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1997/98 Five-Year Capital Plan Allowances, Rates and Costing Factors Supplement

PREFACE:

The Five-Year Capital Plan Allowances, Rates and Costing Factors Supplement is issued to school districts each year as part of the documentation necessary for the preparation of a Five-Year Capital Plan submission. This Supplement is to be used in conjunction with Policy 2.1.10 - Preparing Your Five-Year Capital Plan.

The 1997/98 Five-Year Capital Plan Allowances, Rates and Costing Factors 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 1997/98 capital year. The following tables are:

[Letter accompanying the Supplement](#)

Table 1:	BASE BUDGET RATES
Table 2:	COSTING FACTORS FOR PROJECT
Table 3:	BASE ADJUSTMENT FOR AIR CONDITIONING
Table 4:	SUPPLEMENTARY BUILDING ALLOWANCE
Table 5:	COSTING FACTORS FOR LOCATION
Table 6:	SITE DEVELOPMENT ALLOWANCE
Table 7:	EQUIPMENT ALLOWANCE
Table 8:	FREIGHT RATE ALLOWANCES (EQUIPMENT)
Table 9:	BUDGETARY ALLOWANCES FOR PORTABLE CLASSROOMS
Table 10:	DELIVERY ALLOWANCE FOR PORTABLE CLASSROOMS
Table 11:	SNOW LOADING ALLOWANCE FOR PORTABLE CLASSROOMS
Table 12:	CAPITAL ALLOWANCES FOR SCHOOL BUSES
Table 13:	BUS TRANSPORTATION ALLOWANCE

[Notable Changes to the Previous \(1996/97\) Supplement](#)

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1997/98 Allowances, Rates and Costing Factors Supplement Plan

May 30, 1996

To: All Secretary-Treasurers All School Districts

Enclosed are updates to the School Facilities Branch Policies and Procedures Manual, and other documents which are necessary for the preparation of your school board's Five-Year Capital Plan submission. Five-Year Capital Plans must be completed and submitted to the School Facilities Branch by September 17, 1996. Submissions received after that date may not be considered for capital funding.

Provided to you at this time are the following items:

Policy 2.1.20 - Preparing Your Capital Plan, including:

- **Appendix A** - Capital Project Request Form (updated)
- **Appendix B** - Five-Year Capital Plan Summary
- **Appendix C** - School Board Resolution Sample
- **Appendix D** - School Bus General Specifications & Standards
- **Appendix E** - Capacity/Enrolment Worksheet (replaces CP-4 - Enrolment Form)
- **1997/98 Five-Year Capital Plan Allowances, Rates & Costing Factors Supplement**
- **Report 1558B** - Projection Report for Public School Aged Headcount Enrolments: Historical & Forecast Grade Information CP-3- School District Summary of Capacity & Projected Enrolments Form

Also attached for your information, is a Bus Acquisition Information Update, which discusses funding requests for school buses, the 1997/98 Capital Allowance for School Buses, award of contract, and a new process for Ministry identification numbers.

With the implementation of the new capital planning and project administration processes, the Policies and Procedures Manual is undergoing a major rewrite. This not only includes revising existing policies and creating new policies, but also a general re-organization of the Manual. Policies documents will be provided to the field as they become finalized. You can look forward to receipt of the Glossary for the Manual and the following policies related to the preparation of the Five-Year Capital Plan over the next few weeks:

- Policy 1.1.10 - Site Project Requests
- Policy 1.2.10 - Space Project Requests
- Policy 1.2.40 - Alteration Project and Replacement Project Requests
- Policy 1.2.50 - Renovation Project and Rebuild Project Requests
- Policy 2.1.10 - Five-Year Capital Plan
- Policy 3.2.10 - Local Government Charges and Bylaw Requirements
- Policy 3.2.20 - Site Development

New section tabs and policy number tabs for the Manual will be made available once the new Government budget is passed.

