



Ministry of Education

1999/2000
Five-Year Capital Plan

Allowances, Rates and
Costing Factors
Supplement

(For Capital Planning Purposes Only)

School Finance & Capital Planning Branch

June 1998

PREFACE:

The **1999/2000 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 1999/2000 Five-Year Capital Plan submission.

The **Supplement** contains tables of values for the various allowances, rates, and costing factors to be used for estimating budgets of capital program projects for which funding is requested in the 1999/2000 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 1999/2000 Supplement:

The values provided remain unchanged from 1998/1999, except where noted below.

• **TABLE 1 - BASE BUDGET RATES**

- Base budget rates for elementary, middle and secondary schools have been reduced by Ministry of Finance and Corporate Relations, as part of Treasury Board cost reduction and cost efficiency initiatives.

• **TABLE 7 - EQUIPMENT ALLOWANCE**

- Given the reduction in 1999/2000 base budget rates, equipment allowance percentages have been increased accordingly to maintain past levels of capital funding.

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

- Freight rate allowances for equipment have been updated by Funding Allocation Unit, School Finance and Capital Planning Branch using 1998/99 Spring Preliminary Operating Budgets.
- Allowance values are now taken to two decimal places only, from four decimal places previously.

• **TABLE 12 - CAPITAL ALLOWANCES FOR SCHOOL BUSES**

- Capital allowances for school buses will be determined by the Ministry in Fall 1998.

• **TABLE 13 - BUS TRANSPORTATION ALLOWANCES**

- Bus transportation allowances will be determined by the Ministry in Fall 1998.

**TABLE 1:
 BASE BUDGET RATES
 (FOR CONSTRUCTION OF SCHOOL PROJECTS)**

Type of School	Base Budget Rate
Elementary School	\$900/m ²
Junior Middle School (Grades 6, 7 & 8)	\$920/m ²
Senior Middle School (Grades 7, 8, & 9)	\$920/m ²
Secondary School	\$940/m ²

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

Type Of School	Area of New School or Addition to Existing School (m ²)	Costing Factor
Elementary School	5,000	0.97
	4,000	0.99
	3,000	1.00
	2,000	1.05
Junior Middle School (Grades 6, 7 & 8)	9,000	0.96
	7,000	0.98
	5,000	1.00
	3,000	1.03
Senior Middle School (Grades 7, 8 & 9)	12,000	0.96
	10,000	0.98
	8,000	1.00
	6,000	1.03
Secondary School	20,000	0.93
	17,000	0.95
	15,000	0.96
	12,000	0.98
	10,000	0.99
	9,000	1.00
	8,000	1.02
	5,000	1.04
	3,000	1.09

The actual costing factor for a qualifying new school or addition having an area between those listed in Column 2, is determined by using the corresponding costing factors (Column 3) to three decimal places. For example:

- a) 2,650 m² Elementary School: $1.00 + \left[\left(\frac{3,000 - 2,650}{3,000 - 2,000} \right) \times (1.05 - 1.00) \right] = 1.017$
- b) 6,550 m² Middle School: $1.00 + \left[\left(\frac{8,000 - 6,550}{8,000 - 6,000} \right) \times (1.03 - 1.00) \right] = 1.022$
- c) 12,750 m² Secondary School: $0.96 + \left[\left(\frac{15,000 - 12,750}{15,000 - 12,000} \right) \times (0.98 - 0.96) \right] = 0.977$

Maximum and minimum costing factors are not adjusted outside of the specified ranges (e.g., 1,000 m² elementary school costing factor = 1.05)

**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/m² for elementary and \$40/m² 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

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

Condition:	Costing Factor:
Level Site, Spread Footings	0.00
Steep Slope	0.03
Rock (requiring blasting)	0.05
Unstable Ground (requiring preloading)	0.06
Unstable Ground (requiring piles)	0.09

**TABLE 5:
 COSTING FACTORS FOR LOCATION**

A costing factor for geographic 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.

