

# Construction Cost Guide 2013

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We provide clients solutions through the following services:

- Cost Monitoring
- Cost Planning and Control
- Public Private Partnership (P3)
- Infrastructure
- Project Controls
- Receiver/Management Services
- Development Management
- Property Condition Assessments and Reserve Funds
- Claims, Legal Support and Scheduling
- Life Cycle Costing
- Right of Way/ Corridor Planning



# Notes On Correct Use Of Cost Data

## 1. Guide Only

The construction cost data contained herein is of a general nature only and subject to confirmation with respect to specific circumstances.

The unit rates for the building types described are an average range only for that particular type of building. The unit rates assume that a level, open site exists with no restrictions from adjoining properties. It is assumed that stable soil conditions prevail. Average-quality finishes (unless otherwise stated), both to the exterior and interior, are also assumed.

Judgment factors must be applied within the average range to allow for:

- Quality
- Location
- Building shape, size and height
- Topography and soil conditions
- Schedule
- Site restrictions
- Market conditions
- Type of contract
- Extent of site works
- Design method
- User requirements
- Procurement advantage of developer/contractor

## 2. Construction Cost Escalation

An “escalation allowance” is a contingency (usually a percentage) added to the estimated construction estimate to allow for inflation in labour and material costs between the date of the estimate and the contract award. As the project moves closer to the onsite start date, the contingency reduces, reflecting the reduced risk of escalating costs.

As we prepared this 2013 Guide, we observed a softening in cost escalation generally, with zero escalation in certain areas. There are a number of dynamic factors at play in the current market – including the U.S. economic recovery – that will invariably impact construction costs in Canada. Accordingly, it is even more imperative to have a detailed construction estimate prepared in order to obtain an accurate projection of your project construction costs.

## 3. Construction Costs Only

The unit costs outlined herein cover construction costs only. In all commercial developments, the project budget must also include for development or “soft” costs. These would include some or all of the following:

- Land and related costs
- Architectural and engineering fees
- Government registered programs
- Insurance and bond costs
- Legal fees
- Special design consultants
- Special equipment and furnishings
- Management costs
- Site services outside the property
- Interest charges and lender’s fees
- Marketing and advertising
- Levies
- Tenant incentives
- Permits and development charges
- Purchaser upgrades
- Appraisals
- Soil and environmental tests
- Land surveys
- Realty taxes
- Broker commissions
- Contingencies
- Rezoning costs
- Other municipal fees

## 4. Correct Measurement & Use Of Square Foot

In preparing a “cost per square foot” guide, we must be clear on how we define the area used as the denominator to calculate this value. We have adapted the Canadian Institute of Quantity Surveyors’ definition, which dictates:

1. Measure each floor to the outer face of the external walls;
2. No deductions for openings at stairs, elevators or vertical ducts are made;
3. A deduction is made for a non-service vertical protrusion, e.g., atrium space;
4. Mezzanine floors are generally included;
5. Balconies are excluded; enclosed solariums in residential condominiums are included;
6. Sloping and stepped floors (auditoriums/movie theatres) are measured flat; and,
7. Exclude all external covered walkways.

The values calculated by building types that usually have underground parking (condominiums, offices and hotels) allow for an underground parking component of 30%. Rates for buildings where parking is not common (schools, hospitals and retail) will need parking costs added; based on the “parking garage rate” in the guide.

## 5. Federal & Provincial Sales Taxes

The unit costs provided exclude Goods & Services Tax (GST) and Harmonized Sales Tax (HST), but include Provincial Sales Tax where applicable at the time of the release of this guide. For further information please contact our offices directly at [cost@altusgroup.com](mailto:cost@altusgroup.com).

## Cost Data Parameters

Measurement & Application Of Cost Per Square Foot (\$/Sq. Ft.)

