



2012/13
Capital Plan

**Allowances, Rates and
Costing Factors
Supplement**

(For Capital Planning Purposes Only)

Resource Management Division
May 2012

PREFACE:

The **2012/13 Capital Plan Allowances, Rates and Costing Factors Supplement** is to be used in conjunction with the **2012/13 Capital Plan Instructions** in the preparation of 2012/13 Capital Plan submissions. The Supplement contains the various allowances, rates, and costing factors for calculating the budgets for capital projects included in a board of education's capital plan submission to the Ministry of Education.

These values are provided for capital planning purposes only. Project budgets will be finalized in the Capital Project Funding Agreement co-signed by the Board Chair and Minister of Education.

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Notes to 2012/13 Capital Plan Allowances, Rates and Costing Factors Supplement:

- **Table 4: COSTING FACTORS FOR LOCATION**
Updated to 1st Quarter 2012.

TABLE 1(a): BASE BUDGET RATES FOR CONSTRUCTION OF NEW SCHOOL PROJECTS	
Type of School	Base Budget Rate
Elementary School	\$1765/ m ²
Middle School	\$1785/ m ²
Secondary School	\$1810/ m ²

TABLE 1(b): BASE BUDGET RATES FOR CONSTRUCTION OF ADDITION PROJECTS	
Type of School	Base Budget Rate
Elementary School	\$1765/ m ²
Middle School	\$1785/ m ²
Secondary School	\$1810/ m ²

TABLE 1(c): PERCENTAGE RATES FOR RENOVATIONS ASSOCIATED WITH ADDITION PROJECTS			
Note: The actual percentage rate for a new addition having an area between those listed in Column 1 is determined by interpolating the two corresponding costing factors to one decimal place. Percentage rates for new addition areas greater than 2000 m² will be determined on an individual basis.			
New Addition Area	Percentage of New Addition Construction Budget		
	Elementary School	Middle School	Secondary School
0 to 250 m ²	20.0	21.0	22.0
500 m ²	15.0	15.5	16.0
750 m ²	12.0	12.5	13.0
1,000 m ²	9.5	10.0	10.5
1,250 m ²	7.5	8.0	8.5
1500 m ²	6.5	7.0	7.0
1750 m ²	5.5	6.0	6.0
2000 m ²	5.0	5.5	5.5

**TABLE 1(d)
 TYPICAL RENOVATION ITEMS ASSOCIATED WITH ADDITION PROJECTS**

Note: Specific renovation items must be identified for addition projects submitted as part of the Five-Year Capital Plan submission.

Item:	Included in Allowance	Supplementary Building Item
General - Reconfigure space <i>immediately adjacent</i> to addition - Localized demolition - Demolish existing school - Hazardous material removal (e.g., asbestos)	Yes Yes No No	 Yes (Cost estimate) Yes (Cost estimate)
Access - Increase exiting for existing building Upgrade handicapped accessibility (except two-storey elevator) - Install handicapped elevator for existing 2-storey building	Yes Yes No	 Yes (Cost estimate)
Loss Prevention - Adjustments to existing sprinkler system where affected by addition/minor extensions to serve addition - Upgrade existing fire alarm system - Fire separation between existing building and addition - Sprinkler system to previously unsprinklered building	 Yes Yes Yes No	 Yes (Cost estimate)
Electrical Service - Upgrade main service to supply addition	Yes	
Mechanical Service - Upgrade/revise existing service to supply addition	Yes	
Structural Seismic Mitigation - Upgrading to existing building	No	Yes (Cost estimate)

TABLE 2: COSTING FACTORS FOR PROJECT SIZE			
	Elementary School	Middle School	Secondary School
Gross Floor Area (m²)	Costing Factor	Costing Factor	Costing Factor
<500	1.05	N/A	N/A
500	1.05	N/A	N/A
1,000	1.04	N/A	N/A
2,000	1.02	1.05	1.09
3,000	1.00	1.05	1.08
4,000	0.99	1.04	1.07
5,000	0.98	1.03	1.05
6,000	N/A	1.02	1.04
7,000	N/A	1.00	1.04
8,000	N/A	0.99	1.02
9,000	N/A	0.98	1.02
10,000	N/A	0.98	1.01
12,000	N/A	0.98	1.00
15,000	N/A	0.98	0.98
17,000	N/A	0.98	0.98
20,000	N/A	0.98	0.98

