

**APPRAISAL REPORT OF
SPECIFIED PROPERTY OF:**

**TOWNSHIP OF STRONG
*WITHIN THE TOWNSHIP OF STRONG'S MUNICIPAL BOUNDARIES***

**Prepared by:
Suncorp Valuations**

File No. 73403

**PREMISES OF VALUE
Cost of Reproduction New
Cost of Reproduction New Less Depreciation**

Effective Date: January 21, 2021

Currency: Canadian Dollars

March 10, 2021

Township of Strong
28 Municipal Lane
Sundridge, ON P0A 1Z0

Attention: Dan Truchon
Treasurer

Re: Appraisal of Specified Property of interest to the Township of Strong located within the Township of Strong's municipal boundaries

In accordance with your authorization, we have completed an inspection and prepared an insurance appraisal of the referenced property. Our appraisal findings and conclusions are summarized in the attached documents.

Our final invoice for the services provided is also attached. We would appreciate your timely attention relative to its payment.

Should you have any questions regarding our report or our invoice, please contact the undersigned.

We thank you for your confidence in our services and look forward to serving your valuation requirements in the future.

On behalf of,
SUNCORP VALUATIONS



Vic Persaud, B.A. (Hons.)
Manager, Business Development

VP /mr

Attachment

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TABLE OF CONTENTS

	PAGE
TITLE PAGE	
LETTER OF TRANSMITTAL	
TABLE OF CONTENTS	
PURPOSE AND DATE OF APPRAISAL	1
INTENDED USERS OF APPRAISAL	1
IDENTIFICATION OF APPRAISAL PROPERTY	1
PREMISES OF VALUE	2
PROPERTY USE	3
APPRAISAL INCLUSIONS.....	3
APPRAISAL EXCLUSIONS.....	4
SCOPE OF APPRAISAL SERVICE.....	4
INSURANCE EXCLUSIONS	5
VALUATION METHODOLOGY	5
CONCLUSION OF COSTS	8
<u>APPENDICES</u>	
APPENDIX A – GENERAL SERVICE CONDITIONS.....	A-1
APPENDIX B – CONTINGENT AND LIMITING CONDITIONS	B-1
APPENDIX C – CERTIFICATION STATEMENT.....	C-1
APPENDIX D – SUMMARY OF BUILDING COSTS.....	D-1
APPENDIX E – SUMMARY OF FURNISHINGS AND EQUIPMENT COSTS	E-1
APPENDIX E2 – SUMMARY OF MOBILE EQUIPMENT COSTS	E2-1
APPENDIX F – BUILDING COST ANALYSIS / PHOTOGRAPHS	F-1
APPENDIX G – INVENTORY OF MOBILE EQUIPMENT	G-1
APPENDIX H – CLASS OF CONSTRUCTION	H-1

March 10, 2021

Township of Strong
28 Municipal Lane
Sundridge, ON P0A 1Z0

Attention: Dan Truchon
Treasurer

Re: Appraisal of Specified Property of interest to the Township of Strong located within the Township of Strong's municipal boundaries

In accordance with your authorization, we have completed an inspection and appraisal of the referenced property. The details of our service, findings and conclusions are presented in the ensuing sections of this appraisal report.

PURPOSE AND DATE OF APPRAISAL

We have performed this appraisal service for the purpose of developing an estimate of the **Cost of Reproduction New (CRN) and Cost of Reproduction New Less Depreciation (CRNLD)** of the specified property, to assist with the placement of property insurance coverage.

The effective date of the appraisal is January 21, 2021.

INTENDED USERS OF APPRAISAL

The appraisal report is only valid for the purpose defined herein. Accordingly, the intended authorized users will be limited to the client of record, its insurance broker or agent, and the insurer of the property. Any liability to unintended users is expressly denied. For further clarification of our services please refer to the General Service Conditions and Contingent and Limiting Conditions on pages A-1 and B-1, which form an integral part of this report.

IDENTIFICATION OF APPRAISAL PROPERTY

The specified property appraised was:

***Township of Strong
Within the Township of Strong's Municipal Boundaries***

PREMISES OF VALUE

The cost estimate for the specified property appraised was developed on the following premises of value:

Cost of Reproduction New* (CRN) is defined as: *the monetary amount required to reproduce property of like kind and quality at one time in accordance with current market prices for materials, labour, manufactured equipment, contractor's overhead, profit and fees, but without provisions for overtime, bonuses for labour, or premiums for materials.*

****Cost of Reproduction New (CRN)*** is synonymous with the insurance industry's definition of ***Replacement Cost New***.

CRN takes into account current market prices for labour, duties and freight, building materials and equipment, contractors' overhead, profit and fees, engineering and installation costs, as well as applicable taxes. It is exclusive of the cost of demolition, grading or filling in connection with removal of destroyed property or reconstruction.

In the event of a partial loss, the amount of the loss may be based on the repair cost which is usually proportionately higher than the CRN for the entire property, as defined in this report.

Cost of Reproduction New Less Depreciation (CRNLD) is based on the CRN, as defined, less an allowance for accrued depreciation as evidenced by observed conditions in comparison with new property of like kind, with consideration for physical deterioration and functional and economic factors deemed relevant for insurance placement purposes.

CRNLD is synonymous with the insurance term Actual Cash Value, and for the purpose of this report is defined as follows:

Actual Cash Value (ACV) is defined as: *Replacement or Reproduction Cost New Less Physical Depreciation* by some sources and *Replacement or Reproduction Cost New Less Physical Depreciation and Obsolescence* by other sources. Regardless of the fact that neither the insurance industry nor the courts are in agreement on this point, current valuation standards suggested by the American Society of Appraisers (ASA) recommend that to best serve all parties, the definition of ACV is synonymous with **Depreciated Insurable Value**, which is defined as: *the value remaining after deducting depreciation from the Replacement Cost or Reproduction Cost New, based on an analysis of the asset's age, condition, serviceable life and utility.*

PROPERTY USE

As at the effective date of appraisal the specified property was being utilized within the Township of Strong as municipal properties.

APPRAISAL INCLUSIONS

The following classifications of property, if applicable, were **included** in the scope of our appraisal:

Building Construction and Services (including Process Mechanical)

- Site Preparation and Excavation (within footprint of the building)
- Foundations
- Framing
- Exterior Walls
- Roof Frame and Coverings
- Floor Structure
- Interior Partitions and Finishes
- Utility Services*
- Electrical and Lighting Systems
- Plumbing and Sewerage Systems
- Heating, Ventilating and Air Conditioning
- Fire Protection and Security Systems
- Vertical Transportation
- Additional Specialty Features

*Our standard appraisal service includes replacement costs for on-site services from the structure to the lot line, figured for a typical setback as defined within the Marshall and Swift Valuation Service Manual. Therefore, we did not investigate the details and specifications of the existing services.

Yard Improvements

- Paving
- Fencing
- Yard Lighting
- Road, Sidewalks, Curbs and Retaining Walls
- Signs
- Flagpoles
- Landscaping

Building Codes and Bylaws: (See Development of Building Codes and Bylaws)

Demolition and Debris Removal Costs: (See Development of Demolition and Debris Removal Costs)

Furnishings and Equipment

- Machinery and Equipment
- Laboratory Equipment
- Office Furniture and Fixtures
- Office Machines
- Computer Hardware
- Unlicensed Computer Software
- Stock and Supplies
- Assets Under Lease Agreements, as instructed by client, if obliged to insure
- Property Situated Away from Site, as instructed by client

Mobile Equipment

- Mobile Equipment
- Emergency Response Vehicles
- Firefighting Equipment including, but not limited to, General Firefighting Equipment, Firehoses, Firefighter Suits, etc.
- Equipment fixed to licensed vehicles i.e. plows, etc.