Floor area above-grade is traditionally known as Gross Liveable Area (GLA), while the combined above and below-grade floor area is traditionally referred to as Gross Floor Area (GFA). To simplify calculation estimates, unit costs should be applied only to Gross Liveable Area (GLA) – under the assumption that GLA averages 70% of GFA. Unit costs should be applied to the 70,000-square-foot GLA as follows:

Applied Example: A 7-storey office (100,000 sq. ft.) building in Toronto:

| Area of Building | Below Grade | 30,000 sq. ft.  | 30%  |
|------------------|-------------|-----------------|------|
|                  | Above Grade | 70,000 sq. ft.  | 70%  |
|                  | Total (GFA) | 100,000 sq. ft. | 100% |

Approximate cost is 70,000 sq. ft. x \$180 - \$240 = \$12,600,000 - \$16,800,000

Notes: 1. All costs are in Q1 2013 dollars. 2. Unit costs cover construction costs only – all development or “soft” costs are excluded. 3. Rates are based on average standards and should only serve as basic guidelines. There is no substitute for a detailed estimate. 4. Unit prices exclude GST/HST. 5. Please refer to the Altus Group Cost Consulting Canadian Centre Index for individual city averages.

### Altus Group Cost Consulting Canadian Centre Index (Provincial)

|  |            |  |            |
|--|------------|--|------------|
| <b>British Columbia (Indexed to Vancouver)</b> |            | 4. Barrie  | 105        |
| 1. Victoria                                    | 108        | 5. Toronto:  |            |
| <b>2. Vancouver</b>                            | <b>100</b> | Downtown Core  | 114        |
| 3. Whistler                                    | 120        | <b>GTA</b>   | <b>100</b> |
| 4. Southern Interior                           | 95         | 6. Eastern (Kingston, Cornwall)                        | 112        |
| 5. Northern Interior                           | 115        | 7. Ottawa  | 98         |
| <b>Western/Prairies (Indexed to Calgary)</b>   |            | 8. North (Sudbury, Thunder Bay, Trans Canada Corridor) | 122        |
| <b>1. Calgary</b>                              | <b>100</b> | <b>Quebec (Indexed to Montreal)</b>                    |            |
| 2. Edmonton                                    | 98         | <b>1. Montreal</b>                                     | <b>100</b> |
| 3. Regina/Saskatoon                            | 105        | 2. Quebec City   | 100        |
| 4. Winnipeg                                    | 108        | <b>Maritimes (Indexed to Halifax)</b>                  |            |
| <b>Ontario (Indexed to GTA)</b>                |            | <b>1. Halifax</b>                                      | <b>100</b> |
| 1. Southwestern Ontario:                       |            | 2. St. John’s, Newfoundland                            | 108        |
| Windsor  | 110        | <b>NWT/Nunavut (Indexed to GTA)</b>                    |            |
| London   | 98         | 1. Yellowknife   | 190        |
| Tri-City (Cambridge, Kitchener, Waterloo)      | 99         | 2. Iqaluit   | 240        |
| 2. Hamilton and Surrounding Areas              | 104        | 3. Remote Communities                                  | 275        |
| 3. Niagara Peninsula                           | 104        |  |            |

