



Ministry of Education

**2000/2001**  
**Five-Year Capital Plan**

**Allowances, Rates and**  
**Costing Factors**  
**Supplement**

(For Capital Planning Purposes Only)

School Finance & Capital Planning Branch

March 1999

**PREFACE:**

The **2000/01 Five-Year Capital Plan Allowances, Rates and Costing Factors Supplement** is to be used in conjunction with the **Five-Year Capital Plan Instructions** in preparing the 2000/01 Five-Year Capital Plan submission.

The **Supplement** contains tables of values provided by both the Ministry of Education, and the Ministry of Finance and Corporate Relations. The various allowances, rates, and costing factors are to be used for estimating budgets of those capital program projects for which a school board is requesting Government funding in the 2000/01 capital year.

Please note that these values are provided for capital planning purposes only. All capital project budgets are subject to final approval by the Capital Implementation Branch, Ministry of Finance and Corporate Relations.

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***Notable changes to the 2000/01 Supplement:***

The values provided remain unchanged from 1999/2000, except where noted below.

- **TABLE 1(b) - BASE BUDGET RATES FOR ADDITIONS**

Budget rates for the construction of additions to elementary, middle and secondary schools are currently based on the rates for new schools. These rates will be subject to revision during the project analysis stage, where additional information will be required for all projects identified by the Ministry as a high priority and more detailed cost estimates will be prepared.

- **TABLE 1(c) - PERCENTAGE RATES FOR RENOVATIONS ASSOCIATED WITH ADDITIONS**

Percentage rates specifically for renovations associated with the construction of additions to existing elementary, middle and secondary schools have been provided by the Capital Division, Ministry of Finance and Corporate Relations. These rates will be subject to revision during the project analysis stage, where additional information will be required for all projects identified by the Ministry as a high priority and more detailed cost estimates will be prepared.

- **TABLE 2 - COSTING FACTORS FOR PROJECT SIZE**

New costing factors for project size have been provided by the Capital Division, Ministry of Finance and Corporate Relations.

- **TABLE 4 - SUPPLEMENTARY BUILDING ALLOWANCE**

New costing factors for site condition have been provided by the Capital Division, Ministry of Finance and Corporate Relations.

- **TABLE 5 - COSTING FACTORS FOR LOCATION**

New location costing factors, based on the 1st Quarter of 1999, have been provided by the Capital Division, Ministry of Finance and Corporate Relations.

- **TABLE 6(a) - SITE DEVELOPMENT ALLOWANCE FOR ELEMENTARY SCHOOLS**

- **TABLE 6(b) - SITE DEVELOPMENT ALLOWANCE FOR MIDDLE AND SECONDARY SCHOOLS**

New site development allowances have been provided by the Capital Division, Ministry of Finance and Corporate Relations. These new site development allowances are no longer percentage rates, but lump sum amounts plus an additional allowance for parking, based on Ministry of Education school site area standards.

- **TABLE 8 - FREIGHT RATE ALLOWANCE (EQUIPMENT)**

Freight rate allowances for equipment from the 1999/2000 Spring Preliminary Operating Budgets have been provided by the Funding Allocation Unit, School Finance & Capital Planning Branch.

- **TABLE 9 - BUDGETARY ALLOWANCES FOR PORTABLE CLASSROOMS**

- **TABLE 10 - DELIVERY ALLOWANCE FOR PORTABLE CLASSROOMS**

- **TABLE 11 - SNOW LOADING ALLOWANCE FOR PORTABLE CLASSROOMS**

Allowances related to new portable classrooms have not been provided for 2000/01. The acquisition of surplus portables of differing specifications and the funding of costs associated with relocating surplus portables will be addressed as part of the implementation of Government's portable reduction initiative.