APPRAISAL EXCLUSIONS

Our appraisal service **excludes** all other property classifications not specifically identified within the appraisal inclusions section of this report, including but not limited to licensed vehicles.

SCOPE OF APPRAISAL SERVICE

In completing this appraisal service, our professional staff performed an appraisal inspection of the specified property between January 20 - 21, 2021. The scope of our inspection included:

Building Construction and Services and Yard Improvements:

- A review of architectural drawings (As Builts), if available
- An inventory of pertinent construction features
- A review of building services
- Identification of specialty construction features
- Photographing building(s)
- Estimation of gross floor area based on drawings provided and/or physical measurement
- A brief inventory of the Yard Improvements, if applicable

Building Codes and Bylaws: (See Development of Building Codes and Bylaws)

Demolition and Debris Removal Costs: (See Development of Demolition and Debris Removal Costs)

Furnishings and Equipment:

We have provided the furnishings and equipment in a summary format only, allocated by building. A detailed inventory is not provided in our report.

Mobile Equipment:

In valuing the specified mobile equipment we performed an inventory of a majority of these assets or conducted a review with appropriate municipal personnel and recorded the following information, if practical and applicable:

- Description
- Manufacturer
- Model Number
- Serial Number
- Size/Speed/Capacity
- Other Pertinent Features

INSURANCE EXCLUSIONS

We have not reviewed your property and casualty insurance policy relative to the subject property in order to identify applicable insurance exclusions, if any. Our reported CRN costs therefore, include and segregate both below grade and above grade assets. Below grade assets comprise the following:

- 1) excavation, backfill and site preparation (within footprint of the building)
- 2) foundations below the lowest floor slab
- 3) architectural or engineering fees associated with the two items above

We recommend that you review the noted below grade assets with your insurance broker or agent in order to determine their insurability.

VALUATION METHODOLOGY

The appraisal industry recognizes the following three traditional approaches to develop a cost or value:

- Cost Approach
- Direct Comparison (Market) Approach
- Income Approach

The approach best suited for developing an estimate of the CRN for insurance placement purposes is the cost approach, as insurance premiums are normally based on replacement cost and not market value. The market and income approaches to value are not applicable to the appraisal services performed.

Development of Building Construction and Services CRN through the Cost Approach

The CRN for the Building Construction and Services was developed using the Marshall and Swift Valuation Service Manual, published by Marshall & Swift/Boeckh (MS/B) **and/or other internal/external costing services**. Our valuation method for this appraisal has been based upon the Segregated Cost Method, Model-Based Method, or a combination of both.

The Segregated Cost Method

To determine cost via this method involves estimating the current unit cost of installed components, sections or systems of the building structure under appraisal. The unit price includes costs of materials, labour, overhead, fees and profits required to replace the building components new, as of the date of appraisal.

The Model-Based Method

This method uses as a basis, the current cost per square foot of other properties that are similar to the subject property in their design, style, construction and function. This benchmark cost is then adjusted to more closely suit the specifications and construction quality of the subject property being appraised. Once adjusted, this unit cost is applied to the subject's gross floor area with additional consideration given to any specialty features.

Development of Yard Improvements Cost Estimate

The CRN of the Yard Improvements is relatively small in comparison to the buildings. We therefore, did not perform a detailed listing and itemized costing of these assets. Rather, we developed an estimate of the cost based on approximate quantities or benchmark unit cost estimates for this property type.

Development of Building Codes and Bylaws Cost Estimate

In performing our appraisal service we assessed if the subject property complied with current building codes and by-laws relative to the following three (3) items:

- Adequate Parking Spaces
- Special Needs Access to the Building
- Fire Protection System (No consideration was given to individual fire wall configuration or building wall compartmentalization requirements. Rather, our analysis of this item was limited to a typical cost per square foot estimate for the entire building)

With the exception of these three (3) specified items, we did not take into consideration the CRN of the subject property to comply with any other current building codes, ordinances and other legal restrictions.

The CRN for these items was calculated only if the subject property was deemed deficient in any of these requirements. The cost for these items was estimated on the assumption that the entire property would be built at one time including these items. These costs therefore, do not represent the monetary amount required to update or upgrade the existing building with these items in order to eliminate the existing deficiencies.

Development of Demolition and Debris Removal Cost Estimate

As part of our appraisal investigation, we also developed an estimate of the cost of demolition and debris removal for the subject buildings, in connection with reconstruction. This cost estimate was based on a hypothetical scenario, since it is not possible to predict the type and extent of a future property loss and thus the required amount of demolition and debris removal. More specifically, this cost estimate was based on a hypothetical scenario assuming a 60% building construction loss. This loss scenario implies that the remaining 40% of the building would have to be demolished and 100% of the debris removed, to achieve a clean site adequate for normal reconstruction. It should be noted that this cost estimate is based on normal building construction and does not address building contents, nor any additional costs relative to the handling or disposal of hazardous or contaminated building materials, or extra costs incurred to transport to abnormally distant dump sites. Furthermore, the cost estimate did not consider additional costs for any salvage operations associated with architecturally unique historical properties. We would further caution that the terms and conditions in your insurance policy may stipulate a demolition and debris removal coverage that may differ from the suggested hypothetical scenario. We therefore recommend that you review the adequacy of the suggested coverage estimate, with your insurance representatives.

Development of Furnishings and Equipment, and Mobile Equipment CRN through the Cost Approach

The CRN for the principal Furnishings and Equipment, and Mobile Equipment was based on the current cost of similar assets, being of the same make, model, type, class, size or capacity, with consideration for freight, installation, currency exchange, taxes and duties and fees, where applicable. Where a particular model is no longer manufactured, we relied on a current manufacturer and model, which in our judgment reasonably represents the one being appraised.

For minor equipment, we developed the CRN through various approaches including, but not limited to:

- Indexing of historical costs
- Applying unit benchmark costs to quantities
- Use of internal costing sources
- Obtaining quotes from suppliers
- Obtaining estimates from your representatives

Development of CRNLD through the Cost Approach

The CRNLD was based on the CRN of the Assets, less accrued depreciation as evidenced by observed condition in comparison with new property of like kind, with consideration for physical deterioration and historical and economic factors relevant for insurance placement purposes.

CONCLUSION OF COSTS

Based on the appraisal investigation detailed herein and the valuation methodology applied it is our opinion that as at January 21, 2021, the CRN cost of the specified property of the Township of Strong located within the Township of Strong’s municipal boundaries is reasonably stated as follows:

<u>CRN COST SUMMARY:</u>	<u>CRN</u>	<u>CRNLD</u>
Building Construction and Services (includes Process Mechanical):	10,040,800	6,886,800
Yard Improvements:	746,200	466,800
Building Codes and Bylaws:	MEETS CODE	MEETS CODE
Demolition and Debris Removal:	287,800	287,800
Furnishings and Equipment:	434,400	257,100
Mobile Equipment:	2,689,300	728,100
	<hr/>	<hr/>
TOTAL CRN COST:	\$14,198,500	\$8,626,600

CRN = COST OF REPRODUCTION NEW
 CRNLD = COST OF REPRODUCTION NEW LESS DEPRECIATION

All costs throughout the report are expressed in Canadian dollars and are inclusive of applicable taxes.