| BUILDING TYPE   |  | \$/Sq. Ft. | VANCOUVER |   |         | CALGARY |   |         | EDMONTON |   |         | TORONTO (GTA) |   |         |
|---|--|------------|-----------|---|---------|---------|---|---------|----------|---|---------|---------------|---|---------|
| OFFICE BUILDINGS  | Under 5 Storeys                                  |            | 180       | - | 210     | 175     | - | 205     | 170      | - | 200     | 165           | - | 220     |
|   | 5 - 10 Storeys                                   |            | 195       | - | 250     | 190     | - | 230     | 185      | - | 225     | 180           | - | 240     |
|   | 10 - 20 Storeys                                  |            | 225       | - | 280     | 215     | - | 250     | 205      | - | 245     | 190           | - | 270     |
|   | 20 - 30 Storeys                                  |            | 270       | - | 350     | 235     | - | 290     | 230      | - | 285     | 240           | - | 300     |
|   | Over 30 Storeys                                  |            | n/a       | - | n/a     | 270     | - | 350     | 265      | - | 345     | 270           | - | 370     |
| SHOPPING CENTRES/RETAIL   | Strip Plaza                                      |            | 85        | - | 115     | 100     | - | 145     | 110      | - | 140     | 90            | - | 145     |
|   | Premium Outlet                                   |            | 135       | - | 160     | 140     | - | 165     | 140      | - | 165     | 110           | - | 175     |
|   | Enclosed Mall                                    |            | 190       | - | 250     | 190     | - | 285     | 185      | - | 280     | 180           | - | 230     |
|   | Anchor/Department Store                          |            | 150       | - | 200     | 150     | - | 200     | 145      | - | 195     | 125           | - | 175     |
|   | Supermarket                                      |            | 150       | - | 180     | 150     | - | 200     | 145      | - | 195     | 115           | - | 150     |
|   | Discount Store                                   |            | 100       | - | 115     | 100     | - | 135     | 100      | - | 135     | 85            | - | 120     |
| SCHOOLS & COLLEGES  | Elementary                                       |            | 180       | - | 200     | 155     | - | 205     | 155      | - | 205     | 155           | - | 175     |
|   | High School                                      |            | 200       | - | 250     | 190     | - | 265     | 190      | - | 265     | 165           | - | 195     |
|   | Technical/Vocational School                      |            | 250       | - | 300     | 240     | - | 315     | 240      | - | 315     | 215           | - | 290     |
|   | Universities & Colleges                          |            | 280       | - | 350     | 280     | - | 395     | 280      | - | 395     | 325           | - | 425     |
| HOSPITALS   | Chronic Care                                     |            | 320       | - | 420     | 340     | - | 445     | 335      | - | 445     | 345           | - | 450     |
|   | Active Treatment/Acute Care                      |            | 450       | - | 600     | 515     | - | 650     | 515      | - | 650     | 500           | - | 685     |
|   | Laboratories (Level 1 & 2)                       |            | 450       | - | 550     | 425     | - | 595     | 425      | - | 595     | 435           | - | 580     |
| SENIORS' HOUSING  | Congregate Care/Long-Term Care                   |            | 220       | - | 300     | 210     | - | 290     | 195      | - | 280     | 200           | - | 260     |
|   | Assisted Living                                  |            | 185       | - | 240     | 185     | - | 250     | 175      | - | 245     | 160           | - | 200     |
| HOTELS  | Budget   |            | 135       | - | 190     | 145     | - | 190     | 145      | - | 190     | 130           | - | 165     |
|   | Four-Star Full Service                           |            | 190       | - | 280     | 205     | - | 265     | 200      | - | 265     | 210           | - | 275     |
|   | Luxury   |            | 300       | - | 450     | 290     | - | 395     | 285      | - | 385     | 290           | - | 400     |
| PARKING GARAGES   | Free Standing (Above Grade)                      |            | 60        | - | 80      | 70      | - | 85      | 65       | - | 75      | 50            | - | 85      |