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

Table 3: SUPPLEMENTARY BUILDING ALLOWANCE	
Premium¹ costs for abnormal site conditions within the building footprint:	Costing Factor²
• 5 – 10 percent sloping site requiring: cut and/or imported fill; retaining capacity for foundation walls; stepped footings; exterior steps/ramps	0.01
• >10 percent sloping site requiring: cut and/or imported fill; retaining capacity for foundation walls; stepped footings; exterior steps/ramps	0.03
• Unsuitable subsurface material requiring over-excavation and back-filling	0.03
• Surface or subsurface rock requiring blasting; or bearing condition requiring pre-loading	0.05
• Subsurface condition requiring piling or soil densification	0.08
• Underground parking required by municipal bylaw	\$15,000/stall
Total cost of the following items:	Cost
• Fire code-mandated sprinklers for previously unsprinklered building (addition project)	Cost estimate
• Fire code-mandated handicapped elevator for existing two-storey building (addition project)	Cost estimate
• Handicapped elevator for <i>required</i> two-storey new building, where cost model is a one-storey building	Cost estimate
• Seismic upgrading to existing building (addition project)	Cost estimate
• Demolition and disposal of existing building (replacement project)	Cost estimate
• Hazardous material removal and disposal, including asbestos, PCBs (addition project; replacement project)	Cost estimate

Footnotes:

- 1** Unit rates for construction already provide for typical work in these areas. The Supplementary Building Allowance therefore covers only premium costs for extraordinary work not covered under the unit rates.
- 2** Costing Factors are provided for budgeting purposes. Supplementary Building Cost Factors are multiplied by (*adjusted unit rate x approved new area*) and carried as a separate line item on the request form. Supplementary Building items should be compiled to form a budget total for this funding category; however, individual items and amounts or factors must be identified.

TABLE 4: COSTING FACTORS FOR LOCATION		
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.		
LOCATION		1st QUARTER 2012
District No.	Town	Location Factor
5	Cranbrook	1.150
5	Fernie	1.160
6	Golden	1.150
6	Invermere	1.150
6	Kimberley	1.150
8	Creston	1.150
8	Kaslo	1.175
8	Nelson	1.150
10	Nakusp	1.175
19	Revelstoke	1.150
20	Castlegar	1.125
20	Trail	1.125
22	Vernon	1.065
23	Kelowna	1.065
27	Williams Lake	1.225
28	Quesnel	1.225
33	Chilliwack	1.025
34	Abbotsford	1.000
35	Langley	1.000
36	Surrey	1.000
37	Delta	1.005
38	Richmond	1.015
39	Vancouver	1.040
40	New Westminster	1.025
41	Burnaby	1.035
42	Maple Ridge	1.025
43	Coquitlam	1.025
44	North Vancouver	1.060
45	West Vancouver	1.060
46	Sechelt	1.200
47	Powell River	1.250
48	Squamish	1.125
48	Whistler	1.225
49	Bella Coola	1.600
50	Haida Gwaii	1.650
51	Grand Forks	1.125
51	Midway	1.125
52	Prince Rupert	1.300
53	Keremeos	1.075
53	Oliver	1.100

TABLE 4: COSTING FACTORS FOR LOCATION (cont.)

LOCATION		1 st QUARTER 2012
District No.	Town	Location Factor
54	Houston	1.300
57	Prince George	1.175
58	Merritt	1.075
58	Princeton	1.125
59	Dawson Creek	1.350
60	Fort St. John	1.375
61-63	Greater Victoria	1.050
64	Ganges	1.150
67	Penticton	1.060
67	Summerland	1.060
68	Nanaimo	1.060
69	Parksville	1.075
70	Port Alberni	1.135
71	Courtenay	1.125
72	Campbell River	1.125
73	Kamloops	1.040
73	Clearwater	1.125
74	Cache Creek	1.100
74	Lillooet	1.150
75	Mission	1.050
78	Agassiz	1.060
78	Hope	1.075
79	Duncan	1.100
79	Lake Cowichan	1.125
81	Fort Nelson	1.400
82	Kitimat	1.450
82	Terrace	1.375
83	Armstrong	1.075
83	Salmon Arm	1.075
84	Gold River	1.300
85	Port Hardy	1.300
87	Stikine	1.950
91	Burns Lake	1.350
91	Vanderhoof	1.300
92	New Aiyansh	1.700

Note: Location costing factor for School District No. 93 (Conseil Scolaire Francophone) is the factor for the community in which a CSF facility is located.