<b>TABLE 1(a): BASE BUDGET RATES FOR CONSTRUCTION OF NEW SCHOOL PROJECTS</b>	
<b>Type of School</b>	<b>Base Budget Rate</b>
Elementary School	\$900/m <sup>2</sup>
Junior Middle School (Grades 6, 7 & 8)	\$920/m <sup>2</sup>
Senior Middle School (Grades 7, 8, & 9)	\$920/m <sup>2</sup>
Secondary School	\$940/m <sup>2</sup>

Source: Capital Division, Ministry of Finance and Corporate Relations, March 1999

<b>TABLE 1(b): BASE BUDGET RATES FOR CONSTRUCTION OF ADDITION PROJECTS</b>	
<b>Type of School</b>	<b>Base Budget Rate</b>
Elementary School	\$900/m <sup>2</sup>
Junior Middle School (Grades 6, 7 & 8)	\$920/m <sup>2</sup>
Senior Middle School (Grades 7, 8, & 9)	\$920/m <sup>2</sup>
Secondary School	\$940/m <sup>2</sup>

Source: Capital Division, Ministry of Finance and Corporate Relations, March 1999

<b>TABLE 1(c): PERCENTAGE RATES FOR RENOVATIONS ASSOCIATED WITH ADDITIONS</b>			
<b>New Addition Area</b>	<b>Percentage of New Addition Construction Budget</b>		
	<b>Elementary School</b>	<b>Middle School</b>	<b>Secondary School</b>
200 to 499 m <sup>2</sup>	22%	21%	21%
500 to 799 m <sup>2</sup>	18%	17%	15%
800 to 1,499 m <sup>2</sup>	10%	10%	10%
1,500 to 2000 m <sup>2</sup>	0	6%	6%

Source: Capital Division, Ministry of Finance and Corporate Relations, March 1999; amended May 1999

<b>TABLE 2: COSTING FACTORS FOR PROJECT SIZE</b>			
	<b>Elementary School</b>	<b>Middle School</b>	<b>Secondary School</b>
<b>Gross Floor Area (m<sup>2</sup>)</b>	<b>Costing Factor</b>	<b>Costing Factor</b>	<b>Costing Factor</b>
3,000	1.000	1.068	N/A
4,000	0.990	1.048	N/A
5,000	0.980	1.037	1.040
6,000	N/A	1.027	1.030
7,000	N/A	1.017	1.020
8,000	N/A	1.000	1.010
9,000	N/A	0.996	1.000
10,000	N/A	0.986	0.990
12,000	N/A	N/A	0.980
15,000	N/A	N/A	0.960
17,000	N/A	N/A	0.950
20,000	N/A	N/A	0.930

The actual costing factor for a qualifying new school or addition having an area between those listed in Column 1, is determined by interpolating the two corresponding costing factors to three decimal places.

Source: Capital Division, Ministry of Finance and Corporate Relations, March 1999

**TABLE 3:  
 BASE ADJUSTMENT FOR AIR CONDITIONING**

Schools in communities with a July design temperature of 32°C (dry bulb) and greater should include air conditioning in new buildings or alterations/renovations to existing buildings. An air conditioning allowance of \$50/m<sup>2</sup> for elementary and \$40/m<sup>2</sup> for secondary schools may be added to the base budget rate. Listed below are those school districts and specified communities within school districts that are eligible for this allowance. (Communities are shown in italics.)

**NOTE: This allowance is for estimating air conditioning costs only, and will be reviewed during the value analysis process to verify the actual premium cost.**

Location	July Design Temperature (°C)
<i>S.D. No. 5 (Cranbrook)</i>	32
S.D. No. 19 (Revelstoke)	32
S.D. No. 20 (Kootenay-Columbia)	32 - 33
S.D. No. 22 (Vernon)	33
S.D. No. 23 (Central Okanagan)	33
S.D. No. 51 (Boundary)	35
S.D. No. 53 (Okanagan Similkameen)	32 - 33
<i>S.D. No. 58 (Merritt)</i>	34
<i>S.D. No. 58 (Princeton)</i>	32
S.D. No. 67 (Okanagan Skaha)	33
S.D. No. 73 (Kamloops/Thompson)	32 - 34
S.D. No. 74 (Gold Trail)	33 - 35
<i>S.D. No. 78 (Hope)</i>	32
S.D. No. 83 (North Okanagan-Shuswap)	33