|   | Underground                                      |            | 75        | - | 90      | 90      | - | 130     | 90       | - | 125     | 90            | - | 140     |
| RESIDENTIAL CONDOMINIUMS & APARTMENTS   | Basic Quality                                    |            | 170       | - | 210     | 170     | - | 230     | 165      | - | 220     | 170           | - | 195     |
|   | Medium Quality                                   |            | 195       | - | 240     | 225     | - | 265     | 220      | - | 255     | 195           | - | 245     |
|   | High Quality                                     |            | 240       | - | 290     | 255     | - | 345     | 250      | - | 330     | 245           | - | 450     |
|   | Point Towers - 50 to 80 Storeys (Medium Quality) |            | 260       | - | 350     | n/a     | - | n/a     | n/a      | - | n/a     | 260           | - | 330     |
|   | Point Towers - 50 to 80 Storeys (High Quality)   |            | 330       | - | 400     | n/a     | - | n/a     | n/a      | - | n/a     | 310           | - | 500     |
| TOWNHOUSES  | Row (Medium Quality)                             |            | 90        | - | 110     | 105     | - | 140     | 105      | - | 135     | 90            | - | 120     |
|   | Stack (Medium Quality)                           |            | 110       | - | 135     | 125     | - | 160     | 125      | - | 155     | 120           | - | 155     |
|   | Walk-Up Timber Frame (Basic)                     |            | 130       | - | 150     | 105     | - | 140     | 105      | - | 135     | 80            | - | 130     |
|   | Walk-Up Timber Frame (Medium)                    |            | 145       | - | 170     | 135     | - | 160     | 135      | - | 155     | 105           | - | 145     |
|   | Walk-Up Timber Frame (High)                      |            | 180       | - | 240     | 155     | - | 205     | 155      | - | 200     | 150           | - | 215     |
| HOUSES  | Speculative (Basic Quality)                      |            | 100       | - | 165     | 110     | - | 130     | 105      | - | 125     | 80            | - | 110     |
|   | Speculative (Medium Quality)                     |            | 165       | - | 225     | 120     | - | 170     | 115      | - | 160     | 95            | - | 190     |
|   | Speculative (High Quality)                       |            | 225       | - | 350     | 205     | - | 310     | 195      | - | 300     | 225           | - | 375     |
|   | Custom Built                                     |            | 400       | - | 1,000   | 320     | - | 800     | 305      | - | 800     | 300           | - | 1,000   |
| LIGHT ENGINEERING FACTORIES & WAREHOUSES<br>(LIGHT INDUSTRIAL)  | 28' Clear Height (20,000 - 50,000 Sq.Ft.)        |            | 80        | - | 100     | 80      | - | 100     | 80       | - | 100     | 70            | - | 95      |
|   | 28' Clear Height (50,000 - 100,000 Sq.Ft.)       |            | 70        | - | 95      | 75      | - | 95      | 75       | - | 95      | 60            | - | 80      |
|   | 28' Clear Height (100,000 - 200,000 Sq.Ft.)      |            | 60        | - | 90      | 70      | - | 85      | 70       | - | 85      | 50            | - | 70      |
| SITE SERVICING (Includes Underground Storm, Sewer, Water, Hydro, Earthworks, Curbs, Asphalt Roadways & Sidewalks) | Local Roads - 8m Road Width (Per Metre)          |            | 2,500     | - | 3,200   | 2,600   | - | 3,200   | 2,600    | - | 3,200   | 2,800         | - | 3,500   |
|   | Arterial Roads - 9m Road Width (Per Metre)       |            | 2,700     | - | 3,800   | 2,800   | - | 3,800   | 2,800    | - | 3,800   | 3,000         | - | 4,100   |
|   | Arterial Roads - 12m Road Width (Per Metre)      |            | 3,500     | - | 4,100   | 3,500   | - | 4,200   | 3,500    | - | 4,200   | 3,800         | - | 4,500   |
|   | Private Roads - 6m Road Width (Per Metre)        |            | 2,100     | - | 2,500   | 2,100   | - | 2,700   | 2,100    | - | 2,700   | 2,300         | - | 2,900   |
|   | Residential Row Townhouses (Per Unit)            |            | 17,500    | - | 25,000  | 18,500  | - | 26,000  | 18,500   | - | 26,000  | 19,700        | - | 27,800  |
|   | Industrial (Per Acre)                            |            | 115,000   | - | 165,000 | 116,000 | - | 178,000 | 116,000  | - | 178,000 | 128,000       | - | 193,000 |
|   | Commercial (Per Acre)                            |            | 150,000   | - | 225,000 | 155,000 | - | 260,000 | 155,000  | - | 260,000 | 173,000       | - | 284,000 |

