

## 200 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
<b>Building Operations Staff*</b>	\$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
<b>Security Officer*</b>	\$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
<b>Additional Cleaning</b>	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
<b>Building Access Cards</b>	\$25 per card	Includes access card and initial processing
	\$30 replacement	Due to lost or damaged card
<b>Access Card Processing</b>	\$15 per card	For tenant supplied cards. Cost is for processing only
<b>Security Access Reports</b>	\$30 per report	Specialized tenant reports/audits
<b>Alarm Response</b>	\$20 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 per occurrence	Security investigation of insecure premises deemed the fault of the retail tenant. Includes Security Officer, Supervisor and Dispatcher

<b>OPERATIONS SERVICES/SUPPLIES</b>	<b>RATE</b>	<b>DETAILS</b>
<b>After-Hours HVAC</b>	\$27.27 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>	\$42.83 per hour	Security Officer for freight elevator bookings 4-hour minimum
<b>Conference Facility Rental</b>	\$100 per hour	Rental of Property Management office boardroom or vacant spaces
<b>Chairs &amp; Tables Rental and Set-Up</b>	\$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	
<b>Moving Bin Rental</b>	\$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.
<b>Ceiling Tile Replacement</b>	\$25 per tile	Cost for replacing damaged ceiling tiles beyond lease requirements. Does not include installation fees

<b>CONSTRUCTION SERVICES/FEES</b>	<b>RATE</b>	<b>DETAILS</b>
<b>False Fire Alarm</b>	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
<b>Sprinkler/Fire Alarm By-Pass</b>	\$100 per occurrence per floor	Coordination fee for programming and coordination
<b>Sprinkler System Drain &amp; Fill</b>	\$250 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 per occurrence per floor	Fee for operations to drain and fill standpipe system
<b>Drawing Upload</b>	\$450 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 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.***