Source: Capital Division, Ministry of Finance and Corporate Relations

**Table 4:  
 SUPPLEMENTARY BUILDING ALLOWANCE  
 (FOR SITE CONDITIONS)**

Site Condition:	Costing Factor:
Level Site, good bearing capacity, spread footings	1.00
Moderately sloping site requiring retaining/below grade exterior walls	1.01
Steeply sloping or limited site area requiring a single-storey building to become a two-storey building (typically, facilities of <4,000 m <sup>2</sup> )	1.03
Rock subsurface condition requiring blasting, or unstable subsurface condition requiring preloading	1.06
Unstable subsurface condition requiring piling or soil densification	1.09

Source: Capital Division, Ministry of Finance and Corporate Relations, March 1999

<b>TABLE 5: COSTING FACTORS FOR LOCATION</b>				
<b>A costing factor for location may be applied to projects in specified school districts to allow for variations in construction costs due to design loads and local market conditions.</b>				
<b>LOCATION</b>		<b>1<sup>st</sup> QUARTER 1999</b>		
<b>District No.</b>	<b>Town</b>	<b>Economic Factor</b>	<b>Geographic Factor</b>	<b>Location Factor</b>
5	Cranbrook	1.150	1.013	1.163
5	Fernie	1.150	1.018	1.168
6	Golden	1.130	1.018	1.148
6	Invermere	1.180	1.018	1.198
6	Kimberley	1.148	1.018	1.166
8	Creston	1.191	1.004	1.195
8	Kaslo	1.191	1.004	1.195
8	Nelson	1.130	1.014	1.144
10	Nakusp	1.223	1.004	1.227
19	Revelstoke	1.091	1.023	1.114
20	Castlegar	1.111	1.004	1.115
20	Trail	1.111	1.004	1.115
22	Vernon	1.041	0.999	1.040
23	Kelowna	1.031	0.998	1.029
27	Williams Lake	1.261	1.018	1.279
28	Quesnel	1.206	1.013	1.219
33	Chilliwack	1.010	1.000	1.010
34	Abbotsford	1.010	1.000	1.010
35-45	Lower Mainland	1.000	1.000	1.000
46	Sechelt	1.100	1.012	1.112
47	Powell River	1.196	1.012	1.208
48	Squamish	1.020	1.008	1.028
48	Whistler	1.150	1.025	1.175
49	Bella Coola	1.438	1.035	1.473
50	Queen Charlotte Island	1.494	1.023	1.517
51	Grand Forks	1.101	1.004	1.105
51	Midway	1.091	1.004	1.095
52	Prince Rupert	1.181	1.012	1.193
53	Keremeos	1.083	0.998	1.081
53	Oliver	1.083	0.998	1.081
54	Houston	1.155	1.025	1.181
57	Prince George	1.088	1.018	1.106
58	Merritt	1.083	1.009	1.092
58	Princeton	1.151	1.013	1.164
59	Dawson Creek	1.288	1.013	1.301
60	Fort St. John	1.268	1.013	1.281
61-63	Greater Victoria	1.028	1.012	1.040