The 1997/98 Five-Year Capital Plan Allowances, Rates and Costing Factors Supplement has also undergone a revision. The Supplement provides thirteen tables for use in the calculation of unit rates and determination of budget estimates for school projects, portables and buses. Please note that the base budget rates for construction of elementary and secondary schools remain unchanged at this time for 1997/98.

As part of our new approach to capital planning, Planning Officers will be working closely with district staff in developing and evaluating priority project requests. In preparing the Five-Year Capital Plan submission, detailed information will only be required for the school district's proposed Capital Program (i.e., Year One projects for which capital funds are being requested). Projects being requested for Year Two through Year Five will require only brief project descriptions and budget estimates, which can be provided on the Five-Year Capital Project Summary.

The following is a summary of the major policy and procedural changes for the preparation of the 1997/98 Five-Year Capital

Plan:

Site Acquisition and Development

School Site Acquisition Statutes Amendment Act

Government expects local municipalities and school boards in high growth areas to implement the provisions of the School Site Acquisition Statutes Amendment Act, 1995. This legislation enables local governments and school boards to require owners of property being subdivided to provide land or cash-in-lieu for school sites. Given limitations on capital funding, site requests using land or cash-in-lieu received under the provisions of the new Act will receive higher priority consideration in the Ministry's 1997/98 Capital Plan.

Site Selection

School boards may only acquire land of the site size specified for the design capacity of the school. This capacity may include a proposed future addition. The Ministry expects school boards to dispose of any property in excess of the specified site size and use the proceeds to help offset the cost of site acquisition.

School boards are now required to undertake a two-step analysis of potential sites for school facilities, as described in the School Site Selection Guide. The Ministry will only consider capital funding requests for school sites if the requests are supported by the results of the evaluation process outlined in the guide. When a site project is included in a Five-Year Capital Plan approved by the Minister, the Ministry may approve a minor capital project for the site selection analysis.

Site Development Allowance

Funding allowances for site development are calculated as a percentage of the building cost. For budgeting purposes, the site development allowances are 10 percent for secondary schools and 15 percent for elementary schools. (Part 2, section 2.7, B.C. Schools Facilities Building Manual outlines the site development features which the Ministry will support.) Any premium site development costs related to unusual ground or site conditions must be identified separately and will be reviewed during the Value Analysis process.

Capital Planning for New Space and Facility Rejuvenation

Education Program and Space Utilization

For 1997/98, school boards are required to provide the proposed education program and space utilization for all requested new space projects for middle and secondary schools. The form of this submission will be specified in the Ministry's Education Program and Space Utilization Guide, to be available September 1996.

Facility Audit

As introduced last year, the Ministry will consider capital funding requests for major alteration/renovation projects or school replacement/rebuild projects only if a Level 2 Facility Audit has been performed on the facility and accepted by the Ministry. In addition, capital requests for additions can only include minimal renovations unless a Level 2 Facility Audit has been completed.

Facility Study

School boards will be required to complete an independent Facility Study on major alterations or school replacement projects. As part of the new capital planning process, the Facility Study will accurately determine the full scope of work and budget estimate for proposed projects. The Ministry will initiate a minor project for facility studies prior to providing approval of a design project. Capital funding approval for design is conditional upon satisfactory completion of the facility study.

Education Program and Space Utilization

To demonstrate that the choice of elective modules for proposed middle and secondary schools accurately reflects district education program requirements, evaluation of new space projects will now include the identification of education programs and the space utilization rates for these modules.

An Education Program and Space Utilization Guidebook will be introduced in September 1996. Planning Officers will assist district staff in evaluating the applicable projects in your Capital Program and in completing space utilization worksheets. This involves the identification of each proposed course, anticipated course enrolments, and required instructional hours. The allocation of instructional hours to the specific course delivery settings and the projected annual utilization of those spaces will also be addressed.

