

FORM SCG-2021
Building Systems Outline for Cost Estimating

**Chart 4.4 UNIFORMAT II Elemental Project Description (Level 2) — 8 Story
Office Building³⁵**

GENERAL: Building size — 60' x 100', 8 floors, 12' floor to floor height, 4' high parapet, full basement with 11'8" floor to floor, bay size 25' x 30', ceiling heights are 9' in office area and 8' in core area, 43,560 SF site.

A10 FOUNDATIONS — Concrete spread and strip footings, 4" concrete slab on grade, normal soil conditions.

A20 BASEMENT CONSTRUCTION — 12' high, 12" thick waterproofed basement walls.

B10 SUPERSTRUCTURE — Steel columns, wide flange; 3 hour fire rated; floors, composite steel frame and deck with concrete slab; roof, steel beams, open web joists and deck.

B20 EXTERIOR CLOSURE — Walls; North, East and West, brick and lightweight concrete block with 2" cavity insulation, 25% window; South, 8" lightweight concrete block insulated, 10% window. Doors, aluminium and glass at 1st floor level, insulated automatic basement garage door. Windows, aluminium, 3'-0" x 5'-4" insulating glass.

B30 ROOFING — Tar and gravel, 4 ply, 2" rigid insulation, R15; one roof access hatch.

C10 INTERIOR CONSTRUCTION — Core, 6" lightweight concrete block partitions, full height. Corridors — 1st and 2nd floor, 3 5/8" steel studs with fire rated gypsum board, full height steel fabricated toilet partitions. Doors — hollow metal; Specialities — toilet accessories, directory board.

C20 STAIRCASES — Steel with concrete fill.

C30 INTERIOR FINISHES — Wall Finishes: lobby, mahogany panelling on furring, remainder plaster finish to ceiling height (partition and wall surfaces), paint. Floor Finishes: 1st floor lobby, corridors, and toilet rooms, terrazzo, remainder, concrete; tenant developed 2nd thru 8th; toilet rooms, ceramic tiles; office and corridor, carpet. Ceiling Finishes — 24" x 48" fibreglass board on Tee grid.

D10 CONVEYING SYSTEMS — two, 2500 lb capacity, 200 F.P.M., geared elevators, 9 stops.

D20 PLUMBING — Vanity top lavatories, wall hung urinals and water closets; service sinks. Gas fired domestic hot water heater and reservoir; copper distribution piping throughout. Cast iron sanitary waste piping; drains in each washroom floor and parking level. 4" CI roof drains and PVC piping.

D30 HVAC — Cast iron gas-fired 1088 MBH water boiler and 150 ton water-cooled chiller in penthouse. Perimeter hot water finned tube radiation with wall to wall enclosures. 52800 CFM built-up VAV air handling unit for office floors. VAV air supply and low pressure return air distribution. 5500 CFM direct gas-fired parking garage air handling ventilation unit with air supply and exhaust duct systems. Pneumatic control system with central control.

D40 FIRE PROTECTION — Standard sprinkler system in office area; dry sprinklers in basement parking area; 4" standpipe, 9 hose cabinets.

D60 ELECTRICAL — Service, panel board and feeder, 2000 amps. Lighting, 1st thru 8th, 15 fluorescent fixtures / 1000 SF, 3 watts/SF. Basement 10 fluorescent fixtures / 1000 SF, 2 Watts/ SF. Receptacles 1st thru 8th, 16.5 / 1000 SF, 2 Watts/SF. Basement, 10 receptacles / 1000 SF, 1.2 Watts/SF. Air conditioning, 4 Watts/SF; miscellaneous connections 1.2 Watts/SF; Elevator power, two, 10 HP 230 volt motors; wall switches, 2/1000 SF. Fire detection system, pull stations, signals, smoke and heat detectors. Emergency lighting generator, 30 kW.

E10 EQUIPMENT — Automatic parking garage access gate, dock leveller, waste handling compactor.

E20 FURNISHINGS — Vertical PVC interior blinds for all exterior windows. Washroom vanities.

G SITEWORK — The one acre site (43,560 SF) must be cleared and excavated in part to obtain required elevations; paved parking stalls with barriers and painted lines; shrubs, trees and hydroseeding for landscaping; water supply, sanitary and storm sewers; gas service piping; underground electrical power and cabling in conduit, exterior HPS lighting, duct bank for telephone cabling; lawn sprinkler system.