District No.	Location	Economic Factor (April 1997)	Geographic Factor	Combined Location Factor
5	Fernie	1.112	1.014	1.126
5	Cranbrook	1.112	1.009	1.121
6	Kimberley	1.110	1.014	1.125
6	Invermere	1.142	1.014	1.156
6	Golden	1.092	1.014	1.106
8	Nelson	1.092	1.012	1.104
8	Creston	1.166	1.002	1.168
8	Kaslo	1.213	1.002	1.215
10	Nakusp	1.185	1.002	1.187
19	Revelstoke	1.078	1.019	1.097
20	Castlegar	1.073	1.002	1.075
20	Trail	1.073	1.002	1.075
22	Vernon	1.008	0.996	1.004
23	Kelowna	0.993	0.996	0.989
27	Williams Lake	1.151	1.013	1.164
28	Quesnel	1.145	1.008	1.152
33	Chilliwack	1.000	1.000	1.000
34	Abbotsford	1.000	1.000	1.000
35	Langley	1.000	1.000	1.000
36	Surrey	1.000	1.000	1.000
37	Delta	1.000	1.000	1.000
38	Richmond	1.000	1.000	1.000
39	Vancouver	1.000	1.000	1.000
40	New Westminster	1.000	1.000	1.000
41	Burnaby	1.000	1.000	1.000
42	Maple Ridge	1.000	1.000	1.000
43	Coquitlam	1.000	1.000	1.000
44	North Vancouver	1.000	1.000	1.000
45	West Vancouver	1.000	1.000	1.000
46	Sechelt	1.150	1.011	1.161
47	Powell River	1.219	1.011	1.230
48	Squamish	1.050	1.007	1.057
48	Whistler	1.200	1.032	1.232
49	Bella Coola	1.438	1.029	1.466
50	Queen Charlotte Is.	1.494	1.023	1.517
51	Grand Forks	1.092	1.002	1.094
51	Midway	1.072	1.002	1.074

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

District No.	Location	Economic Factor (April 1997)	Geographic Factor	Combined Location Factor
52	Prince Rupert	1.201	1.011	1.212
53	Oliver	1.045	0.996	1.041
53	Keremeos	1.045	0.996	1.041
54	Houston	1.185	1.022	1.206
57	Prince George	1.118	1.013	1.131
58	Princeton	1.139	1.008	1.146
58	Merritt	1.045	1.006	1.050
59	Dawson Creek	1.127	1.009	1.136
60	Fort St. John	1.145	1.009	1.154
61	Greater Victoria	1.037	1.017	1.054
62	Sooke	1.037	1.017	1.054
63	Saanich	1.037	1.017	1.054
64	Ganges	1.078	1.017	1.095
67	Penticton	1.017	0.996	1.014
67	Summerland	1.017	0.996	1.014
68	Nanaimo	1.049	1.000	1.049
69	Parksville	1.067	1.000	1.067
70	Port Alberni	1.101	1.017	1.118
71	Courtenay	1.101	1.028	1.129
72	Campbell River	1.101	1.028	1.129
73	Kamloops	0.998	0.996	0.994
73	Clearwater	1.058	1.009	1.067
74	Lillooet	1.137	1.008	1.145
74	Cache Creek	1.048	1.000	1.048
75	Mission	1.020	1.006	1.026
78	Hope	1.040	1.009	1.049
78	Agassiz	1.020	1.002	1.022
79	Duncan	1.057	1.011	1.069
79	Lake Cowichan	1.099	1.011	1.110
81	Fort Nelson	1.397	1.004	1.401
82	Kitimat	1.237	1.029	1.266
82	Terrace	1.211	1.036	1.247
83	Armstrong	1.013	0.996	1.009
83	Salmon Arm	1.038	1.002	1.039
84	Gold River	1.209	1.028	1.237
85	Port Hardy	1.303	1.023	1.326
87	Stikine	1.608	1.050	1.658
91	Burns Lake	1.162	1.022	1.184
91	Vanderhoof	1.140	1.017	1.156
92	New Aiyansh	1.409	1.029	1.437