| BUILDING TYPE   |  | \$/Sq. Ft. | OTTAWA  |   |         | MONTREAL |   |         | HALIFAX |   |         | ST. JOHN'S |   |         |
|---|--|------------|---------|---|---------|----------|---|---------|---------|---|---------|------------|---|---------|
| OFFICE BUILDINGS  | Under 5 Storeys                                  |            | 170     | - | 210     | 150      | - | 195     | 145     | - | 180     | 160        | - | 200     |
|   | 5 - 10 Storeys                                   |            | 180     | - | 225     | 155      | - | 220     | 165     | - | 210     | 180        | - | 220     |
|   | 10 - 20 Storeys                                  |            | 190     | - | 255     | 170      | - | 265     | 180     | - | 220     | 200        | - | 250     |
|   | 20 - 30 Storeys                                  |            | 210     | - | 300     | 210      | - | 290     | 190     | - | 230     | n/a        | - | n/a     |
|   | Over 30 Storeys                                  |            | n/a     | - | n/a     | 245      | - | 360     | n/a     | - | n/a     | n/a        | - | n/a     |
| SHOPPING CENTRES/RETAIL   | Strip Plaza                                      |            | 95      | - | 155     | 80       | - | 155     | 95      | - | 120     | 105        | - | 130     |
|   | Premium Outlet                                   |            | 130     | - | 160     | n/a      | - | n/a     | n/a     | - | n/a     | n/a        | - | n/a     |
|   | Enclosed Mall                                    |            | 175     | - | 215     | 165      | - | 210     | 165     | - | 205     | 170        | - | 225     |
|   | Anchor/Department Store                          |            | 135     | - | 165     | 110      | - | 165     | 125     | - | 150     | 140        | - | 165     |
|   | Supermarket                                      |            | 115     | - | 155     | 105      | - | 135     | 115     | - | 160     | 120        | - | 165     |
|   | Discount Store                                   |            | 95      | - | 120     | 80       | - | 115     | 95      | - | 115     | 105        | - | 130     |
| SCHOOLS & COLLEGES  | Elementary                                       |            | 155     | - | 195     | 150      | - | 180     | 230     | - | 270     | 250        | - | 290     |
|   | High School                                      |            | 185     | - | 225     | 160      | - | 185     | 250     | - | 280     | 270        | - | 310     |
|   | Technical/Vocational School                      |            | 235     | - | 285     | 210      | - | 280     | 210     | - | 270     | 225        | - | 300     |
|   | Universities & Colleges                          |            | 275     | - | 345     | 285      | - | 360     | 250     | - | 300     | 270        | - | 325     |
| HOSPITALS   | Chronic Care                                     |            | 350     | - | 455     | 330      | - | 420     | 290     | - | 370     | 320        | - | 400     |
|   | Active Treatment/Acute Care                      |            | 485     | - | 675     | 480      | - | 685     | 410     | - | 540     | 450        | - | 590     |
|   | Laboratories (Level 1 & 2)                       |            | 405     | - | 560     | 420      | - | 525     | 350     | - | 460     | 380        | - | 500     |
| SENIORS' HOUSING  | Congregate Care/Long-Term Care                   |            | 195     | - | 280     | 165      | - | 280     | 160     | - | 240     | 170        | - | 260     |
|   | Assisted Living                                  |            | 155     | - | 200     | 130      | - | 195     | 140     | - | 190     | 150        | - | 210     |
| HOTELS  | Budget   |            | 135     | - | 190     | 135      | - | 190     | 160     | - | 200     | 170        | - | 210     |
|   | Four-Star Full Service                           |            | 195     | - | 260     | 190      | - | 260     | 190     | - | 225     | 220        | - | 260     |
|   | Luxury   |            | 260     | - | 400     | 270      | - | 435     | 225     | - | 275     | 265        | - | 335     |
| PARKING GARAGES   | Free Standing (Above Grade)                      |            | 55      | - | 85      | 45       | - | 75      | 90      | - | 105     | 95         | - | 120     |