Other Cost Efficiency Initiatives

Government continues its commitment to reducing the cost of constructing schools and maximizing the value received from capital expenditures. Measures in support of these goals include the Value Analysis process undertaken during the design phase of all school construction projects exceeding \$3.0 million. And as announced last year, the Ministry is encouraging school boards to actively seek ways to manage capital costs and demands. As part of this strategy, the Ministry will assign a higher priority to project requests where such initiatives are being implemented.

Finally, school boards are also being encouraged to use stock plans for elementary schools and to implement efficiency scheduling for secondary schools. These initiatives will enable Government and school boards to maximize

the number of projects supported in the Ministry's 1997/98 Capital Plan.

We are pleased to have streamlined many of our approval processes and to have introduced initiatives which will produce better information prior to funding approval. We look forward to our continuing collaboration and feedback on the new processes, as we work to maximize the use of our capital resources.

Yours sincerely,

Rick Connolly
Director

Attachments

cc: All Superintendents of Schools



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1997/98 Allowances, Rates and Costing Factors Supplement Plan

TABLE 1: Base Budget Rates (For Construction of School Projects)	
Type of School	Base Budget Rate
Elementary School	\$1,143/m ²
Junior Middle School (Grades 6, 7 & 8)	\$1,170/m ²
Senior Middle School (Grades 7, 8, & 9)	\$1,199/m ²
Secondary School	\$1,226/m ²

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TABLE 2: Costing Factors for Project Size		
Type Of School	Area of New School or Addition to Existing School	Costing Factor
Elementary School	5,000	0.97
	4,000	0.99
	3,000	1.00
	2,000	1.04
Junior Middle School (Grades 6, 7 & 8)	9,000	0.95
	7,000	0.98
	5,000	1.00
	3,000	1.03
Senior Middle School (Grades 7, 8 & 9)	12,000	0.95
	10,000	0.98
	8,000	1.00
	6,000	1.03
Secondary School	20,000	0.90
	17,000	0.91
	15,000	0.94
	12,000	0.97
	10,000	1.00
	8,000	1.02
	5,000	1.05
3,000	1.10	

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**TABLE 3:
Base Adjustment for Air Conditioning**

School districts 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 \$60/m² for elementary and \$47/m² for secondary schools may be added to the base budget rate. Only those school districts listed below are eligible for this allowance.

District No.	District Name	July Design Temperature (°C)
2	Cranbrook	32
9	Castlegar	32
11	Trail	33
12	Grand Forks	35
13	Kettle Valley	35
14	Southern Okanagan	32
15	Penticton	33
16	Keremeos	32
17	Princeton	33
19	Revelstoke	32
21	Armstrong-Spallumcheen	33
22	Vernon	33
23	Central Okanagan	33
24	Kamloops	34
26	North Thompson	32
29	Lillooet	33
30	South Cariboo	34
31	Merritt	34
32	Hope	32
77	Summerland	33
89	Shuswap	33

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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

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**TABLE 5:
Costing Factors for Location**

An additional costing factor may be applied to projects in specified school districts to allow for increased location related costs.