Table 6: SITE DEVELOPMENT ALLOWANCE	
Normal Site Costs	Percentage Rate
New Schools/Replacement Schools/Rebuilt Schools:	
Elementary school on a new site	15.0
Elementary school on an existing site	4.0
Middle school on a new site	10.0
Middle school on an existing site	2.0
Secondary school on a new site	10.0
Secondary school on an existing site	2.0
Additions to:	
Elementary school	6.0
Middle school	4.5
Secondary school	4.5
Alterations/Renovations to:	
Elementary school	0 to 4.0
Middle school	0 to 2.0
Secondary school	0 to 2.0
<p><u>Calculating Site Development Allowance</u> (for planning project budgetary purposes)</p> <p>Example of a new elementary school on a new site:</p> <p style="text-align: center;"><i>Gross Facility Floor Area X Base Unit Rate X Percentage Rate = Site Development Allowance</i></p> <p style="text-align: center;"><i>3,110 m² X \$900 per m² X 15% = \$419,850</i></p>	

TABLE 7: EQUIPMENT ALLOWANCE	
The listed equipment allowances apply to new projects approved in 1998/99 only.	
Type of Space	Percentage Rate
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

TABLE 8: FREIGHT RATE ALLOWANCES (EQUIPMENT)		
District No.	Location of School District Board Office	Freight Rate Allowance (percentage rate)
5	Cranbrook	7.72
6	Invermere	8.05
8	Nelson	6.55
10	Nakusp	6.96
19	Revelstoke	6.73
20	Castlegar	6.55
22	Vernon	6.55
23	Kelowna	6.17
27	Williams Lake	5.20
28	Quesnel	5.30
33	Chilliwack	0.76
34	Abbotsford	0.00
35	Langley	0.00
36	Surrey	0.00
37	Delta	0.00
38	Richmond	0.00
39	Vancouver	0.00
40	New Westminster	0.00
41	Burnaby	0.00
42	Maple Ridge	0.00
43	Coquitlam	0.00
44	North Vancouver	0.00
45	West Vancouver	0.00
46	Gibsons	0.83
47	Powell River	3.55
48	Squamish	0.83
49	Hagensborg	15.13
50	Queen Charlotte City	15.67

Source: School Finance and Capital Planning Branch, March 1998

TABLE 8: (cont.) FREIGHT RATE ALLOWANCES (EQUIPMENT)		
District No.	Location of School District Board Office	Freight Rate Allowance (percentage rate)
51	Grand Forks	6.55
52	Prince Rupert	8.84
53	Oliver	6.55
54	Smithers	8.84
57	Prince George	6.26
58	Merritt	6.17
59	Dawson Creek	8.95
60	Fort St. John	8.95
61	Victoria	1.38
62	Langford	1.38
63	Saanichton	1.38
64	Ganges	3.37
67	Penticton	6.55
68	Nanaimo	1.38
69	Parksville	1.53
70	Port Alberni	1.53
71	Courtenay	3.13
72	Campbell River	3.13
73	Kamloops	6.17
74	Ashcroft	5.38
75	Mission	0.00
78	Hope	0.91
79	Duncan	1.53
81	Fort Nelson	15.39
82	Terrace	8.84
83	Salmon Arm	6.55
84	Gold River	3.55
85	Port Hardy	3.51
87	Dease Lake	17.25
91	Vanderhoof	6.84
92	New Aiyansh	8.84
FEA	Richmond	0.56

Source: School Finance and Capital Planning Branch, March 1998

Table 9: BUDGETARY ALLOWANCES FOR PORTABLE CLASSROOMS	
Cost associated with the acquisition of new portable classrooms, portable equipment allowances, and site preparation and utility connections are funded through the Ministry's capital envelope allocation. Costs associated with the relocation and setup of existing portables are funded through a school district's operating budget.	
Capital Envelope Items:	Allowance
Basic acquisition (includes provision for portable skirting, blocking and stairs)	\$35,000
Site preparation and utility connection	\$4,200
Equipment	\$6,040
Operating Budget Items:	
Existing portable relocation (includes provision for all costs associated with utility disconnection and reconnection, removal, and transportation, skirting, foundation, and set-up)	\$8,000

