

## 145 King West Additional Services Rates

All requests are to be made through the QuadReal Connect work order system by an authorized tenant representative.

Labour	Rate	Details
<b>Building Operations Staff</b>	\$50.00 per hour	-Business hours (7:00am to 6:00pm) 1-hour minimum; 30-minute increments thereafter -Minor repairs, maintenance of customer equipment, and additional requests. Building operations take precedence
	Overtime rates (1.5 x per hour) and statutory rates (2 x per hour) applicable outside of regular business hours.	
<b>Security Staff</b>	\$45.55 per hour	Security Officer 4-hour minimum
	\$113.88 per hour	Security Officer – statutory holiday 4-hour minimum
	\$59.10 per hour	Security Supervisor 4-hour minimum
	\$147.75 per hour	Security Supervisor – statutory holiday 4-hour minimum
	-Security escort or event security – 3 business days minimum notice required. -Cancellations require a minimum of 2 business days' notice or full fee will apply. -If more than four security escorts are required, one must be a supervisor.	
<b>Locksmith</b>	\$56.00 per hour	Business hours (7:00am to 3:30pm) 30-minute minimum
	\$165.00 per hour	After-hours 1-hour minimum
	As Quoted	Additional hardware
<b>Additional Cleaning</b>	As Quoted	Priced as per charges determined by Base Building Service Provider, Hallmark Housekeeping

Security Services	Rate	Details
<b>Building Access Cards</b>	\$25.00 per card	Includes access card and initial processing
	\$30.00 replacement	Due to lost or damaged card
<b>Security Access Reports</b>	\$30.00 per report	Specialized tenant reports/audits
<b>Alarm Response</b>	\$20.00 per alarm	Security Response to Security Management System Alarms (outside monitoring company or base-building Security Management System). Includes Security Officer and Dispatcher
<b>Insecure Retail Premises</b>	\$30.00 per occurrence	Security investigation of insecure premises deemed the fault of the retail tenant. Includes Security Officer, Supervisor and Dispatcher

Operations Services/Supplies	Rate	Details
<b>After-Hours HVAC</b>	\$37.02 per hour	Outside of regular business hours as defined in your lease
<b>After-Hours Lighting</b>	Metered	Outside of regular business hours as defined in your lease User activated lighting or special schedules completed by operator
<b>Tenant Condenser/ Chilled Water Loop (Monthly)</b>	Priced per ton of cooling	Monthly usage charge per most recent consultant report or contract fee
<b>Freight Elevator Booking</b>	\$45.55 per hour	Security Officer for freight elevator bookings 4-hour minimum
	113.88 per hour	Security Officer for freight elevator bookings 4-hour minimum – statutory holiday
	Cancellations require a minimum of 2 business days' notice or full fee will apply	
<b>Moving Bin Rental</b>	\$18.00 per bin per day	Subject to availability. 3-business days minimum notice required. Cancellations require a minimum of 2 business days' notice or full fee will apply.
<b>Ceiling Tile Replacement</b>	\$25.00 per tile	Cost for replacing damaged ceiling tiles beyond lease requirements. Does not include installation fees

Construction Services/Fees	Rate	Details
<b>False Fire Alarm</b>	As per charges levied by the City of Toronto + \$250.00	Coordination fee due to false fire alarm tripped by tenant construction or tenant vendor work
<b>Sprinkler/Fire Alarm By- Pass</b>	\$100.00 per occurrence per floor	Coordination fee for programming and coordination
<b>Sprinkler System Drain &amp; Fill</b>	\$250.00 per occurrence per floor	Fee for operations to drain and fill sprinkler system to allow for construction work
<b>Standpipe System Drain &amp; Fill</b>	\$400.00 per occurrence per floor	Fee for operations to drain and fill standpipe system
<b>Drawing Upload</b>	\$450.00 per project	Upload of all project drawings of tenant construction
<b>Pre-Construction Audit Survey</b>	Priced as per consultant/operations fees	Mandatory HVAC audit of all DDC devices within the premises prior to tenant construction.
<b>Light Fixtures</b>	\$350.00 each	Cost to supply fixture plus whip (up to a max 10 feet), does not include installation fees.

Please note that these charges do not include 13% HST or any associated administration fees, as outlined in your Lease, which will be applied upon invoicing. Out-of-pocket expenses or supplies are not included in the additional service rates. These rates are subject to changes in labour costs. The landlord reserves the right to revise rates upon 30 days' notice. If you are interested in painting, carpentry, electrical or mechanical services, please contact us to obtain a quote from our partnered suppliers. Any additional service request will be based on the individual request.