|   | Underground                                      |            | 95      | - | 150     | 65       | - | 115     | 100     | - | 120     | 110        | - | 135     |
| RESIDENTIAL CONDOMINIUMS & APARTMENTS   | Basic Quality                                    |            | 170     | - | 185     | 150      | - | 175     | 125     | - | 150     | 140        | - | 165     |
|   | Medium Quality                                   |            | 190     | - | 215     | 175      | - | 210     | 145     | - | 175     | 165        | - | 185     |
|   | High Quality                                     |            | 215     | - | 275     | 210      | - | 330     | 180     | - | 240     | 200        | - | 260     |
|   | Point Towers - 50 to 80 Storeys (Medium Quality) |            | n/a     | - | n/a     | n/a      | - | n/a     | n/a     | - | n/a     | n/a        | - | n/a     |
|   | Point Towers - 50 to 80 Storeys (High Quality)   |            | n/a     | - | n/a     | n/a      | - | n/a     | n/a     | - | n/a     | n/a        | - | n/a     |
| TOWNHOUSES  | Row (Medium Quality)                             |            | 90      | - | 125     | 95       | - | 125     | 85      | - | 120     | 110        | - | 135     |
|   | Stack (Medium Quality)                           |            | 115     | - | 180     | 110      | - | 150     | 105     | - | 150     | 125        | - | 165     |
|   | Walk-Up Timber Frame (Basic)                     |            | 80      | - | 130     | 75       | - | 125     | 75      | - | 120     | 85         | - | 130     |
|   | Walk-Up Timber Frame (Medium)                    |            | 105     | - | 150     | 100      | - | 150     | 90      | - | 140     | 130        | - | 150     |
|   | Walk-Up Timber Frame (High)                      |            | 150     | - | 220     | 145      | - | 200     | 125     | - | 180     | 160        | - | 210     |
| HOUSES  | Speculative (Basic Quality)                      |            | 80      | - | 115     | 85       | - | 115     | 80      | - | 120     | 90         | - | 135     |
|   | Speculative (Medium Quality)                     |            | 95      | - | 165     | 125      | - | 175     | 95      | - | 150     | 140        | - | 175     |
|   | Speculative (High Quality)                       |            | 205     | - | 375     | 200      | - | 325     | 160     | - | 250     | 175        | - | 260     |
|   | Custom Built                                     |            | 330     | - | 870     | 315      | - | 655     | n/a     | - | n/a     | n/a        | - | n/a     |
| LIGHT ENGINEERING FACTORIES & WAREHOUSES<br>(LIGHT INDUSTRIAL)  | 28' Clear Height (20,000 - 50,000 Sq.Ft.)        |            | 80      | - | 105     | 70       | - | 100     | 90      | - | 110     | 100        | - | 120     |
|   | 28' Clear Height (50,000 - 100,000 Sq.Ft.)       |            | 75      | - | 90      | 55       | - | 90      | n/a     | - | n/a     | n/a        | - | n/a     |
|   | 28' Clear Height (100,000 - 200,000 Sq.Ft.)      |            | 65      | - | 80      | 50       | - | 75      | n/a     | - | n/a     | n/a        | - | n/a     |
| SITE SERVICING (Includes Underground Storm,<br>Sewer, Water, Hydro, Earthworks, Curbs,<br>Asphalt Roadways & Sidewalks) | Local Roads - 8m Road Width (Per Metre)          |            | 2,800   | - | 3,600   | 2,700    | - | 3,400   | 2,600   | - | 3,300   | 2,800      | - | 3,500   |
|   | Arterial Roads - 9m Road Width (Per Metre)       |            | 3,000   | - | 4,200   | 2,900    | - | 4,100   | 2,800   | - | 3,600   | 2,900      | - | 4,000   |
|   | Arterial Roads - 12m Road Width (Per Metre)      |            | 3,900   | - | 4,600   | 3,700    | - | 4,500   | 3,700   | - | 4,300   | 3,900      | - | 4,600   |
|   | Private Roads - 6m Road Width (Per Metre)        |            | 2,300   | - | 2,900   | 2,200    | - | 2,800   | 2,200   | - | 2,600   | 2,300      | - | 2,800   |
|   | Residential Row Townhouses (Per Unit)            |            | 21,000  | - | 28,400  | 19,100   | - | 27,100  | 18,000  | - | 25,000  | 20,000     | - | 27,500  |
|   | Industrial (Per Acre)                            |            | 131,000 | - | 194,000 | 123,000  | - | 185,000 | 115,000 | - | 180,000 | 125,000    | - | 200,000 |
|   | Commercial (Per Acre)                            |            | 179,000 | - | 289,000 | 165,000  | - | 271,000 | 160,000 | - | 250,000 | 175,000    | - | 275,000 |

