maintenance inspections. Contracted repair and maintenance services.	<p>General landscape maintenance at an average cost of \$2,500 per hectare of developed and maintained school site area for a maximum of \$10,000 per school complex.</p> <p>The maximum of \$10,000 is based on a regularly maintained school site area of approximately 4.5 hectares (11 acres) with normal site conditions.</p> <p>The assumed range of outdoor grounds facilities covered by the \$10,000 are those associated with a Kindergarten to Grade 12 school and would include:</p> <ul style="list-style-type: none"> - softball field; - soccer field; - general lawns; - running track; - outdoor hockey rink; - circulation routes; - play apparatus areas; - fencing; - drainage ditches; - planting areas, - other. <p>Specifically excluded are:</p> <ul style="list-style-type: none"> - snow plowing (see Ancillary Cost Element); - waste disposal; - irrigation system, - pools and fountains.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

BUILDINGS

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Schools (cont'd)	Emergency repairs/major maintenance.	Emergency repairs. Routine: - window repairs; - painting, and - resurface gym floor.	- maximum \$5,000 per site.
	<p>Activity costs specifically excluded from unit costs:</p> <ul style="list-style-type: none"> - alterations, renovations, additions; - appliance purchase, repair, replacement; - audio-visual equipment rental, repair or purchase; - capital projects; - emergency repairs and major maintenance exceeding \$5,000 per site; - energy retrofit, major projects; - fire damage, repair or replacement costs; - furniture purchase, repair or replacement; - insurance premiums; - security guards; - portable building moving costs; - sports equipment, purchase, rental, repair or replacement; - taxes, local improvement; - taxes, property, and - telephone or communication costs. 		

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

BUILDINGS

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Teacherages	Ancillary costs.	Electricity. Fire protection:	<ul style="list-style-type: none"> - contracted alarm system, inspection and repair; - contracted off-reserve fire department services; - extinguisher recharge or repair; - on-reserve services, and - telephone lines related to alarm.
		Heating fuel (2). Solid waste disposal:	<ul style="list-style-type: none"> - site incineration or site only collection.
		Sewage disposal:	<ul style="list-style-type: none"> - small building type or as part of a municipal service.
		Water supply:	<ul style="list-style-type: none"> - small building type or as a part of a municipal service.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

BUILDINGS

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Teacherages (cont'd)	Minor repairs or maintenance.	Salaries (1). Preventive maintenance inspections. Supplies, material (2). Equipment and tools:	- including purchase, rental and repair of same
		Contracted repair and maintenance services. Furniture and appliance repair or maintenance:	- purchase excluded.
		Grounds maintenance and repair:	- max. \$1,000 per site.
	Emergency repairs/major maintenance.	Emergency repairs. Routine: - window repair; - painting, and - structural repair.	- max. \$1,000 per site.
	Activity costs specifically excluded from unit costs:		
	<ul style="list-style-type: none"> - alterations, renovations and additions; - appliance purchase; - capital projects; - emergency repairs and major maintenance exceeding \$1,000 per site; - insurance premiums; - major energy retrofit costs; - portable building moving costs; - taxes, local improvement; - taxes, property, and - telephone or communication costs. 		

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

BUILDINGS

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Student Residences	Activity costs - same as for Schools. Activity costs specifically excluded from unit costs: - alterations, renovations and additions; - appliance purchase, repair or replacement; - audio-visual equipment, repair or purchase; - food services equipment purchase, repair or replacement; - food for residents; - furniture purchase, repair or replacement; - insurance premiums; - major energy retrofit projects; - security guards; - sports equipment purchases, rental, repair; - taxes, local improvement, and - taxes, property.		
Other Institutional	Activity costs - same as for Schools. Activity costs specifically excluded from unit costs - same as for Student Residences.		
Recreational	Activity costs - same as for Schools. Activity costs specifically excluded from unit costs - same as for Student Residences.		
Daycare Centres	Activity costs - same as for Schools.		
Utility	Minor repairs or maintenance to building only.		Energy costs for building to be included with cost of utility.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

BUILDINGS

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Operative (formerly Industrial Plants)	Activity costs - same as for Teacherages, except that minor repairs and maintenance of furniture and appliances are excluded.		
	Activity costs specifically excluded from unit costs - same as for Teacherages.		
Administrative	Activity costs - same as for Schools.		
	Activity costs specifically excluded from unit costs - same as for Schools.		
Fire Stations	Ancillary costs - same as for Schools.		
	Minor repairs or maintenance.		