TABLE 5: PLANNING FEES SCALE FOR NEW CONSTRUCTION PROJECTS							
Project Area (m²)	<1000	1000	2500	4000	6000	8000	>8000
Percentage Rate of Construction Cost:	11.0	11.0	10.0	9.75	9.5	9.0	9.0

Table 6(a): SITE DEVELOPMENT ALLOWANCE ELEMENTARY SCHOOLS				
Item	Building Type			
	New Building on New Site	New Building on Existing Site	500 m² Addition	1000 m² Addition
Site Preparation (incl. clearing, grading, base prep)	Y	Y	Y	Y
All-weather Playing Field (irrigated and drained)	Y	N	N	N
Paved Play Area	Y	Y	N	N
Playground Equipment	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				
- Roads and Drop off (incl. Drainage and lighting)	Y	Y	N	N
- Parking	<i>Excluded See Table 6(c)</i>	<i>Excluded See Table 6(c)</i>	<i>Excluded See Table 6(c)</i>	<i>Excluded See Table 6(c)</i>
Perimeter 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
Services to building:				
- Electrical	Y	Y	N	Y
- Mechanical	Y	Y	N	N
- Connection Charges	Y	Y	N	N
Sub total:	\$950,000	\$700,000	\$45,000	\$130,000
Note: Apply appropriate location factor from Table 4 - Costing Factor for Location.				

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

Item	Building Type					
	New Building on New Site (<1500 capacity)	New Building on New Site (>1500 capacity)	New Building on Existing Site	500 m ² Addition	1000 m ² Addition	2000 m ² Addition
Site Preparation (incl. clearing, grading, base prep)	Y	Y	Y	Y	Y	Y
Playing Field (not incl. all-weather drainage)	Y (1 field)	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						
- Roads and Drop off (incl. Drainage and lighting)	Y	Y	Y	N	N	Y
- Parking	<i>Excluded See Table 6(c)</i>	<i>Excluded See Table 6(c)</i>	<i>Excluded See Table 6(c)</i>	<i>Excluded See Table 6(c)</i>	<i>Excluded See Table 6(c)</i>	<i>Excluded See Table 6(c)</i>
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
Sub total:	\$1,600,000	\$2,300,000	\$950,000	\$45,000	\$130,000	\$350,000

Note: Apply appropriate location factor from Table 4 - Costing Factor for Location.

TABLE 6(c) SUPPLEMENTARY SITE ALLOWANCES	
The premium¹ cost of the following items:	Costing Factor²
Slope greater than 10 percent on playfields and parking lots requiring cut and imported fill, retaining walls, barriers or guards, steps, etc.	0.02
Unsuitable road subsurface bearing material requiring over-excavation and back filling.	0.03
Note: Apply appropriate location factor from Table 4 - Costing Factor for Location.	
The calculated cost of the following items:	
Roads and Parking (includes drainage and lighting)	<ul style="list-style-type: none"> • 2.0 parking spaces per 25 students, Grades K-10 (based on nominal capacity) • 4.5 parking spaces per 25 students, Grades 11 and 12 (based on nominal capacity) • Allowance of \$4,500 per parking space
Note: Apply appropriate location factor from Table 4 - Costing Factor for Location.	
The total cost of the following items:	
Premium cost of site enhancement / remediation required by external agency (e.g., Ministry of Water Land and Air Protection requirements for salmon-bearing stream protection/re-routing)	Cost estimate
Premium cost of abnormal site access requirements (e.g., more than two entrances, unavoidable long driveway from road, unusually long fire lane)	Cost estimate
Premium cost of hazardous material removal (e.g., buried oil tank, contaminated soil)	Cost estimate
New playfield on existing site, where an existing field is unavoidably displaced by the new building or addition.	Cost estimate
New paved play area on existing site, where existing paved play area is unavoidably displaced by the new building or addition.	Cost estimate
Temporary accommodation during construction period. Portable relocation and set-up cost based on current Ministry allowance.	Cost estimate
Parking spaces to comply with local government bylaw requirements.	Cost estimate

Footnotes:

- 1 Site Development Allowances Tables 6(a) and 6(b) already provide for typical site work. The Supplementary Site Allowance therefore covers only premium costs for extraordinary work not covered under the Site Development Allowances.
- 2 Costing Factors are provided for budgeting purposes. Supplementary Site Cost Factors are multiplied by the total construction value and carried as a separate line item on the request form. Total construction value is defined as the total estimated cost of: Site Development, Supplementary Site, Building, and Supplementary Building categories. Supplementary Site items should be compiled to form a budget total for this funding category; however, individual items and amounts or factors must be identified.