TABLE 11: SNOW LOADING ALLOWANCE FOR PORTABLE CLASSROOMS			
Listed below are those school districts and specified geographic areas within school districts that are eligible for this allowance. (Geographic areas are shown in italics.)			
Allowance	Location		
\$2,700	<p>(Snow Load = 2.4 kPa and < 3.4 kPa)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <i>S.D. No. 05 (Cranbrook)</i> <i>S.D. No. 06 (Kimberley)</i> <i>S.D. No. 08 (Kaslo)</i> S.D. No. 28 (Quesnel) S.D. No. 44 (North Vancouver) <i>S.D. No. 48 (Squamish)</i> S.D. No. 51 (Boundary) S.D. No. 54 (Bulkley Valley) S.D. No. 57 (Prince George) </td> <td style="width: 50%; vertical-align: top;"> <i>S.D. No. 58 (Princeton)</i> S.D. No. 60 (Peace River North) S.D. No. 70 (Alberni) S.D. No. 71 (Comox Valley) S.D. No. 72 (Campbell River) <i>S.D. No. 78 (Hope)</i> <i>S.D. No. 83 (Salmon Arm)</i> S.D. No. 91 (Nechako Lakes) </td> </tr> </table>	<i>S.D. No. 05 (Cranbrook)</i> <i>S.D. No. 06 (Kimberley)</i> <i>S.D. No. 08 (Kaslo)</i> S.D. No. 28 (Quesnel) S.D. No. 44 (North Vancouver) <i>S.D. No. 48 (Squamish)</i> S.D. No. 51 (Boundary) S.D. No. 54 (Bulkley Valley) S.D. No. 57 (Prince George)	<i>S.D. No. 58 (Princeton)</i> S.D. No. 60 (Peace River North) S.D. No. 70 (Alberni) S.D. No. 71 (Comox Valley) S.D. No. 72 (Campbell River) <i>S.D. No. 78 (Hope)</i> <i>S.D. No. 83 (Salmon Arm)</i> S.D. No. 91 (Nechako Lakes)
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\$3,250	<p>(Snow Load = 3.4 kPa)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <i>S.D. No. 05 (Fernie)</i> <i>S.D. No. 06 (Golden)</i> <i>S.D. No. 06 (Invermere)</i> <i>S.D. No. 08 (Creston)</i> <i>S.D. No. 08 (Nelson)</i> S.D. No. 10 (Arrow Lakes) S.D. No. 19 (Revelstoke) </td> <td style="width: 50%; vertical-align: top;"> S.D. No. 20 (Kootenay-Columbia) <i>S.D. No. 48 (Whistler-Pemberton)</i> <i>S.D. No. 73 (North Thompson)</i> <i>S.D. No. 79 (Lake Cowichan)</i> S.D. No. 82 (Coast Mountains) S.D. No. 87 (Stikine) </td> </tr> </table>	<i>S.D. No. 05 (Fernie)</i> <i>S.D. No. 06 (Golden)</i> <i>S.D. No. 06 (Invermere)</i> <i>S.D. No. 08 (Creston)</i> <i>S.D. No. 08 (Nelson)</i> S.D. No. 10 (Arrow Lakes) S.D. No. 19 (Revelstoke)	S.D. No. 20 (Kootenay-Columbia) <i>S.D. No. 48 (Whistler-Pemberton)</i> <i>S.D. No. 73 (North Thompson)</i> <i>S.D. No. 79 (Lake Cowichan)</i> S.D. No. 82 (Coast Mountains) S.D. No. 87 (Stikine)
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Source: Design Data for Selected Locations in Canada, Appendix C: Climatic Information for Building Design in Canada, National Building Code of Canada 1995