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Water Supply, Treatment and Distribution			
B1A - Heated Water Mains: All <u>heat-traced</u> piping used to convey water from source of supply to service line connection at the main.	Normal operations. Routine maintenance and minor repairs, including: <ul style="list-style-type: none"> - general yearly inspection; - hydrant flushing, inspection and servicing; - minor repairs to valves, mains and hydrants. 	Salaries (1). Supplies, material (2), including operating chemicals, motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000. Average hydrant spacing 140 m. Valve spacing 225 m.
Unit of measurement: Metre.		Energy generated by grid system.	
Typical inclusions: All associated valves and hydrants.	Normal operation and inspection of heat trace.		Winter operation for 4 months (8 h/day).
Typical exclusions: Service lines from the service line connection at the main to the user.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Water Supply, Treatment and Distribution			
B1B - Water Mains: All piping (except heat-traced -- see B1A) used to convey water from source of supply to service line connection at the main.	Normal operations. Routine maintenance and minor repairs including: - general yearly inspection; - hydrant flushing, inspection and servicing; - valves, mains and hydrant minor repairs.	Salaries (1). Supplies, material (2), including operating chemicals, motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000. Average hydrant spacing 140 m. Valve spacing 225 m.
Unit of measurement: Metre.			
Typical inclusions: All associated valves and hydrants.			
Typical exclusions: Service lines from the service line connection at the main to the user.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Water Supply, Treatment and Distribution			
B1C - Water Treatment System: All equipment used for conventional water treatment.	Normal operations. Minor repairs or maintenance. Inspecting, painting, servicing, cleaning, flushing of pipes, valves and tanks. Testing.	Salaries (1). Supplies, material (2), including operating chemicals, motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.
Unit of measurement: Each.			
Typical inclusions: Coagulation, flocculation, sedimentation, filtration equipment and a high level lift station.			
Typical exclusions: Host building.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Water Supply, Treatment and Distribution			
B1D - Water Treatment Unit: All equipment used for treating community water supply.	Normal operations. Minor repairs or maintenance. Inspecting, painting, servicing, cleaning, flushing of pipes, valves and tanks. Testing.	Salaries (1). Supplies, material (2), including operating chemicals, motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.
Unit of measurement: Each.			
Typical inclusions: Softening unit, iron removal unit (greensand filter), pressure filter or equivalent treatment. Each of the above items is one treatment unit.			
Typical exclusions: Host building.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Water Supply, Treatment and Distribution			
B1E - Water Storage: All above or below ground facilities 20,000 litres or larger to store water for community use.	Normal operations. Routine maintenance and minor repairs including reservoir cleaning and inspections.	Salaries (1). Supplies, material (2), including operating chemicals, motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.
Unit of measurement: Each.			
Typical inclusions: All drains, vents, overflows and related equipment.			
Typical exclusions: Pressure tanks -- these are considered to be included in B1F or B1H.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Water Supply, Treatment and Distribution			
B1F - Community Wells: All groundwater wells used to supply water to the community at large.	Normal operations. Inspection and servicing of well(s). Routine maintenance of chlorination equipment.	Salaries (1). Supplies, material (2), including operating chemicals, motive power.	Reserve population less than 1,000.
Unit of measurement: Each.	General cleaning. Annual inspections. Minor repairs as required.	Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	
Typical inclusions: Well pump, pressure tanks and chlorination equipment.			
Typical exclusions: Host building.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Water Supply, Treatment and Distribution			
B1G - Water Standpipes: All equipment used for community watering points (standpipes). These would normally be provided on a piped water distribution system to enable users to collect their own water.	Normal Operations. Routine maintenance and minor repairs	Salaries (1). Supplies, material (2), including operating chemicals, motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.
Unit of measurement: Each.			
Typical inclusions: Heat-traced supply pipe, spring release mechanical valve and related equipment.			
Typical exclusions: Host building or shed; heated mains.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Water Supply, Treatment and Distribution			
B1H - High Level Lift Station: All pumping facilities used to pressurize the main distribution system. In this case the source of raw water is usually either a community well or a low level pump house.	Normal operations. Inspection and servicing of pump houses. Routine maintenance of chlorination equipment. General cleaning and painting. Annual inspections. Minor repairs as required.	Salaries (1). Supplies, material (2), including operating chemicals, motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.

Unit of
measurement:
Each.

Typical inclusions:
Pressure tanks,
pumps, piping,
valves and
chlorination
equipment.

Typical exclusions:
Host building.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Water Supply, Treatment and Distribution			
B11 - Low Level Lift Station: All equipment to pump water from a surface water supply to treatment facilities or storage.	Normal operations. Inspection and servicing of pump houses. Routine maintenance of chlorination equipment.	Salaries (1). Supplies, material (2), including operating chemicals, motive power. Equipment and tools (2), including purchase, rental and repair of same.	Reserve population less than 1,000.
Unit of measurement: Each.	General cleaning and painting. Annual inspections. Minor repairs as required.	Contracted repair and maintenance services.	
Typical inclusions: Intake line, clear well, pumps, piping, valves and chlorination equipment.			
Typical exclusions: Host building.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater Collection, Treatment and Disposal System			
B2A - Sanitary Main: All piping used to transport wastewater from service line connection at the main to a community treatment plant or adjacent municipal connection.	Normal operations and minor repairs or maintenance, including yearly inspections, manholes flushing, unplugging sewers, repairs to manholes, mains, etc.	Salaries (1). Supplies, material (2), including motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000. Average manhole spacing 120 m.
Unit of measurement: Metre.			
Typical inclusions: Network of gravity mains, manholes and appurtenances associated with wastewater collection.			
Typical exclusions: Service lines from the user to the service line connection at the main; lift stations and force mains.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater Collection, Treatment and Disposal System			
B2B - Storm Main: All piping used to collect surface drainage from storm runoff.	Normal operations and minor repairs or maintenance, including yearly inspections, manholes flushing, unplugging sewers, repairs to manholes, mains, etc.	Salaries (1). Supplies, material (2), including motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000. Average manhole spacing 120 m.
Unit of measurement: Metre.			
Typical inclusions: Network of gravity mains, manholes and catch basins.			
Typical exclusions: Ditches and culverts.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater Collection, Treatment and Disposal System			
B2C - RBC/Trickling Filter: Mechanical treatment plant designed to treat community wastewater. Unit of measurement: Each. Typical inclusions: All equipment, tanks, filter media and processes associated with biological treatment; gravity outfall lines. Typical exclusions: Host building.	Normal operations. Testing. Preventive maintenance. General maintenance. Cleaning and painting. Sludge removal. Yearly inspection. Minor repairs as required.	Salaries (1). Supplies, material (2), including process chemicals and motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater Collection, Treatment and Disposal System B2D - Extended Aeration Plant: Mechanical treatment plant designed to treat community wastewater. Unit of measurement: Each. Typical inclusions: All equipment, tanks, aeration system and processes associated with biological treatment; gravity outfall lines. Typical exclusions: Host building.	Normal operations. Testing. Preventive maintenance. General maintenance. Cleaning and painting. Sludge removal. Yearly inspection. Minor repairs as required.	Salaries (1). Supplies, material (2), including process chemicals and motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater Collection, Treatment and Disposal System			
B2E - Lagoon: Earthen basin(s) designed to treat community wastewater.	Normal operations. Testing. Preventive maintenance. General maintenance. Yearly inspection. Minor repairs as required.	Salaries (1). Supplies, material (2), including process chemicals and motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.
Unit of measurement: Each.			
Typical inclusions: All lagoon cells, inlet and outlet devices, piping and processes associated with biological treatment; gravity outfall lines.			
Typical exclusions: Lift station and force main.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater Collection, Treatment and Disposal System			
B2F - Community Septic Tank: Community septic tank/holding tank designed for wastewater disposal.	Normal operations. Preventive maintenance. Sludge removal. Yearly inspection. Minor repairs as required.	Salaries (1). Supplies, material (2), including process chemicals and motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.
Unit of measurement: Each.			
Typical inclusions: Disposal field.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater Collection, Treatment and Disposal System B2G - Jet Pump Disposal: Community septic tank designed for wastewater disposal by means of a sewage ejector system. Unit of measurement: Each.	Normal operations. Preventive maintenance. Sludge removal. Minor repairs as required.	Salaries (1). Supplies, material (2), including process chemicals and motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater Collection, Treatment and Disposal System			
B2H - Lift Station: All equipment used to lift wastewater from a low point in a collection system to a higher elevation.	Normal operations. Station equipment. Preventive maintenance. General maintenance and cleaning. Sludge removal. Yearly inspection. Minor repairs as required.	Salaries (1). Supplies, material (2), including motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.
Unit of measurement: Each.			
Typical inclusions: Dry well, wet well, pumps, piping and valves.			
Typical exclusions: Host building.			