# Brief Description Of Building Types

## 1. Office Buildings

The costs given are for speculative office buildings. Basic mechanical and electrical services, washrooms, and finishing of ground floor entrance lobby and elevator lobbies to upper floors are included. The cost of tenant partitioning and finishes, with the exception of ceiling and column finishes, are excluded. The cost of finishing this space can fluctuate widely between \$50 – \$100/sq.ft. depending on the density of partitioning and the quality of finishes.

## 2. Shopping Centres/Retail

The cost of providing parking facilities (traditionally grade-level parking) is excluded from the unit cost provided. The CRU space is considered shell. The public space is finished.

## 3. Schools & Colleges

The costs given exclude any allowance for fixtures, furnishings and equipment (FF&E), and for building and site supplementary costs.

## 4. Hospitals

With more than 40 subcategories of space types available in hospitals, the mix of costs can fluctuate significantly depending on the type of facility being constructed, the mix of beds to surgeries and building configuration. Parking is excluded.

## 5. Seniors' Housing

Costs can fluctuate significantly depending on whether the facility is operated for a profit or is community based, the level of care and the services provided to residents.

## 6. Hotels

The costs may exclude any allowance for FF&E, but each operator has its own definition. The cost for a budget hotel assumes no restaurant or bar facilities and minimal meeting/conference areas. The costs of four-star and luxury full-service hotels include dining and conference facilities, spa services and special-use lounges.

## 7. Parking Garages

The costs for below-grade parking garages assume that temporary support to the excavated sides of the proposed garage is required, and that there are no extraordinary conditions (water, contaminated soil, close proximity to underground systems, etc.). For above-grade garages, the area of the roof should be excluded from the floor area calculations, notwithstanding that this may be usable area. The "efficiency" of garages (space/car) is also a useful cost guideline.

## 8. Residential Condominiums & Apartments

The costs provided are for high-rise residential. The square-foot costs of condominiums vary significantly depending on the unit size, quality of finishes, complexity of design, location and services provided within the building.

## 9. Townhouses

The floor area of the basement and garage should be excluded from the calculation of the applicable floor area to be used with the unit rate provided.

## 10. Houses

As with townhouses, the area of the basement and garage should be excluded. Prices vary significantly depending on the number and type of units constructed in the development, as well as the quality of the project.

11. Light Engineering Factories & Warehouses (Light Industrial)

The costs given assume that the façade is finished on three sides with architectural block and one side with facebrick. The warehouse space is “shell”, but heated. Mezzanine area excluded. A finished office component comprising approximately 15% of the area is included.

12. Site Servicing

The rates for residential site servicing are based on costs per centre line of road and allow for underground storm, sewer, water and hydro services, earthworks, curbs, asphalt roadways and sidewalks. Items such as berms, retaining walls, noise barrier fences, entrance features, storm ponds, landscaping and external services are excluded. The higher end of the specified range should be used for municipalities, which require crusher run limestone in lieu of granular materials for the base road construction and/or where curb or road sub drains are required. Arterial road costs may be partially recoverable from the local municipality or region. The rates for townhouse servicing are provided on a per unit basis. The rates for industrial and commercial site servicing are provided on a per acre basis.

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