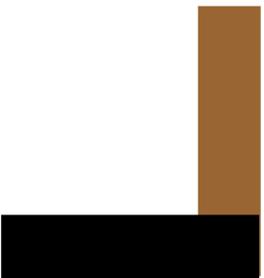
On behalf of,
 SUNCORP VALUATIONS



Chris Parr, ASA
 Managing Director, Public Sector Valuation Group

CP/mr

APPENDICES



APPENDIX A GENERAL SERVICE CONDITIONS

The service(s) provided by Suncorp Valuations (referred to as Suncorp) were performed in accordance with professional appraisal standards. Our compensation is not contingent in any way upon the conclusion of cost. We will assume, without independent verification, the accuracy of all data that was provided to us. We have acted as an independent contractor and have reserved the right to use subcontractors. All files, working papers, or documents that were developed by us during the course of the engagement will be our property. We will retain this data for at least seven years.

Our report will only be used for the specific purpose(s) stated herein and any other use is invalid. No reliance may be made by any third party without our prior written consent. You may show our report in its entirety to those third parties that need to review the information contained therein. No one should rely on the report as a substitute for his or her own due diligence. No reference to our name or our report, in whole or in part, in any document you prepare and/or distribute to third parties may be made without our written consent.

We will reserve the right to include your company name in our reference list, however, we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings.

APPENDIX B

CONTINGENT AND LIMITING CONDITIONS

The services provided by Suncorp are subject to the following contingent and limiting conditions:

- Sketches, drawings, diagrams, and photographs, if presented in the report, are included for the sole purpose of illustration, to assist the reader in visualizing the property. We did not survey the subject site, and therefore will not assume responsibility for such matters, nor other technological and engineering techniques that are required to discover any inherent or hidden conditions of the subject property. Architectural drawings provided by the client or their agent were deemed to be accurate as to the building dimensions and specifications, unless information is received to the contrary.
- The compensation for services rendered in this assignment does not include a fee for expert witness services such as preparation and/or appearance at depositions, arbitrations, or court, which must be negotiated separately. However, neither this nor any other of these limiting conditions is an attempt to limit the use that might be made of this report should it properly become evidence in a judicial or quasi-judicial proceeding. In such a case, it is acknowledged that it is the judicial body that will decide the use of the report which best serves the administration of justice. In the event that Suncorp Valuations is required by subpoena or other legal process to provide testimony or produce documents relating to this assignment, whether in court, deposition, arbitration or in any other proceeding, and regardless of the identity of the party requiring such testimony or production of documents, the Client agrees to compensate Suncorp Valuations for the time incurred in connection with the preparation for and provision of such testimony and/or documents. Our rate for Expert Witness services is \$300/hour plus all reasonable and actual expenses, and we require a minimum four hours for internal file review.
- It was assumed, but not verified, that similar density of development, as it currently exists, could be achieved for the subject property under the current zoning regulation. It is suggested that you consult with your insurance broker or agent and/or insurance company to ensure proper coverage. Zoning by-laws are an insurance policy coverage issue, not a valuation issue.
- No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property was assumed to be good and marketable, and free and clear of any liens and encumbrances, unless otherwise stated.
- No environmental audit or historic use study of the subject property was conducted as part of this appraisal. It was assumed that the use of the subject property complies fully with any and all environmental regulations and laws. It was further assumed that there are no hazardous materials on or in the vicinity of the subject property.
- The mechanical and heating systems, piping, plumbing and other building services and equipment, if included in the report, were assumed to be in good working condition and adequate for the building(s). This equipment was not tested, nor did Suncorp assume any responsibility for testing of such.
- We will reserve the right to alter, revise and/or rescind the costs reported should any subsequent or additional information be found, or in the event the engagement parameters are modified to any degree.
- The costs concluded in this report are only valid as at the specified appraisal date. No consideration was given to future economic factors including inflation/deflation, currency exchange fluctuations, labour, etc.
- The value conclusions within our reporting exclude development cost charges as may be charged by individual municipalities. The application of development cost charges, if applicable, can vary over time and by municipality, and thus are excluded.

**APPENDIX C
CERTIFICATION STATEMENT**

**RE: SPECIFIED PROPERTY OF THE TOWNSHIP OF STRONG
LOCATED WITHIN THE TOWNSHIP OF STRONG'S MUNICIPAL BOUNDARIES**

A personal inspection and appraisal of the referenced subject property was conducted by Alex Wong, B.Eng., between January 20 - 21, 2021 for the purpose of preparing an insurance appraisal for the Township of Strong. In addition to the property inspection, this appraisal investigation included the collection of property data, a valuation analysis, and the preparation of this report. This report was reviewed by Chris Parr, ASA.

The appraiser signing this certificate has not performed any appraisal services for this property within the last three years.

We hereby certify that, to the best of our knowledge and belief, the statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is impartial and unbiased.

We have no present or prospective interest, nor any bias or personal interest with respect to the subject property, and no personal interest with respect to the parties involved with this assignment. Our findings are not contingent upon developing or reporting predetermined results, and our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined cost or direction of cost that favours the cause of the client, the amount of the cost opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.

Our analysis, opinions and conclusions are in conformity with the Uniform Standards of Professional Appraisal Practice including the Competency Provision.

The American Society of Appraisers has a mandatory recertification program. We verify that we are in compliance with these requirements. No professional assistance was provided to the person signing this certificate other than the persons indicated in this certification statement.

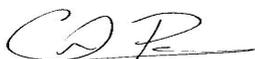
Based on the appraisal investigation detailed herein and the valuation methodology applied it is our opinion that as at January 21, 2021, the CRN cost of the specified property is reasonably stated as follows:

<u>CRN COST SUMMARY:</u>	<u>CRN</u>	<u>CRNLD</u>
Building Construction and Services (includes Process Mechanical):	10,040,800	6,886,800
Yard Improvements:	746,200	466,800
Building Codes and Bylaws:	MEETS CODE	MEETS CODE
Demolition and Debris Removal:	287,800	287,800
Furnishings and Equipment:	434,400	257,100
Mobile Equipment:	2,689,300	728,100
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TOTAL CRN COST:	\$14,198,500	\$8,626,600

CRN = COST OF REPRODUCTION NEW
CRNLD = COST OF REPRODUCTION NEW LESS DEPRECIATION

ALL COSTS ARE EXPRESSED IN CANADIAN DOLLARS

On behalf of,
SUNCORP VALUATIONS



Chris Parr, ASA, Managing Director, Public Sector Valuation Group

March 10, 2021

**APPENDIX D
SUMMARY OF BUILDING COSTS
As at: January 21, 2021**

BLDG #	BUILDING NAME	CLS	BUILDING CONSTRUCTION AND SERVICES		YARD IMPROVEMENTS		BUILDING CODES AND BYLAWS	DEMOLITION AND DEBRIS REMOVAL
			CRN	CRNLD	CRN	CRNLD		
B01	MUNICIPAL OFFICE	C	1,305,000	1,045,000	156,000	101,000	MEETS CODE	34,000
B02	PUBLIC WORKS OFFICE	S	537,000	376,000	265,000	172,000	MEETS CODE	18,000
B03	COLD STORAGE DEPOT	D	244,000	173,000	N/A	N/A	MEETS CODE	12,000
B04	SAND DOME	D	290,100	188,600	N/A	N/A	MEETS CODE	14,600
B05	QUONSET - LANDFILL NO. 1	S	350,600	220,800	124,200	74,600	MEETS CODE	16,900
B06	STORAGE BUILDING - LANDFILL NO. 1	D	138,700	76,100	N/A	N/A	MEETS CODE	5,600
B07	RECYCLING BUILDING - LANDFILL NO. 1	D	48,200	28,800	N/A	N/A	MEETS CODE	3,400
B08	STORAGE BUILDING - LANDFILL NO. 2	D	5,500	3,400	2,000	1,200	MEETS CODE	400
B09	FORMER CHURCH	D	449,000	239,000	54,000	31,000	MEETS CODE	11,000
B10	CEMETERY VAULT BUILDING	C	48,700	34,100	N/A	N/A	MEETS CODE	1,900
B11	ARENA	C	6,624,000	4,502,000	145,000	87,000	MEETS CODE	170,000
TOTALS			\$ 10,040,800	\$ 6,886,800	\$ 746,200	\$ 466,800	-	\$ 287,800