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater Collection, Treatment and Disposal System B2I - Aerated Lagoon: Lagoon designed to treat community wastewater by means of mechanical aeration. Unit of measurement: Each. Typical inclusions: All lagoon cells, piping, aeration equipment and processes associated with biological treatment; gravity outfall lines. Typical exclusions: Buildings housing mechanical treatment equipment.	Normal operations. Testing. Preventive maintenance. General maintenance. Cleaning and painting. Sludge removal. Yearly inspection. Minor repairs as required.	Salaries (1). Supplies, material (2), including process chemicals and motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater Collection, Treatment and Disposal System B2J - Force Main: All piping used to transport wastewater from a sewage lift station to a gravity collection system or community treatment plant. Unit of measurement: Metre. Typical inclusions: All pressure mains and appurtenances.	Normal operations and minor repairs or maintenance, including yearly inspections, unplugging sewers, repairs to mains, etc.	Salaries (1). Supplies, material (2), including motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	Reserve population less than 1,000.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Wastewater, Collection, Treatment and Disposal System			
B2Q - Low pressure sewer: System to transport wastewater from user to community treatment plant or adjacent municipal connection through low pressure mains, septic tanks to settle the solids and pumps (non-grinder) to pump liquid from the septic tank to the mains.	Preventive maintenance. Sludge removal. Yearly inspection. Minor repairs as required.	Salaries (1). Supplies, material (2), including motive power. Equipment and tools (2), including purchase, rental and repair of same. Contracted repair and maintenance services.	
Unit of measurement: Each.			
Typical inclusions: Septic tanks, pumps (non-grinder) and piping.			

- Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Electrical Power Supply and Distribution Systems consisting of power transmission, distribution and street lighting but excluding power generation. (See Appendix B for Electrical Power Generation.)	Minor repair, preventive maintenance, routine inspections.	Salaries (1). Supplies, material (2). Equipment and tools (2). Contracted repair and maintenance services. Minor repairs as a result of vandalism, lamps and lenses, and fuse replacement, guy wire repairs, etc. Tree trimming, right-of-way brush cutting.	Approximate 60 m pole spacing. Winters do not exceed 6 months. Standard artificial street lighting located south of latitude 57 degrees north.
	Emergency repairs, major maintenance.	Emergency: repair/replacement costs due to sleet, high winds, lightning, etc. Routine: (frequency of occurrence normally greater than 1 year) overload relay adjustments, transformer oil testing, phase/circuit balancing, lamp and ballast replacement on burn-out, etc.	
	Activity costs excluded: - major refurbishing programs where distribution lines have exceeded their economical life, and - repairs subject to insurance claims.		

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
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**Solid Waste
Disposal System**

B4A - Refuse Site: An area used for the disposal of solid waste (garbage dump/pit).	Occasional spreading and covering of waste.	Salaries (1). Supplies, material (2).	Reserve population less than 1,000.
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Unit of measurement:
Each.

Typical exclusions:
Vehicles associated with operation.

For vehicles used in operations of above see TRANSPORTATION, Vehicles.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Solid Waste Disposal System			
B4B - Landfill Site: An area assigned to receive solid waste.	Normal operations, including spreading, compaction and covering waste with soil.	Salaries (1). Supplies, material (2).	Reserve population less than 1,000.
Unit of measurement: Each.	These activities include annual clearing, trenching, etc.		
Typical exclusions: Garbage dump/pit; vehicles associated with operation.			

For vehicles used in operations of above see TRANSPORTATION, Vehicles.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Solid Waste Disposal System			
B4C - Incinerator: All equipment used in the incineration of community solid waste.	Normal operations and minor repairs or maintenance.	Salaries (1). Supplies, material (2). Equipment and tools (2), including purchase, rental and repair of same.	Reserve population less than 1,000.
Unit of measurement: Each.			
Typical exclusions: Incinerators servicing individual facilities such as schools. Excludes 45 gallon drums.			

