

145 KING STREET WEST ADDITIONAL SERVICE RATES - 2023

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* | \$42.83 per hour | Security Officer – 4-hour minimum |
| | \$55.71 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 |
| 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 |
| Access Card Processing | \$15 per card | For tenant supplied cards. Cost is for processing only |
| 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 | \$42.83 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/FEES | 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, 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.***