CRN - COST OF REPRODUCTION NEW
 CRNLD = COST OF REPRODUCTION NEW LESS DEPRECIATION
 CO - CONTENTS ONLY

APPENDIX E
SUMMARY OF FURNISHINGS AND EQUIPMENT COSTS

As at: January 21, 2021

BLDG #	BUILDING NAME	YEAR	CRN	CRNLD
B01	MUNICIPAL OFFICE	DET	103,000	67,900
B02	PUBLIC WORKS OFFICE	DET	73,000	40,200
B03	COLD STORAGE DEPOT	DET	12,800	6,500
B04	SAND DOME	NIL	-	-
B05	QUONSET - LANDFILL NO. 1	DET	1,200	600
B06	STORAGE BUILDING - LANDFILL NO. 1	DET	22,500	11,800
B07	RECYCLING BUILDING - LANDFILL NO. 1	DET	3,000	1,500
B08	STORAGE BUILDING - LANDFILL NO. 2	DET	3,800	1,900
B09	FORMER CHURCH	DET	19,300	9,900
B10	CEMETERY VAULT BUILDING	DET	5,000	2,500
B11	ARENA	DET	190,800	114,300
TOTALS:			\$ 434,400	\$ 257,100

CRN = COST OF REPRODUCTION NEW

CRNLD = COST OF REPRODUCTION NEW LESS DEPRECIATION

NIL = NO CONTENTS

NON = CONTENTS NOT OWNED

APPENDIX E2
SUMMARY OF MOBILE EQUIPMENT COSTS
As at: January 21, 2021

DEPARTMENT	CRN	CRNLD
ARENA	140,100	30,600
PUBLIC WORKS	425,000	149,600
ROADS	1,229,700	362,400
LANDFILL	854,500	155,900
PARKS	40,000	29,600
TOTALS:	\$ 2,689,300	\$ 728,100

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
MUNICIPAL OFFICE
28 MUNICIPAL LANE
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	2010 - RECONSTRUCTION	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	6,589 FT ²	APPRAISAL BUILDING NUMBER:	B01
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	C
AT GRADE (GROUND FLOOR):	3,294 FT ²	NUMBER OF STOREYS:	ONE (1) WITH BASEMENT
BASEMENT AREA:	3,294 FT ²		
OCCUPANCY:	OFFICE BUILDING		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	22,000	18,000
FOUNDATIONS	33,000	26,000
ARCHITECT OR ENGINEERING FEES	4,000	3,000
TOTAL BELOW GRADE ASSETS	\$ 59,000	\$ 47,000

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	22,000	18,000
FLOOR STRUCTURE	73,000	58,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	314,000	251,000
FLOORS AND CEILING FINISHES	89,000	71,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	66,000	53,000
HEATING, VENTILATION AND AIR CONDITIONING	111,000	89,000
ELECTRICAL AND LIGHTING	158,000	127,000
EXTERIOR WALL CONSTRUCTION, BALCONIES	198,000	159,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	79,000	63,000
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	59,000	47,000
ARCHITECT OR ENGINEERING FEES	77,000	62,000
TOTAL ABOVE GRADE ASSETS	\$ 1,246,000	\$ 998,000

TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 1,305,000	\$ 1,045,000
TOTAL YARD IMPROVEMENTS	\$ 156,000	\$ 101,000

BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 34,000	\$ 34,000
TOTAL	\$ 1,495,000	\$ 1,180,000

FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	CONCRETE BLOCK AND WOOD FRAME STRUCTURE
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE AND WOOD STRUCTURE
INTERIOR CONSTRUCTION	WOOD FRAME WITH DRYWALL AND CONCRETE BLOC INTERIOR WALLS
PLUMBING SYSTEM	STANDARD QUALITY FIXTURES AND DRAINAGE
H.V.A.C.	FORCED AIR HEAT WITH AIR CONDITIONING AND HEAT RECOVERY SYSTEM
ELECTRICAL AND LIGHTING	STANDARD QUALITY FIXTURES AND ELECTRICAL SYSTEM
EXTERIOR WALLS	BRICK VENEER, VINYL SIDING ON FRAME AND BLOCK
ROOF	WOOD STRUCTURE WITH ASPHALT SHINGLES
FIRE PROTECTION	NIL - STANDARD FIRE DETECTION INCLUDED IN ELECTRICAL
ADDITIONAL CONSTRUCTION	ENTRANCE PORCH WITH COVER, RECORD VAULTS AND GENERATOR
YARD IMPROVEMENTS	ASPHALT PAVING, INTERLOCKING, PACKED GRAVEL AND SOFT LANDSCAPING

APPENDIX F
PHOTOGRAPHS
TOWNSHIP OF STRONG
MUNICIPAL OFFICE
SUNDRIDGE, ONTARIO



FRONT VIEW



REAR VIEW

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
PUBLIC WORKS OFFICE
64 MUNICIPAL LANE, SUNDRIDGE, ON
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	CIRCA 2000	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	5,095 FT ²	APPRAISAL BUILDING NUMBER:	B02
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	S
AT GRADE (GROUND FLOOR):	5,095 FT ²	NUMBER OF STOREYS:	ONE (1) WITH MEZZANINE
BASEMENT AREA:	N/A		
OCCUPANCY:	SHOP BUILDING		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	14,000	10,000
FOUNDATIONS	16,000	11,000
ARCHITECT OR ENGINEERING FEES	2,000	1,000
TOTAL BELOW GRADE ASSETS	\$ 32,000	\$ 22,000

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	53,000	37,000
FLOOR STRUCTURE	47,000	33,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	28,000	20,000
FLOORS AND CEILING FINISHES	20,000	14,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	34,000	23,000
HEATING, VENTILATION AND AIR CONDITIONING	22,000	16,000
ELECTRICAL AND LIGHTING	54,000	38,000
EXTERIOR WALL CONSTRUCTION, BALCONIES	62,000	44,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	110,000	77,000
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	46,000	32,000
ARCHITECT OR ENGINEERING FEES	29,000	20,000
TOTAL ABOVE GRADE ASSETS	\$ 505,000	\$ 354,000

TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 537,000	\$ 376,000
TOTAL YARD IMPROVEMENTS	\$ 265,000	\$ 172,000

BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 18,000	\$ 18,000
TOTAL	\$ 820,000	\$ 566,000

FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	STEEL FRAME STRUCTURE
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE AND WOOD STRUCTURE
INTERIOR CONSTRUCTION	WOOD FRAME WITH DRYWALL
PLUMBING SYSTEM	STANDARD QUALITY FIXTURES AND DRAINAGE
H.V.A.C.	SUSPENDED RADIANT HEATING AND ELECTRIC BASEBOARD HEATERS
ELECTRICAL AND LIGHTING	STANDARD QUALITY FIXTURES AND ELECTRICAL SYSTEM
EXTERIOR WALLS	METAL CLADDING ON FRAME
ROOF	STEEL STRUCTURE WITH METAL CLADDING
FIRE PROTECTION	NIL - STANDARD FIRE DETECTION INCLUDED IN ELECTRICAL
ADDITIONAL CONSTRUCTION	CANOPY AND OVERHEAD DOORS
YARD IMPROVEMENTS	ASPHALT PAVING, PACKED GRAVEL, SOFT LANDSCAPING, RADIO TOWER, SWING GATES AND YARD LIGHTS

APPENDIX F
PHOTOGRAPHS
TOWNSHIP OF STRONG
PUBLIC WORKS OFFICE
SUNDRIDGE, ONTARIO



FRONT VIEW



SIDE VIEW

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
COLD STORAGE DEPOT
64 MUNICIPAL LANE, SUNDRIDGE, ON
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	CIRCA 2007	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	4,140 FT ²	APPRAISAL BUILDING NUMBER:	B03
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	D
AT GRADE (GROUND FLOOR):	4,140 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	N/A		
OCCUPANCY:	STORAGE BUILDING		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	13,000	9,000
FOUNDATIONS	14,000	10,000
ARCHITECT OR ENGINEERING FEES	1,000	1,000
TOTAL BELOW GRADE ASSETS	\$ 28,000	\$ 20,000

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	10,000	7,000
FLOOR STRUCTURE	31,000	22,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	N/A	N/A
FLOORS AND CEILING FINISHES	13,000	9,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	N/A	N/A
HEATING, VENTILATION AND AIR CONDITIONING	N/A	N/A
ELECTRICAL AND LIGHTING	14,000	10,000
EXTERIOR WALL CONSTRUCTION, BALCONIES	66,000	47,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	67,000	48,000
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	9,000	6,000
ARCHITECT OR ENGINEERING FEES	6,000	4,000
TOTAL ABOVE GRADE ASSETS	\$ 216,000	\$ 153,000

TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 244,000	\$ 173,000
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TOTAL YARD IMPROVEMENTS	N/A	N/A
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BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 12,000	\$ 12,000
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TOTAL	\$ 256,000	\$ 185,000
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FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	WOOD FRAME STRUCTURE
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE
INTERIOR CONSTRUCTION	WOOD FRAME WITH PLYWOOD PANELS
PLUMBING SYSTEM	NIL
H.V.A.C.	NIL
ELECTRICAL AND LIGHTING	BASIC ELECTRICAL SYSTEM
EXTERIOR WALLS	METAL CLADDING ON FRAME
ROOF	WOOD STRUCTURE WITH METAL CLADDING
FIRE PROTECTION	NIL
ADDITIONAL CONSTRUCTION	OVERHEAD DOOR

APPENDIX F
PHOTOGRAPHS
TOWNSHIP OF STRONG
COLD STORAGE DEPOT
SUNDRIDGE, ONTARIO



FRONT VIEW



REAR VIEW

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
SAND DOME
64 MUNICIPAL LANE, SUNDRIDGE, ON
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	CIRCA 2005	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	4,717 FT ²	APPRAISAL BUILDING NUMBER:	B04
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	D
AT GRADE (GROUND FLOOR):	4,717 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	N/A		
OCCUPANCY:	STORAGE BUILDING		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	14,500	9,400
FOUNDATIONS	N/A	N/A
ARCHITECT OR ENGINEERING FEES	400	300
TOTAL BELOW GRADE ASSETS	\$ 14,900	\$ 9,700

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	N/A	N/A
FLOOR STRUCTURE	N/A	N/A
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	N/A	N/A
FLOORS AND CEILING FINISHES	N/A	N/A
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	N/A	N/A
HEATING, VENTILATION AND AIR CONDITIONING	N/A	N/A
ELECTRICAL AND LIGHTING	N/A	N/A
EXTERIOR WALL CONSTRUCTION, BALCONIES	N/A	N/A
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	N/A	N/A
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	267,200	173,700
ARCHITECT OR ENGINEERING FEES	8,000	5,200
TOTAL ABOVE GRADE ASSETS	\$ 275,200	\$ 178,900
TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 290,100	\$ 188,600
TOTAL YARD IMPROVEMENTS	N/A	N/A

BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 14,600	\$ 14,600
TOTAL	\$ 304,700	\$ 203,200

FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	PREFABRICATED WOOD FRAME STRUCTURE
FLOOR STRUCTURE	NIL
INTERIOR CONSTRUCTION	NIL
PLUMBING SYSTEM	NIL
H.V.A.C.	NIL
ELECTRICAL AND LIGHTING	BASIC ELECTRICAL SYSTEM
EXTERIOR WALLS	ASPHALT SHINGLES ON FRAME
ROOF	WOOD STRUCTURE WITH ASPHALT SHINGLES
FIRE PROTECTION	NIL

APPENDIX F
PHOTOGRAPHS
TOWNSHIP OF STRONG
SAND DOME
SUNDRIDGE, ONTARIO



VIEW NO. 1



VIEW NO. 2

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
QUONSET - LANDFILL NO. 1
483 FOREST LAKE ROAD, STRONG, ON
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	CIRCA 2000	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	5,580 FT ²	APPRAISAL BUILDING NUMBER:	B05
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	S
AT GRADE (GROUND FLOOR):	5,580 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	N/A		
OCCUPANCY:	STORAGE QUONSET		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	17,800	11,200
FOUNDATIONS	N/A	N/A
ARCHITECT OR ENGINEERING FEES	400	300
TOTAL BELOW GRADE ASSETS	\$ 18,200	\$ 11,500

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	N/A	N/A
FLOOR STRUCTURE	42,800	26,900
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	N/A	N/A
FLOORS AND CEILING FINISHES	9,000	5,700
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	N/A	N/A
HEATING, VENTILATION AND AIR CONDITIONING	N/A	N/A
ELECTRICAL AND LIGHTING	19,600	12,300
EXTERIOR WALL CONSTRUCTION, BALCONIES	99,800	62,800
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	N/A	N/A
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	153,100	96,500
ARCHITECT OR ENGINEERING FEES	8,100	5,100
TOTAL ABOVE GRADE ASSETS	\$ 332,400	\$ 209,300
TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 350,600	\$ 220,800
TOTAL YARD IMPROVEMENTS	\$ 124,200	\$ 74,600

BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 16,900	\$ 16,900
TOTAL	\$ 491,700	\$ 312,300

FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	PREFABRICATED STEEL FRAME QUONSET STRUCTURE
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE
INTERIOR CONSTRUCTION	NIL
PLUMBING SYSTEM	NIL
H.V.A.C.	NIL
ELECTRICAL AND LIGHTING	BASIC ELECTRICAL SYSTEM
EXTERIOR WALLS	METAL CLADDING ON FRAME AND PRECAST CONCRETE PANELS WITH CONCRETE BUTTRESSES
ROOF	STEEL STRUCTURE WITH FABRIC
FIRE PROTECTION	NIL
ADDITIONAL CONSTRUCTION	OVERHEAD DOOR
YARD IMPROVEMENTS	PACKED GRAVEL, GATE ARMS, CHAIN LINK FENCE WITH GATES, COVERED SHELTER