For vehicles used in operations of above see TRANSPORTATION, Vehicles.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

UTILITIES

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Vehicles: Dedicated single purpose. Mini pumper and equipment. Triple combination pumper and equipment. Solid waste collection truck. Liquid waste collection truck. Water delivery truck. Specific unmodified trucks: - solid waste, liquid waste, water delivery.	Operating and maintaining the vehicles.	Drivers' salaries (excluding pumpers, all sizes). Supplies, material (2), including fuel, coolant, lubricant, tires, filters, misc. parts. Contracted services/hours of operation.	Road maintenance vehicles excluded. Excludes vehicle registration and insurance.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

TRANSPORTATION

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Earth Roads	1. Grading	O&M costs include: Salaries (1), including labourers, truck drivers, equipment operators and maintenance supervisors.	The Base Unit Cost represents the cost of carrying out maintenance activities at frequencies required to provide adequate levels of service on assets located in Toronto.
	2. Litter pickup		
	3. Vegetation control		
	4. Sign rep./maint.	Supplies and material (2) needed to carry out maintenance activities.	Maintenance materials are available locally.
	5. Guiderail rep./maint.		
	6. Culvert rep./repl.		
	7. Culvert inspection/ cleaning	Operating costs of road maintenance vehicles and equipment, including fuel, parts, licences and insurance. Contracted services.	Maintenance equipment is available locally.
	8. Ditch cleaning		
	9. Snow plowing		

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

TRANSPORTATION

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Gravel Roads	1. Grading	O&M costs include: Salaries (1), including labourers, truck drivers, equipment operators and maintenance supervisors.	The Base Unit Cost represents the cost of carrying out maintenance activities at frequencies required to provide adequate levels of service on assets located in Toronto.
	2. Gravel patching		
	3. Dust control		
	4. Graveling		
	5. Litter pickup		
	6. Vegetation control		
	7. Mowing	Supplies and material (2) needed to carry out maintenance activities.	Maintenance materials are available locally.
	8. Sign rep./maint.		
	9. Guiderail rep./maint.	Operating costs of road maintenance vehicles and equipment, including fuel, parts, licences and insurance. Contracted services.	Maintenance equipment is available locally.
	10. Culvert rep./repl.		
	11. Culvert inspection/ cleaning		
	12. Ditch cleaning		
	13. Snow plowing		
	14. Snow removal		
	15. Sanding		

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
2. These costs are those delivered to the reserve.

TRANSPORTATION

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Paved and BST Roads	1. Asphalt patching	O&M costs include: Salaries (1), including labourers, truck drivers, equipment operators and maintenance supervisors.	The Base Unit Cost represents the cost of carrying out maintenance activities at frequencies required to provide adequate levels of service on assets located in Toronto.
	2. Crack sealing		
	3. Spray patching		
	4. Shoulder grading		
	5. Catch basin cleaning		
	6. Litter pickup		
	7. Vegetation control		
	8. Mowing		
	9. Sign rep./maint.		
	10. Guiderail rep./maint.	Supplies and material (2) needed to carry out maintenance activities. Operating costs of road maintenance vehicles and equipment, including fuel, parts, licences and insurance. Contracted services.	Maintenance materials are available locally.
	11. Culvert rep./repl.		Maintenance equipment is available locally.
	12. Culvert inspection/cleaning		
	13. Ditch cleaning		
	14. Snow plowing		
	15. Snow removal		
	16. Sanding and salting		

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

TRANSPORTATION

CAPITAL ASSET	ACTIVITY	COST ELEMENT	PARAMETERS
Bridges	1. Inspection 2. Cleaning 3. General maint./rep.	O&M costs include: Salaries (1), including labourers, truck drivers, equipment operators and maintenance supervisors. Supplies and material (2) needed to carry out maintenance activities. Operating costs of road maintenance vehicles and equipment, including fuel, parts, licences and insurance. Contracted services.	The Base Unit Cost represents the cost of carrying out maintenance activities at frequencies required to provide adequate levels of service on assets located in Toronto. Maintenance materials are available locally. Maintenance equipment is available locally.

Note: 1. Salaries include full, part-time and/or casual employees (fringe benefits included).
 2. These costs are those delivered to the reserve.

PART II - OPERATION AND MAINTENANCE COST MANUAL

APPENDIX B

SAMPLE CALCULATION ELECTRICAL POWER GENERATION

1.0 DIESEL - ELECTRIC

Unit O&M costs for diesel powered electric generators are not available. These costs are derived by headquarters using the following annually updated data supplied by the regions:

- peak power;
- site fuel costs;
- number and size of diesel generators, and
- generator synchronizability.

A load factor of 0.5 is to be used for British Columbia and Ontario regions where peak power is provided; otherwise, where generator rating in kilowatts (kW) is provided, a capacity factor of 0.35 is to be used.

For the Quebec region, actual previous year's consumption in kilowatt hours (kWh) is supplied and annually updated for current year application.

A sample calculation is as follows:

Peak Power	= 50 kW
Energy Potential	= 50 kW x 8760 hours/year
	= 438,000 kWh/year
Load Factor	= 50% (based on an average for
	24 hours/day and 365 days/year

Therefore estimated energy consumption

= 0.5 x 438,000
= 219,000 kWh/year

Cost of fuel delivered = \$0.62/L

Assume a generator efficiency of 80% and 75%, capacity loading produces 2.86 kWh/L of fuel. Therefore fuel costs to generate 219,000 kWh

$$= \frac{219,000 \text{ kWh} \times \$0.62}{2.86 \text{ kWh/L of fuel}} = \$47,476/\text{year}.$$

40% of cost of fuel is estimated to cover labour, material, travel, lubricating oil, filters, antifreeze, general maintenance and overhaul.

Therefore annual cost of O&M for above example = $\$47,476 \times 1.4 = \$66,466$

Note: An energetic efficiency of 2.86 kWh/L is a general average for Quebec, it is 2.1 kWh/L for Ontario and British Columbia.

PART II - OPERATION AND MAINTENANCE COST MANUAL

APPENDIX C

REMOTENESS INDICES DEFINITIONS

The following are definitions to be used in establishing the appropriate Remoteness Index in determining O&M costs. The zone classification for each reserve or settlement is contained in the *Band Classification Manual*.

