

145 KING STREET WEST ADDITIONAL SERVICE RATES - 2024

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

LABOUR	RATE	DETAILS
Building Operations Staff*	\$50 per hour	Business hours – 1-hour minimum; 30-minute increments thereafter
	\$50 per hour	After-Hours – 4-hour minimum
		Minor repairs, maintenance of customer equipment, and additional requests. Building operations take precedence
Security Officer*	\$44.22 per hour	Security Officer – 4-hour minimum
	\$57.42 per hour	Security Supervisor – 4-hour minimum
		Security escort or event security – 72-hour minimum notice required. If more than four security escorts are required, one must be a supervisor
Locksmith	\$56.00 per hour	Locksmith services – 30-minute minimum Additional hardware as quoted
Additional Cleaning	As Quoted	Priced as per charges determined by Base Building Service Provider (Hallmark Housekeeping)

* Overtime rates (1.5 x per hour) and statutory rates (2 x per hour) applicable outside of regular business hours. Regular business hours: 7:00am to 6:00pm

SECURITY SERVICES	RATE	DETAILS
Building Access Cards	\$25 per card	Includes access card and initial processing
	\$30 replacement	Due to lost or damaged card
Security Access Reports	\$30 per report	Specialized tenant reports/audits
Alarm Response	\$20 per alarm	Security Response to Security Management System Alarms (outside monitoring company or base building Security Management System). Includes Security Officer and Dispatcher
Insecure Retail Premises	\$30 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
After-Hours HVAC	\$37.02 per hour	Outside of regular business hours as defined in your lease
After-Hours Lighting	Metered	Outside of regular business hours as defined in your lease User activated lighting or special schedules completed by operator
Tenant Condenser/ Chilled Water Loop (Monthly)	Priced per ton of cooling	Monthly usage charge per most recent consultant report or contract fee
Freight Elevator Booking	\$44.22 per hour	Security Officer for freight elevator bookings 4-hour minimum
Conference Facility Rental	\$100 per hour	Rental of Property Management office boardroom or vacant spaces
Chairs & Tables Rental and Set-Up	\$2.50 per chair per day + labour	Labour charges for delivery, pick up and set-up will apply for a minimum of 30 minutes. Supply is limited; therefore, these should be booked one week in advance. Tablecloths and skirts are included.
	\$10 per table per day + labour	
Moving Bin Rental	\$18.00 per bin per day	Inventory of moving bins available upon request. Must be booked and/or cancelled 72 hours in advance. First come first serve.
Ceiling Tile Replacement	\$25 per tile	Cost for replacing damaged ceiling tiles beyond lease requirements. Does not include installation fees

CONSTRUCTION SERVICES/FEEES	RATE	DETAILS
False Fire Alarm	As per charges levied by the City of Toronto + \$250	Coordination fee due to false fire alarm tripped by tenant construction or tenant vendor work
Sprinkler/Fire Alarm By- Pass	\$100 per occurrence per floor	Coordination fee for programming and coordination
Sprinkler System Drain & Fill	\$250 per occurrence per floor	Fee for operations to drain and fill sprinkler system to allow for construction work
Standpipe System Drain & Fill	\$400 per occurrence per floor	Fee for operations to drain and fill standpipe system
Drawing Upload	\$450 per project	Upload of all project drawings of tenant construction
Pre-Construction Audit Survey	Priced as per consultant/operations fees	Mandatory HVAC audit of all DDC devices within the premises prior to tenant construction.
Light Fixtures	\$350 each	Cost to supply fixture plus whip (up to a max 10 feet), does not include installation fees.

* Terms on following page

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.

“Regular business hours” are defined as 7:00 am to 6:00 pm Monday to Friday excluding holidays, unless otherwise stated in your lease. Any times outside these hours are considered “after hours”.

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.

**As per the Ontario Employment Standards at a minimum 4-hours charge is applicable if coverage is cancelled or rescheduled without 48 hours prior notice. ESA S.O, Chapter 41 Section 21.6.*