**TABLE 5 (cont.)  
 COSTING FACTORS FOR LOCATION**

LOCATION		1 <sup>st</sup> QUARTER 1999		
District No.	Town	Economic Factor	Geographic Factor	Location Factor
64	Ganges	1.088	1.012	1.100
67	Penticton	1.055	0.998	1.053
67	Summerland	1.055	0.999	1.054
68	Nanaimo	1.046	1.000	1.046
69	Parksville	1.046	1.000	1.046
70	Port Alberni	1.098	1.017	1.115
71	Courtenay	1.098	1.028	1.126
72	Campbell River	1.126	1.028	1.154
73	Kamloops	1.026	0.998	1.024
73	Clearwater	1.086	1.013	1.099
74	Cache Creek	1.076	1.004	1.080
74	Lillooet	1.165	1.013	1.178
75	Mission	1.015	1.005	1.020
78	Agassiz	1.015	1.003	1.018
78	Hope	1.010	1.011	1.021
79	Duncan	1.043	1.012	1.055
79	Lake Cowichan	1.058	1.012	1.070
81	Fort Nelson	1.367	1.008	1.375
82	Kitimat	1.124	1.029	1.153
82	Terrace	1.191	1.038	1.229
83	Armstrong	1.051	0.999	1.050
83	Salmon Arm	1.056	1.004	1.060
84	Gold River	1.196	1.028	1.224
85	Port Hardy	1.196	1.023	1.219
87	Stikine	1.704	1.050	1.754
91	Burns Lake	1.163	1.025	1.189
91	Vanderhoof	1.110	1.020	1.131
92	New Aiyansh	1.338	1.029	1.367

Source: Capital Division, Ministry of Finance and Corporate Relations, March 1999



**Table 6(a):  
 SITE DEVELOPMENT ALLOWANCE  
 ELEMENTARY SCHOOL**

Item	BUILDING TYPE			
	New Building on New Site	New Building on Existing Site	500 m <sup>2</sup> Addition	1000 m <sup>2</sup> Addition
Site Preparation	Y	Y	Y	Y
Playing Field	Y	N	N	N
Paved Play Area	Y	Y	N	N
Concrete Paving				
- Building perimeter	Y	Y	Y	Y
- Building entrance	Y	Y	N	Y
- Walkways	Y	Y	N	Y
Asphalt Paving				
- Drop off	Y	Y	N	N
- Roads & parking	see below	see below	see below	see below
Fencing	Y	Y	N	N
Exterior Signage	Y	Y	N	Y
Flag Pole	Y	Y	N	N
Garbage Enclosure	Y	Y	N	N
Bike Racks	Y	Y	N	Y
Road Crossing	Y	Y	N	Y
Landscaping	Y	Y	Y	Y
Building Services				
- Electrical	Y	Y	N	Y
- Mechanical	Y	Y	N	N
- Connection Charges	Y	Y	N	N
<b>BASE BUDGET</b>	<b>\$350,000</b>	<b>\$250,000</b>	<b>\$15,000</b>	<b>\$55,000</b>

Roads and Parking (including drainage and area lighting)	One parking space for every twenty Grades K-10 students; and one parking space for every five staff. Allow \$1,750 per parking space.
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Location Factor	Apply appropriate factor from <b>Table 5 - Costing Factors for Location.</b>
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Source: Capital Division, Ministry of Finance and Corporate Relations, March 1999

**Table 6(b):  
 SITE DEVELOPMENT ALLOWANCE  
 MIDDLE AND SECONDARY SCHOOLS**

Item	BUILDING TYPE					
	New Building on New Site (up to 1500 capacity)	New Building on New Site (>1500 capacity)	New Building on Existing Site	500 m <sup>2</sup> Addition	1000 m <sup>2</sup> Addition	2000 m <sup>2</sup> Addition
Site Preparation	Y	Y	Y	Y	Y	Y
Playing Field	Y	Y (2 fields)	N	N	N	N
Paved Play Area	Y	Y	Y	N	N	N
Concrete Paving						
- Building perimeter	Y	Y	Y	Y	Y	Y
- Building entrance	Y	Y	Y	N	Y	Y
- Walkways	Y	Y	Y	N	Y	Y
Asphalt Paving						
- Drop off	Y	Y	Y	N	N	Y
- Roads & parking	see below	see below	see below	see below	see below	see below
Fencing	Y	Y	Y	N	N	N
Exterior Signage	Y	Y	Y	N	Y	Y
Flag Pole	Y	Y	Y	N	N	N
Garbage Enclosure	Y	Y	Y	N	N	N
Bike Racks	Y	Y	Y	N	Y	Y
Road Crossing	Y	Y	Y	N	Y	Y
Landscaping	Y	Y	Y	Y	Y	Y
Building Services						
- Electrical	Y	Y	Y	N	Y	Y
- Mechanical	Y	Y	Y	N	N	Y
- Connection Charges	Y	Y	Y	N	N	Y
<b>BASE BUDGET</b>	<b>\$675,000</b>	<b>\$900,000</b>	<b>\$450,000</b>	<b>\$15,000</b>	<b>\$55,000</b>	<b>\$175,000</b>