- Zone 1** A zone where the band is located within 50 km of the nearest service centre by year-round road access. Material prices are competitive. Delivery time and charges are either non-existent or nominal. Skilled labour is plentiful and productive.
- Zone 2** A zone where the band is located between 50 km and 350 km from the nearest service centre by year-round road access. Material prices are not as competitive (only one supplier). Transportation time and costs are significant. Only semi-skilled or unskilled labour is available. Skilled labour must be housed or compensated for travel.
- Zone 3** A zone where the band is located over 350 km from the nearest service centre by year-round road access. Material prices are excessive. Skilled and semi-skilled labour must be imported and housed on-site.
- Zone 4** A zone where the band has no year-round road access to the nearest service centre and as a result has a higher cost of transportation.

It should be noted that a given site does not have to meet every criterion in order to be included in a given category.

PART II - OPERATION AND MAINTENANCE COST MANUAL**APPENDIX D****ASSET DEFINITIONS****CATEGORY:** Buildings**CLASS:** Administrative

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
A1A	Office	<p>A building or space in a building used as office space in which departmental program or band administrative and managerial activities take place.</p> <p>Unit of measurement: Square metre, gross floor area (external dimension).</p> <p>Typical inclusions: Band offices, and administration buildings, band council buildings.</p> <p>Typical exclusions: Construction supervisor offices, rented office space, foreman offices in other classes of building (e.g. A2B garages), district offices not owned by the department.</p>

CATEGORY: Buildings

CLASS: Operative

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
A2A	Trade shop/workshop (municipal)	A building or space in a building where operation and maintenance activities are carried out. These would include equipment and vehicle repair; supplies, equipment and vehicle storage. Unit of measurement: Square metre, gross floor area (external dimension). Typical inclusions: Buildings used as workshops, storage or warehouses, including storage of educational supplies, equipment and vehicles; community freezer and ice storage houses; and boat houses when used for band O&M activities. Typical exclusions: Nursery or green houses, barns or stables, forest fire towers; operative buildings used for commercial or industrial purposes.
A2B	Garage (municipal)	
A2C	Warehouse (band or school)	

CATEGORY: Buildings

CLASS: Institutional

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
A3A	School	<p>A building or space in a building where a curriculum at the kindergarten, primary, elementary or secondary level is taught which could include space for classrooms, industrial arts, home economics, computer science, commercial, library, gymnasium and directly associated support space (e.g. principal's office, staff room, washrooms, storage, etc.).</p> <p>Unit of measurement: Square metre, gross floor area (external dimension).</p> <p>Typical inclusions: Kindergarten, elementary and secondary schools including portable or temporary accommodation for school.</p> <p>Typical exclusions: Adult training centres, space used for post secondary education, museums, buildings used for storage of educational supplies and equipment which come under the operative class A2.</p>

CATEGORY: Buildings

CLASS: Institutional

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
A3B	Daycare centre	<p>A building or space in a building where educational and recreational activities below the kindergarten level are carried out. Space in the building may be provided for activity rooms, washrooms, office and staff rooms, kitchen, lunch room and storage.</p> <p>Unit of measurement: Square metre, gross floor area (external dimension).</p> <p>Typical inclusions: Daycare centre including both permanent, portable or temporary accommodation.</p> <p>Typical exclusions: Schools. Space used for the care or rehabilitation of handicapped persons come under the institutional classification A3K, i.e. the training centre (trades, handicap) subclass.</p>

CATEGORY: Buildings

CLASS: Institutional

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
A3H	Fire station	<p>A building or part of a building which accommodates fire suppression, prevention and inspection activities. Activities taking place in the building would include storage and minor maintenance of fire fighting equipment and trucks, training, administration, control and dispatch of equipment. The building may include space for storage, workshop, office staff and training rooms/facilities.</p> <p>Unit of measurement: Square metre, gross floor area (external dimension).</p> <p>Typical inclusions: A single building or portion of a multipurpose building which must contain fire suppression apparatus.</p> <p>Typical exclusions: Material storage buildings; office space for fire inspector in band administration buildings.</p>

CATEGORY: Buildings

CLASS: Residential

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
A4I	Student residence	<p>A building or part of a building where students reside who are attending school as described in the asset definition, School A3A. The facility serves as accommodation for the students in order for them to attend school.</p> <p>The accommodation could include sleeping quarters (rooms), dining facilities including cafeterias, washrooms, office space, recreational and storage rooms.</p> <p>Unit of measurement: Square metre, gross floor area (external dimension).</p> <p>Typical exclusions: Group homes; bunkhouses; hostels; transient centres.</p>

CATEGORY: Buildings

CLASS: Residential

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
A4L	Teacherage	<p>A housing unit furnished by the band or department located on a reserve which is used to provide living accommodation for teachers employed at departmental or band-operated schools. The accommodation would include those facilities normally associated with a residential unit.</p> <p>Unit of measurement: Square metre, gross floor area (external dimension).</p> <p>Typical inclusions: Single-family houses, semi-detached houses, multiple-family houses, portables, mobile homes or trailers.</p> <p>Typical exclusions: Band housing, group homes, hotels, motels, student centres.</p>

CATEGORY: Buildings

CLASS: Utility

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
A5A	Water supply/treatment	<p>A building which contains equipment and materials to support the municipal services (Category B - Utility) function. The building may contain pumps, piping, tanks, water and wastewater treatment equipment, power generation equipment, as well as office, washroom, laboratory and storage space.</p> <p>Unit of measurement: Square metre, gross floor area (external dimension).</p> <p>Typical inclusions: Water supply, distribution and treatment buildings, wastewater collection treatment and disposal buildings; electrical power generating plants.</p> <p>Typical exclusions: Buildings used strictly for storage (e.g. treatment materials), reservoirs, wells, stand pipes, garages for the storage and maintenance of water and waste disposal vehicles; these buildings are to be included in the operative classification A2.</p>
A5B	Wastewater treatment/disposal	
A5C	Electrical power generation	
A5D	Solid waste disposal	
A5E	Central heating plant	

CATEGORY: Buildings

CLASS: Utility

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
A6A	Community recreation centre/hall/cultural centre	A building or space in a building where band or community recreation and cultural activities take place. These could include sports, exercise activities, community meetings, adult education cultural programs.
A6B	Arena	
A6C	Gymnasium	
A6D	Indoor swimming pool	
A6E	Club house/youth centre/senior citizen/drop-in	Unit of measurement: Square metre, gross floor area (external dimension).
		Typical inclusions: Types of buildings as listed above, curling rinks.
		Typical exclusions: Churches, museums, marina, outdoor rinks and outdoor swimming pools; camp grounds; booths; shelters; sports fields; rodeo grounds.