SD No.	City or Township:	Econ Factor	Geo Factor	Combined Location Factor
1	Fernie	1.210	0.999	1.208
2	Cranbrook	1.139	1.009	1.148
3	Kimberley	1.170	1.014	1.184
4	Invermere	1.219	1.014	1.233
7	Nelson	1.151	1.019	1.169
9	Castlegar	1.131	1.001	1.132
10	Nakusp	1.249	1.001	1.250
11	Trail	1.131	1.001	1.132
12	Grand Forks	1.180	1.001	1.181
13	Midway	1.200	1.001	1.201
14	Oliver	1.101	0.996	1.097
15	Penticton	1.072	0.996	1.068
16	Keremeos	1.101	0.996	1.097
17	Princeton	1.200	1.000	1.200
18	Golden	1.170	1.014	1.184
19	Revelstoke	1.141	1.019	1.159
21	Armstrong	1.082	1.004	1.085
22	Vernon	1.062	0.996	1.058
23	Kelowna	1.046	0.996	1.041
24	Kamloops	1.053	0.996	1.048
26	Clearwater	1.131	1.001	1.132
27	Williams Lake	1.259	1.013	1.271
28	Quesnel	1.269	1.008	1.276
29	Lillooet	1.200	1.008	1.207
30	Cache Creek	1.131	1.008	1.138
31	Merritt	1.101	1.005	1.106
32	Hope	1.033	1.009	1.041
33	Chilliwack	0.983	1.008	0.991
34	Abbotsford	0.983	1.000	0.983
35	Langley	0.983	1.000	0.983
36	Surrey	0.983	1.000	0.983
37	Delta	0.983	1.000	0.983
38	Richmond	0.983	1.000	0.983
39	Vancouver	0.983	1.000	0.983
40	New Westminster	0.983	1.000	0.983
41	Burnaby	0.983	1.000	0.983
42	Maple Ridge	0.983	1.000	0.983
43	Coquitlam	0.983	1.000	0.983
44	North Vancouver	0.983	1.000	0.983
45	West Vancouver	0.983	1.000	0.983
46	Sechelt	1.151	1.011	1.162
47	Powell River	1.269	1.011	1.280
48	Squamish	1.092	1.006	1.098
48	Whistler	1.190	1.006	1.196
49	Bella Coola	1.495	1.040	1.535
50	Queen Charlotte	1.554	1.030	1.584
52	Prince Rupert	1.249	1.011	1.260
54	Houston	1.377	1.006	1.383
55	Burns Lake	1.278	1.021	1.299
56	Vanderhoof	1.298	1.016	1.314

57	Prince George	1.239	1.013	1.252
59	Dawson Creek	1.249	1.009	1.258
60	Fort St. John	1.269	1.009	1.277
61	Greater Victoria	1.058	1.026	1.084
62	Sooke	1.058	1.026	1.084
63	Saanich	1.058	1.026	1.084
64	Ganges	1.121	1.011	1.132
65	Duncan	1.072	1.011	1.083
66	Lake Cowichan	1.151	1.011	1.162
68	Nanaimo	1.092	1.000	1.092
69	Parksville	1.111	1.000	1.111
70	Port Alberni	1.170	1.016	1.186
71	Courtenay	1.121	1.028	1.149
72	Campbell River	1.131	1.028	1.158
75	Mission	1.013	1.005	1.018
76	Agassiz	0.993	1.001	0.994
77	Summerland	1.072	0.989	1.061
80	Kitimat	1.278	1.028	1.306
81	Fort Nelson	1.573	0.996	1.570
84	Gold River	1.259	1.043	1.301
85	Port Hardy	1.357	1.022	1.379
86	Creston	1.229	0.994	1.223
86	Kaslo	1.278	1.001	1.280
87	Stikine	1.672	1.040	1.712
88	Terrace	1.259	1.035	1.294
89	Salmon Arm	1.111	1.009	1.120
92	New Aiyansh	1.465	1.028	1.493

Note: Table revised May 1996

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Table 6: Site Development Allowance	
Normal Site Costs:	Percentage Rate
New School/Replacement School/Rebuilt School:	
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

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TABLE 7: Equipment Allowance	
Type of Space	Percentage
New Elementary School	10.0
New Junior Middle School (Grades 6, 7 & 8)	13.2
New Senior Middle School (Grades 7, 8, & 9)	16.3
New Secondary School	19.5

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**TABLE 8:
Freight Rate Allowances (Equipment)**