Roads and Parking (including drainage and area lighting)	One parking space for every twenty Grades K-10 students; one parking space for every ten Grades 11-12 students; and one parking space for every five staff. Allow \$1,750 per parking space.
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Location Factor	Apply appropriate factor from <b>Table 5 - Costing Factors for Location.</b>
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Source: Capital Division, Ministry of Finance and Corporate Relations, March 1999

<b>TABLE 7: EQUIPMENT ALLOWANCE</b>	
<b>Type of Space</b>	<b>Percentage Rate</b>
New Elementary School	13.5
New Junior Middle School (Grades 6, 7 & 8)	18.0
New Senior Middle School (Grades 7, 8, & 9)	22.5
New Secondary School	27.0

Source: Capital Planning Unit, School Finance and Capital Planning Branch, Ministry of Education

<b>TABLE 8: FREIGHT RATE ALLOWANCES (EQUIPMENT)</b>		
<b>District No.</b>	<b>Location of School District Board Office</b>	<b>Freight Rate Allowance (percentage rate)</b>
5	Cranbrook	7.973%
6	Invermere	8.307%
8	Nelson	6.798%
10	Nakusp	7.215%
19	Revelstoke	6.986%
20	Trail	6.798%
22	Vernon	6.798%
23	Kelowna	6.338%
27	Williams Lake	5.518%
28	Quesnel	5.622%
33	Chilliwack	1.085%
34	Abbotsford	0.000%
35	Langley	0.000%
36	Surrey	0.000%
37	Delta	0.000%
38	Richmond	0.000%
39	Vancouver	0.000%
40	New Westminster	0.000%
41	Burnaby	0.000%
42	Maple Ridge	0.000%
43	Coquitlam	0.000%
44	North Vancouver	0.000%
45	West Vancouver	0.000%
46	Gibsons	1.148%
47	Powell River	3.872%
48	Squamish	1.148%
49	Hagensborg	15.382%
50	Queen Charlotte City	15.922%

<b>TABLE 8: (cont.) FREIGHT RATE ALLOWANCES (EQUIPMENT)</b>		
<b>District No.</b>	<b>Location of School District Board Office</b>	<b>Freight Rate Allowance (percentage rate)</b>
51	Grand Forks	6.798%
52	Prince Rupert	9.088%
53	Oliver	6.798%
54	Smithers	9.088%
57	Prince George	6.428%
58	Merritt	6.798%
59	Dawson Creek	9.200%
60	Fort St. John	9.200%
61	Victoria	1.458%
62	Langford	1.458%
63	Saanichton	1.458%
64	Ganges	3.689%
67	Penticton	6.798%
68	Nanaimo	1.458%
69	Parksville	1.856%
70	Port Alberni	1.856%
71	Courtenay	3.455%
72	Campbell River	3.455%
73	Kamloops	6.338%
74	Ashcroft	5.705%
75	Mission	0.000%
78	Hope	1.231%
79	Duncan	1.856%
81	Fort Nelson	15.638%
82	Terrace	9.088%
83	Salmon Arm	6.798%
84	Gold River	3.872%
85	Port Hardy	3.830%
87	Dease Lake	17.505%
91	Vanderhoof	7.097%
92	New Aiyansh	9.088%
FEA	Richmond	0.000%

Source: Funding Allocation Unit, School Finance and Capital Planning Branch, Ministry of Education, March 1999