CATEGORY: Utilities

CLASS: Water Supply, Treatment and Distribution

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B1A	Heated water mains	<p><u>All heat-traced</u> piping used to convey water from source of supply to service line connection at the main.</p> <p>Unit of measurement: Metre.</p> <p>Typical inclusions: All associated valves and hydrants.</p> <p>Typical exclusions: Service lines from the service line connection at the main to the user.</p>
B1B	Water mains	<p>All piping (except heat traced - see B1A) used to convey water from source of supply to service line connection at the main.</p> <p>Unit of measurement: Metre.</p> <p>Typical inclusions: All associated valves and hydrants.</p> <p>Typical exclusions: Service lines from the service line connection at the main to the user.</p>

CATEGORY: Utilities

CLASS: Water Supply, Treatment and Distribution

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B1C	Water treatment system	<p>All equipment used for conventional water treatment.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Coagulation, flocculation, sedimentation, filtration equipment, and a high level lift station.</p> <p>Typical exclusions: Host building. (A-5A)</p>
B1D	Water treatment unit	<p>All equipment used for treating community water supply.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Softening unit, iron removal unit (greensand filter), pressure filter or equivalent treatment. Each of the above items is one treatment unit.</p> <p>Typical exclusions: Host building.</p>

CATEGORY: Utilities

CLASS: Water Supply, Treatment and Distribution

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B1E	Water storage	<p>All above or below ground facilities 20,000 litres or larger to store water for community use.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: All drains, vents, overflows and related equipment.</p> <p>Typical exclusions: Pressure tanks -- these are considered to be included in B1F or B1H.</p>
B1F	Community well	<p>All groundwater wells used to supply water to the community at large.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Well pump, pressure tanks and chlorination equipment.</p> <p>Typical exclusions: Host building.</p>

CATEGORY: Utilities

CLASS: Water Supply, Treatment and Distribution

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B1G	Water standpipes	<p>All equipment used for community watering points (standpipes). These would normally be provided on a piped water distribution system to enable users to collect their own water.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Heat-traced supply pipe, spring release mechanical valve and related equipment.</p> <p>Typical exclusions: Host building or shed; heated mains.</p>
B1H	High level lift station	<p>All pumping facilities used to pressurize the main distribution system. In this case the source of raw water is usually either a community well or a low level pumphouse.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Pressure tanks, pumps and chlorination equipment.</p>

CATEGORY: Utilities

CLASS: Water Supply, Treatment and Distribution

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B11	Low level lift station	<p>All equipment to pump water from a surface water supply to treatment facilities or storage.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Intake line, clear well, pumps and chlorination equipment.</p> <p>Typical exclusions: Host building.</p>

CATEGORY: Utilities

CLASS: Wastewater Collection, Treatment and Disposal System

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B2A	Sanitary mains	<p>All piping used to transport wastewater from service line connection at the main to a community treatment plant or adjacent municipal connection.</p> <p>Unit of measurement: Metre.</p> <p>Typical inclusions: Network of gravity mains, manholes, and appurtenances associated with wastewater collection.</p> <p>Typical exclusions: Service lines from the user to the service line connection at the main; lift stations and force mains.</p>
B2B	Storm mains	<p>All piping used to collect surface drainage from storm runoff.</p> <p>Unit of measurement: Metre.</p> <p>Typical inclusions: Network of gravity mains, manholes and catch basins.</p> <p>Typical exclusions: Ditches and culverts.</p>

CATEGORY: Utilities

CLASS: Water Supply, Treatment and Distribution

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B2C	Rotating biological contactors/trickling filter	<p>Mechanical treatment plant designed to treat community wastewater.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: All equipment, tanks, filter media and processes associated with biological treatment; gravity outfall lines.</p> <p>Typical exclusions: Host building.</p>
B2D	Extended aeration plant	<p>Mechanical treatment plant designed to treat community wastewater.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: All equipment, tanks, aeration system and processes associated with biological treatment; gravity outfall lines.</p> <p>Typical exclusions: Host building.</p>

CATEGORY: Utilities

CLASS: Wastewater Collection, Treatment and Disposal System

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B2E	Lagoon	<p>Earthen basin(s) designed to treat community wastewater.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: All lagoon cells, inlet and outlet devices, piping and processes associated with biological treatment; gravity outfall lines.</p> <p>Typical exclusions: Lift station and force main.</p>
B2F	Community septic tank	<p>Community septic tank/holding tank designed for wastewater disposal.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Disposal field.</p>
B2G	Jet-pump disposal	<p>Community septic tank designed for wastewater disposal by means of a sewage ejector system.</p> <p>Unit of measurement: Each.</p>
B2H	Lift station	<p>All equipment used to lift wastewater from a low point in a collection system to a higher elevation.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Dry well, wet well, pumps, piping and valves.</p> <p>Typical exclusions: Host building.</p>