TABLE 6(d): ALLOWABLE OFFSITE EXPENSES	
Item	Cost
New fire hydrants	Cost estimate
New perimeter sidewalk and curbing	Cost estimate
Service extension required to reach new site	Cost estimate

TABLE 7: EQUIPMENT ALLOWANCE	
The equipment allowance will be calculated as a percentage of the base budget rate for new construction, multiplied by the approved area of new construction and freight rate allowance for the location of the school district office.	
Type of Space	Percentage Rate
New Elementary School	13.0
New Junior Middle School (Grades 6, 7 & 8)	17.3
New Senior Middle School (Grades 7, 8, & 9)	21.6
New Secondary School	25.9
Note: The equipment allowance for secondary schools with a nominal capacity greater than 1200 students will be determined by the Ministry on an individual project basis.	

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

SD No.	Location of School District Office	Freight Rate Allowance (percentage rate)
5	Cranbrook	9.843
6	Invermere	10.193
8	Nelson	8.609
10	Nakusp	9.047
19	Revelstoke	8.806
20	Trail	8.609
22	Vernon	8.609
23	Kelowna	7.517
27	Williams Lake	7.403
28	Quesnel	7.513
33	Chilliwack	1.050
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	1.710
47	Powell River	5.675
48	Squamish	0.957
49	Hagensborg	28.792
50	Haida Gwaii	28.792
51	Grand Forks	8.609
52	Prince Rupert	15.020
53	Oliver	8.609
54	Smithers	11.490
57	Prince George	7.780
58	Merritt	8.609
59	Dawson Creek	11.840
60	Fort St. John	12.370
61	Victoria	3.420
62	Langford	3.570
63	Saanichton	3.290

**TABLE 8: (cont.)
 FREIGHT RATE ALLOWANCE (EQUIPMENT)**

SD No.	Location of School District Office	Freight Rate Allowance (percentage rate)
64	Salt Spring Island	5.483
67	Penticton	8.609
68	Nanaimo-Ladysmith	3.170
69	Parksville	3.570
70	Port Alberni	3.940
71	Courtenay	5.238
72	Campbell River	5.238
73	Kamloops	7.517
74	Ashcroft	6.993
75	Mission	0.000
78	Hope	1.500
79	Duncan	3.530
81	Fort Nelson	17.891
82	Terrace	13.550
83	Salmon Arm	8.609
84	Gold River	5.675
85	Port Hardy	7.010
87	Dease Lake	20.680
91	Vanderhoof	8.966
92	New Aiyansh	14.720

Note: Freight rate allowance for School District No. 93 (Conseil Scolaire Francophone) is the allowance for the community in which a CSF facility is located.

**TABLE 9:
 CAPITAL ALLOWANCE FOR SCHOOL BUSES**

Each year, the Ministry and the Association of School Transportation Services of BC (ASTSBC) manage a Request for Standing Offer (RFSO) with school bus suppliers. Capital allowances for school buses are based on prices submitted by suppliers under the RFSO.

The capital allowances for school buses are based upon the following criteria:

- average cost submitted by suppliers for school buses of each capacity
- applicable taxes
- Current CDN/US dollar exchange rates
- Delivery anywhere in BC is included (i.e. FOB the purchasing school district)

NOTE: THESE CAPITAL ALLOWANCES ARE FROM THE FEBRUARY, 2012, RFSO AND SHOULD BE USED FOR CAPITAL PLANNING PURPOSES ONLY.

Capacity	February 2012 Base Allowance
22-passenger	\$53,635
28-passenger	\$55,473
29- or 30- passenger	\$56,832
34-passenger	\$83,931
46-passenger	\$85,852
52-passenger	\$86,558
58-passenger	\$88,159
64-passenger	\$88,534
70-passenger	\$89,456
76-passenger	\$89,512
84-passenger	\$115,034
Additional Allowances:	
Options allowance, 58- to 84-passenger	\$8,000
Options allowance, 22- to 52-passenger	\$5,000
Wheelchair lift	\$7,500
HST	2.5%
ASTSBC Administrative fee	1%