District No.	District Name	Freight Rate Allowance (%)
1	Fernie	4.68
2	Cranbrook	4.53
3	Kimberley	4.53
4	Windermere	4.77
7	Nelson	3.60
9	Castlegar	3.60
10	Arrow Lakes	3.90
11	Trail	3.60
12	Grand Forks	3.60
13	Kettle Valley	3.60
14	Southern Okanagan	3.60
15	Penticton	3.60
16	Keremeos	3.60
17	Princeton	2.50
18	Golden	4.53
19	Revelstoke	3.75
21	Armstrong-Spallumcheen	3.75
22	Vernon	3.60
23	Central Okanagan	3.60
24	Kamloops	3.60
26	North Thompson	3.75
27	Cariboo-Chilcotin	3.60
28	Quesnel	3.68
29	Lillooet	3.60
30	South Cariboo	3.60
31	Merritt	2.41
32	Hope	0.00
33	Chilliwack	0.00
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 - Pitt Meadows	0.00
43	Coquitlam	0.00
44	North Vancouver	0.00
45	West Vancouver	0.00
46	Sunshine Coast	0.00
47	Powell River	2.25
48	Howe Sound	0.00
49	Central Coast	9.80
50	Haida Gwaii - Queen Charlotte	13.84
52	Prince Rupert	5.42
54	Bulkley Valley	5.42
55	Burns Lake	3.90
56	Nechako	3.82
57	Prince George	3.67
59	Peace River South	5.51
60	Peace River North	5.51

61	Greater Victoria	0.44
62	Sooke	0.44
63	Saanich	0.44
64	Gulf Islands	2.37
65	Cowichan	0.61
66	Lake Cowichan	0.91
68	Nanaimo - Ladysmith	0.34
69	Qualicum	0.61
70	Alberni	0.61
71	Comox Valley	1.95
72	Campbell River	1.95
75	Mission	0.00
76	Agassiz-Harrison	0.00
77	Summerland	3.75
80	Kitimat	5.57
81	Fort Nelson	10.67
84	Vancouver Island West	2.25
85	Vancouver Island North	2.25
86	Creston-Kaslo	4.53
87	Stikine	12.29
88	Terrace	5.42
89	Shuswap	3.60
92	Nisga'a	5.42

Note: Table revised May 1996

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Table 9: Budgetary Allowances For Portable Classrooms	
<p>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.</p>	
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

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TABLE 10: Delivery Allowance for Portable Classrooms		
Only those school districts listed below are eligible for this allowance.		
Allowance	School District	
\$2,700	S.D. 29 (Lillooet) S.D. 30 (South Cariboo) S.D. 31 (Merritt) S.D. 46 (Sunshine Coast) S.D. 61 (Greater Victoria) S.D. 62 (Sooke)	S.D. 63 (Saanich) S.D. 65 (Cowichan) S.D. 66 (Lake Cowichan) S.D. 68 (Nanaimo-Ladysmith) S.D. 69 (Qualicum)
\$3,250	S.D. 7 (Nelson) S.D. 9 (Castlegar) S.D. 11 (Trail) S.D. 12 (Grand Forks) S.D. 13 (Kettle Valley) S.D. 14 (South Okanagan) S.D. 15 (Penticton) S.D. 16 (Keremeos) S.D. 17 (Princeton) S.D. 18 (Golden) S.D. 19 (Revelstoke) S.D. 21 (Armstrong-Spallumcheen)	S.D. 22 (Vernon) S.D. 23 (Central Okanagan) S.D. 24 (Kamloops) S.D. 26 (North Thompson) S.D. 27 (Cariboo-Chilcotin) S.D. 47 (Powell River) S.D. 70 (Alberni) S.D. 71 (Comox Valley) S.D. 72 (Campbell River) S.D. 77 (Summerland) S.D. 84 (Vancouver Island West) S.D. 89 (Shuswap)
\$3,800	S.D. 28 (Quesnel) S.D. 55 (Burns Lake)	S.D. 56 (Nechako) S.D. 57 (Prince George)
\$4,300	S.D. 1 (Fernie) S.D. 2 (Cranbrook) S.D. 3 (Kimberley) S.D. 4 (Windermere) S.D. 10 (Arrow Lakes)	S.D. 49 (Central Coast) S.D. 54 (Bulkley Valley) S.D. 64 (Gulf Islands) S.D. 85 (Vancouver Island North) S.D. 86 (Creston-Kaslo)
\$5,000	S.D. 59 (Peace River South) S.D. 60 (Peace River North)	S.D. 80 (Kitimat)
\$6,000	S.D. 50 (Haida Gwaii-Queen Charlotte) S.D. 52 (Prince Rupert) S.D. 81 (Fort Nelson)	S.D. 87 (Stikine) S.D. 92 (Nisga'a)