CATEGORY: Utilities

CLASS: Wastewater Collection, Treatment and Disposal System

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B2I	Aerated lagoon	<p>Lagoon designed to treat community wastewater by means of mechanical aeration.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: All lagoon cells, piping, aeration equipment and processes associated with biological treatment; gravity outfall lines.</p> <p>Typical exclusions: Buildings housing mechanical treatment equipment.</p>
B2J	Force mains	<p>All piping used to transport wastewater from a sewage lift station to a gravity collection system or community treatment plant.</p> <p>Unit of measurement: Metre.</p> <p>Typical inclusions: All pressure mains and appurtenances.</p>
B2Q	Low pressure sewer	<p>System to transport wastewater from user to community treatment plant or adjacent municipal connection through low pressure mains, septic tanks to settle the solids and pumps (non-grinder) to pump liquid from the septic tank to the mains.</p> <p>Unit of measurement: Each</p> <p>Typical inclusions: Septic tanks, pumps (non-grinder) and piping.</p>

CATEGORY: Utilities

CLASS: Electrical Power Supply and Distribution System

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B3A	Mini-hydro	<p>INAC/Band-owned water driven electric power generating source on reserves usually in combination with standby diesel-driven generators, rated in kW.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Dam, water intake system and control.</p> <p>Typical exclusions: Generator, building, wind generation.</p>
B3B	Diesel generators	<p>INAC/Band-owned diesel-engine driven electric power generating source on reserves, consisting of one or two units with no synchronizability and a minimum of three units with synchronizability, rated in kW.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Control panels.</p> <p>Typical exclusions: Diesel generator building.</p>

CATEGORY: Utilities

CLASS: Electrical Power Supply and Distribution System

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B3C	Street lights	<p>INAC/Band-owned street lights, usually installed on existing power distribution poles, and typically consisting of high-pressure sodium 150 watt lamps and luminaires.</p> <p>Unit of measurement: Each.</p> <p>Typical inclusions: Lighting fixtures, mounting hardware, power connection, control and grounding.</p> <p>Typical exclusions: Street lights provided under contract by Power Supply Authority.</p>
B3D	Transmission	<p>INAC/Band-owned transmission line, supplying electrical power to a reserve from some remote/outside source. Transmission is almost exclusively via an overhead pole line.</p> <p>Unit of measurement: Kilometre.</p> <p>Typical inclusions: Pole line and substation.</p> <p>Typical exclusions: Distribution lines.</p>

CATEGORY: Utilities

CLASS: Electrical Power Supply and Distribution System

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B3E	Distribution	<p>INAC/Band-owned distribution line, distributing power on the reserve from the transmission substation or local generating plant to the various users. Distribution is usually via an overhead pole line with the possible exception of an underground cable run to a school, based on specific site requirements.</p> <p>Unit of measurement: Kilometre.</p> <p>Typical inclusions: Pole line, transformers, fuses, lightning arresters, guying, tap-offs to loads.</p> <p>Typical exclusions: Transmission line and substation.</p>

CATEGORY: Utilities

CLASS: Solid Waste Disposal System

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
B4A	Refuse site	<p>An area used for the disposal of solid waste (garbage dump/pit).</p> <p>Unit of measurement: Each.</p> <p>Typical exclusions: Vehicles associated with operation.</p>
B4B	Landfill site	<p>An area assigned to receive solid waste including spreading, compaction and covering waste with soil.</p> <p>Unit of measurement: Each.</p> <p>Typical exclusions: Garbage dump/pit. Vehicles associated with operation.</p>
B4C	Incinerator	<p>All equipment used in the incineration of community solid waste.</p> <p>Unit of measurement: Each.</p> <p>Typical exclusions: Incinerators servicing individual facilities such as schools. Excludes 45 gallon drums.</p>

CATEGORY: Transportation

CLASS: Reserve Roads

DEFINITION: Public roads including service access roads located on reserve for the benefit of the entire community and for the purpose of providing vehicular access to provincial road systems, residential areas and to public facilities such as schools, band offices, sewage treatment plants, landfill sites, etc. **Reserve roads exclude:** third-party roads, off-reserve roads, private entrances and access roads to private economic ventures.

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
D1A	Earth roads	Seasonal roads constructed of native materials without the addition of surface improvement materials such as gravel. Unit of measurement: Kilometre.
D1B	Gravel roads	Roads with a riding surface constructed of crushed, screened or native gravel. Unit of measurement: Kilometre.
D1C	Surface treated roads	Roads with low class asphaltic surfaces such as chip seals, bituminous surface treatments, oil treatments, etc. Unit of measurement: Kilometre.
D1D	Paved roads	Roads with a riding surface paved with a hot mixed asphaltic concrete. Unit of measurement: Kilometre.

CATEGORY: Transportation

CLASS: Reserve Bridges

DEFINITION: Public structures located on reserve for the benefit of the entire community and for the purpose of carrying vehicular and pedestrian traffic across depressions and obstacles such as gullies, roadways, waterways, railways, etc. Reserve bridges include large culverts whose span exceeds three metres, and are normally located on roads defined in D1 -- Reserve Roads.

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
D2A	Vehicular bridges	<p>Bridges designed to carry vehicular traffic.</p> <p>Unit of measurement: Square metres of deck area.</p>
D2B	Pedestrian bridges	<p>Bridges designed to carry pedestrian traffic only.</p> <p>Unit of measurement: Square metres of deck area.</p>
D2C	Large culverts	<p>Structures with a span (width of opening) exceeding three metres which are placed under a road embankment for the passage of surface water, livestock or pedestrians.</p> <p>Unit of measurement: Square metres on plan.</p>

CATEGORY: Transportation

CLASS: Other Roads

DEFINITION: Private roads, entrances and third-party roads which are located on or off reserve, and where the band is the major user.