APPENDIX F

PHOTOGRAPHS

TOWNSHIP OF STRONG
QUONSET - LANDFILL NO. 1
SUNDRIDGE, ONTARIO



FRONT VIEW



REAR VIEW

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
STORAGE BUILDING - LANDFILL NO. 1
483 FOREST LAKE ROAD, STRONG, ON
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	CIRCA 1995	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	1,848 FT ²	APPRAISAL BUILDING NUMBER:	B06
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	D
AT GRADE (GROUND FLOOR):	1,848 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	N/A		
OCCUPANCY:	SHOP BUILDING		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	5,700	3,100
FOUNDATIONS	8,600	4,700
ARCHITECT OR ENGINEERING FEES	400	200
TOTAL BELOW GRADE ASSETS	\$ 14,700	\$ 8,000

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	6,100	3,400
FLOOR STRUCTURE	13,700	7,500
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	800	400
FLOORS AND CEILING FINISHES	6,600	3,600
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	600	300
HEATING, VENTILATION AND AIR CONDITIONING	700	400
ELECTRICAL AND LIGHTING	6,900	3,800
EXTERIOR WALL CONSTRUCTION, BALCONIES	31,400	17,300
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	36,700	20,200
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	17,500	9,600
ARCHITECT OR ENGINEERING FEES	3,000	1,600
TOTAL ABOVE GRADE ASSETS	\$ 124,000	\$ 68,100

TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 138,700	\$ 76,100
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TOTAL YARD IMPROVEMENTS	N/A	N/A
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BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 5,600	\$ 5,600
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TOTAL	\$ 144,300	\$ 81,700
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FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	WOOD FRAME STRUCTURE
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE
INTERIOR CONSTRUCTION	WOOD FRAME WITH DRYWALL
PLUMBING SYSTEM	STANDARD QUALITY FIXTURES AND DRAINAGE
H.V.A.C.	ELECTRIC WALL HEATERS
ELECTRICAL AND LIGHTING	STANDARD QUALITY FIXTURES AND ELECTRICAL SYSTEM
EXTERIOR WALLS	METAL CLADDING ON FRAME
ROOF	WOOD STRUCTURE WITH METAL CLADDING
FIRE PROTECTION	NIL
ADDITIONAL CONSTRUCTION	OVERHEAD DOORS

APPENDIX F
PHOTOGRAPHS
TOWNSHIP OF STRONG
STORAGE BUILDING - LANDFILL NO. 1
SUNDRIDGE, ONTARIO



FRONT VIEW



REAR VIEW

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
RECYCLING BUILDING - LANDFILL NO. 1
483 FOREST LAKE ROAD, STRONG, ON
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	CIRCA 2000	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	1,080 FT ²	APPRAISAL BUILDING NUMBER:	B07
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	D
AT GRADE (GROUND FLOOR):	1,080 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	N/A		
OCCUPANCY:	STORAGE BUILDING		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	2,300	1,400
FOUNDATIONS	3,700	2,200
ARCHITECT OR ENGINEERING FEES	200	100
TOTAL BELOW GRADE ASSETS	\$ 6,200	\$ 3,700

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	2,600	1,500
FLOOR STRUCTURE	N/A	N/A
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	N/A	N/A
FLOORS AND CEILING FINISHES	N/A	N/A
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	N/A	N/A
HEATING, VENTILATION AND AIR CONDITIONING	N/A	N/A
ELECTRICAL AND LIGHTING	N/A	N/A
EXTERIOR WALL CONSTRUCTION, BALCONIES	21,700	13,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	16,700	10,000
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	N/A	N/A
ARCHITECT OR ENGINEERING FEES	1,000	600
TOTAL ABOVE GRADE ASSETS	\$ 42,000	\$ 25,100
TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 48,200	\$ 28,800
TOTAL YARD IMPROVEMENTS	N/A	N/A

BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 3,400	\$ 3,400
TOTAL	\$ 51,600	\$ 32,200

FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	WOOD FRAME STRUCTURE
FLOOR STRUCTURE	NIL
INTERIOR CONSTRUCTION	NIL
PLUMBING SYSTEM	NIL
H.V.A.C.	NIL
ELECTRICAL AND LIGHTING	NIL
EXTERIOR WALLS	METAL CLADDING ON FRAME
ROOF	WOOD STRUCTURE WITH METAL CLADDING
FIRE PROTECTION	NIL

APPENDIX F
PHOTOGRAPHS
TOWNSHIP OF STRONG
RECYCLING BUILDING - LANDFILL NO. 1
SUNDRIDGE, ONTARIO



FRONT VIEW

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
STORAGE BUILDING - LANDFILL NO. 2
950 MUSKOKA ROAD, SUNDRIDGE
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	CIRCA 2000	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	130 FT ²	APPRAISAL BUILDING NUMBER:	B08
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	D
AT GRADE (GROUND FLOOR):	130 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	N/A		
OCCUPANCY:	STORAGE BUILDING		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	N/A	N/A
FOUNDATIONS	N/A	N/A
ARCHITECT OR ENGINEERING FEES	N/A	N/A
TOTAL BELOW GRADE ASSETS	N/A	N/A

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	N/A	N/A
FLOOR STRUCTURE	N/A	N/A
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	N/A	N/A
FLOORS AND CEILING FINISHES	N/A	N/A
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	N/A	N/A
HEATING, VENTILATION AND AIR CONDITIONING	N/A	N/A
ELECTRICAL AND LIGHTING	N/A	N/A
EXTERIOR WALL CONSTRUCTION, BALCONIES	N/A	N/A
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	N/A	N/A
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	5,500	3,400
ARCHITECT OR ENGINEERING FEES	N/A	N/A
TOTAL ABOVE GRADE ASSETS	\$ 5,500	\$ 3,400
TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 5,500	\$ 3,400
TOTAL YARD IMPROVEMENTS	\$ 2,000	\$ 1,200

BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 400	\$ 400
TOTAL	\$ 7,900	\$ 5,000

FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	WOOD FRAME STRUCTURE
FLOOR STRUCTURE	NIL
INTERIOR CONSTRUCTION	NIL
PLUMBING SYSTEM	NIL
H.V.A.C.	NIL
ELECTRICAL AND LIGHTING	NIL
EXTERIOR WALLS	WOOD SIDING ON FRAME
ROOF	WOOD STRUCTURE WITH ASPHALT SHINGLES
FIRE PROTECTION	NIL
YARD IMPROVEMENTS	PACKED GRAVEL

APPENDIX F

PHOTOGRAPHS

TOWNSHIP OF STRONG
STORAGE BUILDING - LANDFILL NO. 2
SUNDRIDGE, ONTARIO



FRONT VIEW

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
FORMER CHURCH
2015 PEVENSEY ROAD
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	CIRCA 1925 WITH RECENT UPGRADES	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	2,654 FT ²	APPRAISAL BUILDING NUMBER:	B09
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	D
AT GRADE (GROUND FLOOR):	1,327 FT ²	NUMBER OF STOREYS:	ONE (1) WITH BASEMENT
BASEMENT AREA:	1,327 FT ²		
OCCUPANCY:	CHURCH		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	8,000	4,000
FOUNDATIONS	11,000	6,000
ARCHITECT OR ENGINEERING FEES	1,000	1,000
TOTAL BELOW GRADE ASSETS	\$ 20,000	\$ 11,000

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	6,000	3,000
FLOOR STRUCTURE	29,000	16,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	68,000	36,000
FLOORS AND CEILING FINISHES	50,000	26,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	21,000	11,000
HEATING, VENTILATION AND AIR CONDITIONING	21,000	11,000
ELECTRICAL AND LIGHTING	41,000	22,000
EXTERIOR WALL CONSTRUCTION, BALCONIES	124,000	66,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	41,000	22,000
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	N/A	N/A
ARCHITECT OR ENGINEERING FEES	28,000	15,000
TOTAL ABOVE GRADE ASSETS	\$ 429,000	\$ 228,000

TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 449,000	\$ 239,000
TOTAL YARD IMPROVEMENTS	\$ 54,000	\$ 31,000

BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 11,000	\$ 11,000
TOTAL	\$ 514,000	\$ 281,000

FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	WOOD FRAME STRUCTURE
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE AND WOOD STRUCTURE
INTERIOR CONSTRUCTION	WOOD FRAME WITH WOOD PANEL
PLUMBING SYSTEM	STANDARD QUALITY FIXTURES AND DRAINAGE
H.V.A.C.	FORCED AIR HEAT
ELECTRICAL AND LIGHTING	STANDARD QUALITY FIXTURES AND ELECTRICAL SYSTEM
EXTERIOR WALLS	WOOD SIDING ON FRAME
ROOF	WOOD STRUCTURE WITH ASPHALT SHINGLES
FIRE PROTECTION	NIL
ADDITIONAL CONSTRUCTION	ENTRANCE CANOPY STRUCTURE
YARD IMPROVEMENTS	SOFT LANDSCAPING AND SIGNAGE

APPENDIX F
PHOTOGRAPHS
TOWNSHIP OF STRONG
FORMER CHURCH
SUNDRIDGE, ONTARIO



FRONT VIEW



SIDE VIEW

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
CEMETERY VAULT BUILDING
390 HIGH STREET
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	CIRCA 1985 WITH IMPROVEMENTS IN 2019	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	510 FT ²	APPRAISAL BUILDING NUMBER:	B10
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	C
AT GRADE (GROUND FLOOR):	255 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	255 FT ²		
OCCUPANCY:	STORAGE BUILDING		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	1,700	1,200
FOUNDATIONS	2,100	1,500
ARCHITECT OR ENGINEERING FEES	100	100
TOTAL BELOW GRADE ASSETS	\$ 3,900	\$ 2,800

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	1,600	1,100
FLOOR STRUCTURE	5,600	3,900
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	N/A	N/A
FLOORS AND CEILING FINISHES	1,700	1,200
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	N/A	N/A
HEATING, VENTILATION AND AIR CONDITIONING	N/A	N/A
ELECTRICAL AND LIGHTING	5,100	3,500
EXTERIOR WALL CONSTRUCTION, BALCONIES	25,900	18,200
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	3,600	2,500
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	N/A	N/A
ARCHITECT OR ENGINEERING FEES	1,300	900
TOTAL ABOVE GRADE ASSETS	\$ 44,800	\$ 31,300
TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 48,700	\$ 34,100
TOTAL YARD IMPROVEMENTS	N/A	N/A

BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 1,900	\$ 1,900
TOTAL	\$ 50,600	\$ 36,000

FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	CONCRETE BLOCK FRAME
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE AND REINFORCED CONCRETE SLAB
INTERIOR CONSTRUCTION	NIL
PLUMBING SYSTEM	NIL
H.V.A.C.	NIL
ELECTRICAL AND LIGHTING	BASIC ELECTRICAL SYSTEM
EXTERIOR WALLS	BLOCK WALLS AND SIDING ON FRAME
ROOF	WOOD STRUCTURE WITH SHINGLES
FIRE PROTECTION	NIL

APPENDIX F
PHOTOGRAPHS
TOWNSHIP OF STRONG
CEMETERY VAULT BUILDING
SUNDRIDGE, ONTARIO



FRONT VIEW



SIDE VIEW

**APPENDIX F
BUILDING COST ANALYSIS**

TOWNSHIP OF STRONG
ARENA
14 ALBERT STREET
SUNDRIDGE, ONTARIO P0A 1Z0

YEAR BUILT:	CIRCA 1978 WITH RECENT UPGRADES	EFFECTIVE DATE:	JANUARY 21, 2021
TOTAL GROSS FLOOR AREA:	32,729 FT ²	APPRAISAL BUILDING NUMBER:	B11
ABOVE GRADE AREA:	6,340 FT ²	CONSTRUCTION CLASS:	C
AT GRADE (GROUND FLOOR):	26,389 FT ²	NUMBER OF STOREYS:	TWO (2)
BASEMENT AREA:	N/A		
OCCUPANCY:	ARENA AND COMMUNITY HALL BUILDING		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	101,000	69,000
FOUNDATIONS	212,000	144,000
ARCHITECT OR ENGINEERING FEES	19,000	13,000
TOTAL BELOW GRADE ASSETS	\$ 332,000	\$ 226,000

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	270,000	184,000
FLOOR STRUCTURE	463,000	315,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	880,000	598,000
FLOORS AND CEILING FINISHES	353,000	240,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	254,000	172,000
HEATING, VENTILATION AND AIR CONDITIONING	513,000	349,000
ELECTRICAL AND LIGHTING	561,000	381,000
EXTERIOR WALL CONSTRUCTION, BALCONIES	977,000	664,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	705,000	479,000
FIRE PROTECTION	N/A	N/A
ELEVATORS	89,000	60,000
ADDITIONAL CONSTRUCTION	871,000	592,000
ARCHITECT OR ENGINEERING FEES	356,000	242,000
TOTAL ABOVE GRADE ASSETS	\$ 6,292,000	\$ 4,276,000
TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 6,624,000	\$ 4,502,000
TOTAL YARD IMPROVEMENTS	\$ 145,000	\$ 87,000

BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE

TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 170,000	\$ 170,000
TOTAL	\$ 6,939,000	\$ 4,759,000

FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	CONCRETE BLOCK AND STEEL FRAME STRUCTURE
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE AND STEEL DECK WITH CONCRETE TOP
INTERIOR CONSTRUCTION	WOOD FRAME WITH DRYWALL AND CONCRETE BLOCK INTERIOR WALLS
PLUMBING SYSTEM	STANDARD QUALITY FIXTURES AND DRAINAGE
H.V.A.C.	PACKAGED HEATING AND COOLING WITH DEHUMIDIFIER SYSTEM IN ARENA
ELECTRICAL AND LIGHTING	STANDARD QUALITY FIXTURES AND ELECTRICAL SYSTEM
EXTERIOR WALLS	METAL CLADDING AND FLUTED BLOCK ON BLOCK WALLS
ROOF	STEEL STRUCTURE WITH BUILT-UP AND METAL CLADDING
FIRE PROTECTION	NIL - STANDARD FIRE DETECTION INCLUDED IN ELECTRICAL
ELEVATORS	ONE (1) SERVING TWO (2) LEVELS, 2,000 LBS CAPACITY - HYDRAULIC
ADDITIONAL CONSTRUCTION	ICE PLANT SYSTEM, ARENA HOCKEY BOARDS, EMERGENCY GENERATOR (150 KW), BLEACHERS, HOLDING CELL, OVERHEAD DOORS WITH OPENERS