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TABLE 11: Snow Loading Allowance for Portable Classrooms		
Only those school districts listed below are eligible for this allowance.		
Allowance	School District	
	(Snow Load 3 2.4 kPa and < 3.4 kPa)	
\$2,700	S.D. 3 (Kimberley) S.D. 11 (Trail) S.D. 23 (Central Okanagan) S.D. 28 (Quesnel) S.D. 30 (South Cariboo) S.D. 29 (Lillooet) S.D. 32 (Hope) S.D. 33 (Chilliwack) S.D. 44 (North Vancouver) S.D. 45 (West Vancouver) S.D. 52 (Prince Rupert) S.D. 55 (Burns Lake)	S.D. 56 (Nechako) S.D. 57 (Prince George) S.D. 60 (Peace River North) S.D. 66 (Lake Cowichan) S.D. 68 (Nanaimo) S.D. 69 (Qualicum) S.D. 70 (Alberni) S.D. 71 (Comox Valley) S.D. 72 (Campbell River) S.D. 76 (Agassiz-Harrison) S.D. 86 (Creston-Kaslo) S.D. 89 (Shuswap)
	(Snow Load 3 3.4 kPa)	
\$3,250	S.D. 1 (Ferne) S.D. 4 (Windermere) S.D. 7 (Nelson) S.D. 9 (Castlegar) S.D. 10 (Arrow Lakes) S.D. 18 (Golden) S.D. 19 (Revelstoke)	S.D. 21 (Armstrong-Spallumcheen) S.D. 22 (Vernon) S.D. 26 (North Thompson) S.D. 48 (Howe Sound) S.D. 80 (Kitimat) S.D. 87 (Stikine) S.D. 88 (Terrace)

Each year in early spring, a General Specifications and Standards List is sent to suppliers of school buses for the purpose of costing vehicles of different capacities and options. The capital allowances for school buses are based upon the following criteria:

- lowest cost submitted by suppliers for each school bus size
- projected increase in price between the time when the capital program is approved by the Minister and when school districts can call tenders in the following spring
- Provincial Sales Tax
- Goods and Services Tax (at 2.24 percent).

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TABLE 12: Capital Allowances for School Buses				
Capacity	Base Cost	Fuel Type	Transmission	Style
16 to 24	\$43,300	Gasoline	Automatic	Conventional
36	\$58,700	Diesel	Manual	Conventional
48	\$63,400	Diesel	Manual	Conventional
54	\$65,500	Diesel	Manual	Conventional
66	\$68,700	Diesel	Manual	Conventional
72	\$70,800	Diesel	Manual	Conventional
84	\$117,000	Diesel	Automatic	Transit
Wheelchair lift				\$7,500
Diesel Allowance (available fro 16 to 24 capacity bus only)				\$1,800
Automatic Transmission Allowance (available for 36 - 72 capacity buses only)				\$3,000
Two-Way Bus Radio (not available for replacement buses)				\$800

Each year in early spring, a General Specifications and Standards List is sent to suppliers of school buses for the purpose of costing vehicles of different capacities and options. The capital allowances for school buses are based upon the following criteria:

- lowest cost submitted by suppliers for each school bus size
- projected increase in price between the time when the capital program is approved by the Minister and when school districts can call tenders in the following spring
- Provincial Sales Tax
- Goods and Services Tax (at 2.24 percent).