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
D7A	Third-party roads	<p>Portions of road networks belonging to third-party agencies such as provinces, counties, municipalities, etc., located within the boundaries of the reserve.</p> <p>Unit of measurement: Kilometre.</p>
D7B	Private access roads	<p>All farm access roads and any other access roads to private economic ventures located on reserve such as sawmills, campgrounds, logging operations, stores, etc.</p> <p>Unit of measurement: Kilometre.</p>
D7C	Private entrances	<p>All entrances, laneways and driveways to private dwellings for the exclusive use of the property occupants.</p> <p>Unit of measurement: Kilometre.</p>
D7D	Off-reserve roads	<p>Roads located outside the boundaries of the reserve which are used almost exclusively by the band and are often the only link between the reserve and the provincial road system.</p> <p>Unit of measurement: Kilometre.</p>

CATEGORY: Transportation

CLASS: Other Bridges

DEFINITION: All vehicular and pedestrian bridges and large culverts, as defined in D2 -- Reserve Bridges, which are located on roads defined in D7 -- Other Roads, and where the band is the major user.

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
D8A	Third-party bridges	Bridges and large culverts located on roads belonging to third-party agencies as defined under D7A. Unit of measurement: Square metres of deck area/on plan.
D8B	Private access bridges	Bridges and large culverts located on private access roads defined under D7B. Unit of measurement: Square metres of deck area/on plan.
D8C	Private entrance bridges	Bridges and large culverts located on private entrances defined under D7C. Unit of measurement: Square metres of deck area/on plan.
D8D	Off-reserve bridges	Bridges and large culverts located on off-reserve roads defined under D7D. Unit of measurement: Square metres of deck area/on plan.

CATEGORY: Vehicles

CLASS: Fire Fighting

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
E1A	Mini pumper	<p>Truck with either 4 x 2 or 4 x 4 wheel drive.</p> <p>Gross Vehicle Weight Rating (GVWR) 4,889 to 5,896 kg (11,000 to 13,000 lb).</p> <p>Fire fighting pump rated at 1,363 litres per minute (300 gallons per minute).</p> <p>Water tank capacity 1,591 litres (350 gallons) or smaller.</p> <p>Unit of measurement: Each.</p>

CATEGORY: Vehicles

CLASS: Fire Fighting

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
E1B	Triple combination pumper	<p>Truck with either 4 x 2 or 4 x 4 wheel drive.</p> <p>Gross Vehicle Weight Rating (GVWR) 6,550 to 15,876 kg (14,000 to 35,000 lb).</p> <p>With a fire fighting capability to:</p> <ul style="list-style-type: none"> a. pump water from its own reservoir; b. draft water from a source; c. increase water pressure from a source such as a hydrant, or to a source such as a building sprinkler system. <p>The fire fighting pump may have a rating from 1,932 to 3,750 litres per minute (425 to 825 gallons per minute).</p> <p>Water tank capacity from 2,279 litres to 9,092 litres (500 to 2,000 gallons).</p> <p>Unit of measurement: Each.</p>

CATEGORY: Vehicles

CLASS: Fire Fighting

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
E1Z	Fire fighting vehicles (others)	Motor vehicle chassis of any size or a towed trailer of any size not specifically designed as a fire truck but which is equipped with a tank and/or pump.

Unit of measurement: Each.

CATEGORY: Vehicles**CLASS:** Solid Waste

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
E2A	Compactor	<p>A motor vehicle chassis ranging from 5,896 to 15,876 kg (13,000 to 35,000 lb) Gross Vehicle Weight Rating (GVWR), fitted with a closed container with hydraulic capability to compress solid waste. Loading may be accessible from the rear or either side.</p> <p>Unit of measurement: Each.</p>
E2B	Unmodified	<p>A motor vehicle chassis of any size, fitted with a closed or open container which is dedicated part time to the purpose of collecting solid waste.</p> <p>Unit of measurement: Each.</p>
E2Z	Other	<p>A motor vehicle chassis of any type or a towed trailer used for the purpose of collection of solid waste on an infrequent or as-necessary basis.</p> <p>Unit of measurement: Each.</p>

CATEGORY: Vehicles

CLASS: Liquid Waste

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
E3A	Commercial pumper	<p>A motor vehicle chassis ranging from 7,711 to 15,876 kg (17,000 to 35,000 lb) Gross Vehicle Weight Rating (GVWR) commercially designed with special tanks with a capacity range of 2,273 to 6,819 litres, (500 to 1,800 gallons) or more to be used for the purpose of pumping liquid waste water.</p> <p>Pump capacity and type may vary.</p> <p>Unit of measurement: Each.</p>
E3B	Unmodified	<p>A motor vehicle of any chassis size onto which a portable tank and pump has been temporarily mounted for the purposes of pumping and collecting wastewater as required.</p> <p>Unit of measurement: Each.</p>
E3Z	Other	<p>A motor vehicle chassis of any type or a towed trailer with a tank and/or without a pump used for the purpose of collecting wastewater, on an infrequent or as-required basis.</p> <p>Unit of measurement: Each.</p>

CATEGORY: Vehicles

CLASS: Water Delivery

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
E4A	Tanker	<p>A motor vehicle ranging from 7,712 to 15,876 kg (17,000 to 35,000 lb) Gross Vehicle Weight (GVWR), fitted with a permanently mounted tank with a capacity ranging from 2,954 to 6,819 litres (650 to 1,500 gallons) either with a pump or gravity dispensing system.</p> <p>Note: Some of these vehicles may have a fire fighting capability by the use of an extra pump for pressurizing water (i.e. combination water delivery/fire fighting vehicle).</p> <p>Unit of measurement: Each.</p>
E4B	Unmodified	<p>A motor vehicle of any chassis size onto which a portable tank is temporarily mounted for the purpose of delivering potable water, using either a pump or gravity for delivery.</p> <p>Unit of measurement: Each.</p>

CATEGORY: Vehicles

CLASS: Water Delivery

SUBCLASS (CAIS CODING)	ASSET NAME	ASSET DEFINITION
E4Z	Other	<p>A portable water tank used for delivery of potable water to a dwelling:</p> <ul style="list-style-type: none">a. installed on the rear of a vehicle; orb. a tank trailer, orc. a tank mounted on a single wheeled axle. <p>Unit of measurement: Each.</p>