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TABLE 13: Bus Transportation Allowance		
School District	Allowance per Bus (km x \$0.70) (Includes P.S.T. and G.S.T., net of rebate)	
1	Fernie	\$423
2	Cranbrook	\$491
3	Kimberley	\$508
4	Windermere	\$399
7	Nelson	\$646
9	Castlegar	\$652
10	Arrow Lakes	\$561
11	Nelson	\$653
12	Grand Forks	\$719
13	Kettle Valley	\$744
14	Southern Okanagan	\$708
15	Penticton	\$683
16	Keremeos	\$708
17	Princeton	\$684
18	Golden	\$391
19	Revelstoke	\$491
21	Armstrong-Spallumcheen	\$567
22	Vernon	\$596
23	Central Okanagan	\$629
24	Kamloops	\$560
26	North Thompson	\$481
27	Cariboo-Chilcotin	\$633
28	Quesnel	\$600
29	Lillooet	\$679
30	South Cariboo	\$623
31	Merritt	\$622
32	Hope	\$701
33	Chilliwack	\$729
34	Abbotsford	\$760
35	Langley	\$783
36	Surrey	\$792
37	Delta	\$802
38	Richmond	\$809
39	Vancouver	\$809
40	New Westminster	\$795
41	Burnaby	\$804
42	Maple Ridge - Pitt Meadows	\$774
43	Coquitlam	\$788
44	North Vancouver	\$815
45	West Vancouver	\$818
46	Sunshine Coast	\$824
47	Powell River	\$904
48	Howe Sound	\$855
49	Central Coast	\$958
50	Haida Gwaii - Queen Charlotte	\$1,021
52	Prince Rupert	\$1,021
54	Bulkley Valley	\$776
55	Burns Lake	\$674
56	Nechako	\$584
57	Prince George	\$516
59	Peace River South	\$413
60	Peace River North	\$464

61	Greater Victoria	\$832
62	Sooke	\$839
63	Saanich	\$814
64	Gulf Islands	\$818
65	Cowichan	\$858
66	Lake Cowichan	\$873
68	Nanaimo - Ladysmith	\$822
69	Qualicum	\$846
70	Alberni	\$876
71	Comox Valley	\$894
72	Campbell River	\$925
75	Mission	\$760
76	Agassiz-Harrison	\$726
77	Summerland	\$672
80	Kitimat	\$963
81	Fort Nelson	\$748
84	Vancouver Island West	\$986
85	Vancouver Island North	\$1,028
86	Creston-Kaslo	\$566
87	Stikine	\$1,197
88	Terrace	\$923
89	Shuswap	\$566
92	Nisga'a	\$982

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NOTABLE CHANGES TO THE 1996/97 SUPPLEMENT

TABLE 4 - Supplementary Building Allowance

- replaces the Costing Factor for Various Ground Conditions Table
- provides factors for ground conditions which may result in an increase in the building construction cost
- factors for ground conditions may be used for budgeting purposes only
- a detailed analysis of supplementary building costs will be required as part of the design development and contract document stages of a design project
- supplementary building costs will be subject to verification as part of the value analysis process

TABLE 5 - Costing Factors for Location

- commencing this year, the location factor has been divided into two separate components, a Geographic Factor and an Economic Factor
 - the Geographic Factor includes fixed factors which directly effect the cost of construction, such as seismic zone and climatic conditions in each of the geographical areas of the Province
 - the Economic Factor includes variables adjusted relative to the Lower Mainland, such as market conditions, and the cost of labour, materials and delivery
- this change ensures that the construction funding being provided by the Ministry better reflects the real economic and market conditions at the time of tendering
- an adjustment to the unit rate which reflects changes in the economic and market conditions will be made by the Ministry at the time a supported construction project receives Specific Project Approval
- combined location factors must be used when preparing capital project budgets

TABLE 6 - Site Development Allowance

- replaces the Site Development Base Rates Table which provided per metre² and per hectare costs
- site development budgets will now be determined using a percentage of the base budget rate
- the overall capital funding for site development costs remains unaffected by this change