NOTE

PACKED GRAVEL AND SOFT LANDSCAPING

APPENDIX F
PHOTOGRAPHS
TOWNSHIP OF STRONG
ARENA
SUNDRIDGE, ONTARIO



FRONT VIEW



REAR VIEW

APPENDIX G INVENTORY OF MOBILE EQUIPMENT

As at: January 21, 2021

DEPT.	QTY	DESCRIPTION	MANUFACTURER	MODEL	SERIAL NUMBER	YEAR	CRN	CRNLD
ARENA	1	ICE RESURFACER	ZAMBONI	440	6733	2000	115,000	11,500
ARENA	1	TRACTOR, UTILITY WITH FRONT END LOADER (LA344)	KUBOTA	BX1880		2019	16,000	12,200
ARENA	1	ATTACHMENT, SNOW BLOWER	KUBOTA	BX2816		2019	5,500	4,200
ARENA	1	ATTACHMENT, ROTARY MOWER	KUBOTA	RCK54-23BX	48534	2019	3,600	2,700
ARENA Total							\$ 140,100	\$ 30,600
PUBLIC WORKS	1	GRADER WITH ACCESSORIES	VOLVO	G940B	VLEG940BC05577058X	2013	295,000	121,000
PUBLIC WORKS	1	BACKHOE LOADER	CASE	M580		2007	130,000	28,600
PUBLIC WORKS Total							\$ 425,000	\$ 149,600
ROADS	1	EXCAVATOR	DOOSAN	DX140 W	DHKCEWABVA5009477	2010	335,000	100,500
ROADS	1	ATTACHMENT, NM 54" DITCHING BUCKET FOR EXCAVATOR	DOOSAN			2018	5,500	3,800
ROADS	1	TRACTOR, UTILITY	KUBOTA	L5740HSTC	31496	2007	65,000	14,300
ROADS	1	ATTACHMENT, SWEEPER	KUBOTA			2007	5,200	1,100
ROADS	1	ATTACHMENT, SNOWBLOWER	KUBOTA	L2480	21216502	2007	12,000	2,600
ROADS	1	BACKHOE LOADER	CASE	M580	2BHN7C426024	2007	153,000	33,700
ROADS	1	WHEEL LOADER WITH BUCKET ATTACHMENT	CASE	721 C	12311	2000	245,000	24,500
ROADS	1	GRADER WITH SIDE WING ATTACHMENT	VOLVO	G704B			325,000	133,300
ROADS	1	WATER TANK, 2,600 US GALLON HORIZONTAL POLY				2013	4,500	1,800
ROADS	2	CALCIUM TANK, 3,600 US GALLON VERTICAL POLY				2019	12,000	9,100
ROADS	1	TRAILER, UTILITY - LICENSED		6X12		2019	-	-
ROADS	1	LAWN TRACTOR	CUB CADET	XTI			3,500	500
ROADS	1	ATTACHMENT, SNOW PLOW - LOCATED ON FREIGHTLINER M2PRL72E TRUCK				2009	12,000	3,200
ROADS	1	ATTACHMENT, SNOW PLOW - LOCATED ON FREIGHTLINER TRUCK				2018	12,000	8,300
ROADS	1	ATTACHMENT, SNOW PLOW - LOCATED ON FREIGHTLINER 144SD TRUCK				2020	12,000	10,200
ROADS	1	ATTACHMENT, SNOW PLOW - LOCATED ON FREIGHTLINER 144SD TRUCK				2020	12,000	10,200

CRN = COST OF REPRODUCTION NEW

CRNLD = COST OF REPRODUCTION NEW LESS DEPRECIATION

APPENDIX G INVENTORY OF MOBILE EQUIPMENT

As at: January 21, 2021

DEPT.	QTY	DESCRIPTION	MANUFACTURER	MODEL	SERIAL NUMBER	YEAR	CRN	CRNLD
ROADS	1	ATTACHMENT, REAR DISC MOWER	POTINGER	NOVACAT		2011	16,000	5,300
ROADS Total							\$ 1,229,700	\$ 362,400
LANDFILL	1	COMPACTOR, CART DUMPER		BPM 603		2008	25,000	6,000
LANDFILL	1	SKIDSTEER LOADER WITH BUCKET AND GRAPPLE ATTACHMENT	CASE	70XT	JAF0371167	2006	55,000	10,500
LANDFILL	1	WHEEL SKID LOADER	CATERPILLAR	518	95U00913	2001	310,000	34,100
LANDFILL	1	WHEEL LOADER	CASE	621D	JEE0137784	2005	245,000	44,100
LANDFILL	1	ALL TERRAIN VEHICLE	ARCTIC CAT	300	4UF03ATVX3T211030	2005	12,000	2,200
LANDFILL	1	BALER, VERTICAL	SELCO HARRIS	V5HD	0896-64984	1996	17,000	1,700
LANDFILL	1	LOADING RAMP, MOBILE BALER - 9,800 LB	MARATHON			2006	18,000	3,400
LANDFILL	1	BALER, HORIZONTAL	MARATHON	GEMINI-EX 2211198		2009	125,000	33,800
LANDFILL	1	CAN SEPARATOR				2010	15,000	4,500
LANDFILL	1	STEAMER, MOBILE	THOMPSON MACHINE A SHOP			CIRCA 2015	19,500	9,800
LANDFILL	1	STORAGE CONTAINER, 20' - LANDFILL NO. 1					6,500	2,900
LANDFILL	1	STORAGE CONTAINER, 20' - LANDFILL NO. 2					6,500	2,900
LANDFILL Total							\$ 854,500	\$ 155,900
PARKS	1	FLOATING DOCK - POOL LAKE				2019	40,000	29,600
PARKS Total							\$ 40,000	\$ 29,600
Grand Total							\$ 2,689,300	\$ 728,100

APPENDIX H

CLASS OF CONSTRUCTION

The Class of Construction is the basic subdivision which divides all buildings into five basic cost groups by type of framing (supporting columns and beams), walls, floors and roof structures, and fireproofing.

Class A buildings have fireproofed structural steel frames with reinforced concrete or masonry floors and roofs.

Class B buildings have reinforced concrete frames and concrete or masonry floors and roofs.

Class C buildings have masonry or concrete exterior walls, and wood or steel roof and floor structures, except for concrete slab on grade.

Class D buildings generally have wood frame, floor, and roof structure. They may have a concrete floor on grade and other substitute materials, but are considered combustible construction. This class includes the pre-engineered pole or post-frame, hoop and arch-rib-frame buildings.

Class S buildings have frames, roofs, and walls of incombustible metal. This class includes the pre-engineered metal buildings, including slant-wall and quonset structures.

INDICATORS

CLASS	FRAME	FLOOR	ROOF	WALLS
A	Structural steel columns and beams, fireproofed with masonry, concrete, plaster, or other non-combustible materials.	Concrete or concrete on steel deck, fireproofed.	Formed concrete, precast slabs, concrete or gypsum on steel deck, fireproofed.	Non-bearing curtain walls, masonry, concrete, metal and glass panels, stone, steel studs and masonry, tile or stucco, etc.
B	Reinforced concrete columns and beams. Fire-resistant construction.	Concrete or concrete on steel deck, fireproofed.	Formed concrete, precast slabs, concrete or gypsum on steel deck, fireproofed.	Non-bearing curtain walls, masonry, concrete, metal and glass panels, stone, steel studs and masonry, tile or stucco, etc.
C	Masonry or concrete load-bearing walls with or without pilasters. Masonry, concrete or curtain walls with full or partial open steel, wood, or concrete frame.	Wood or concrete plank on wood or steel floor joists, or concrete slab on grade.	Wood or steel joists with wood or steel deck. Concrete plank.	Brick, concrete block, or tile masonry, tilt-up, formed concrete, non-bearing curtain walls.
D	Wood or steel studs in bearing wall, full or partial open wood or steel frame, primarily combustible construction.	Wood or steel floor joists or concrete slab on grade.	Wood or steel joists with wood or steel deck.	Almost any material except bearing or curtain walls of solid masonry or concrete. Generally combustible construction.
S	Metal bents, columns, girders, purlins and girts without fireproofing, incombustible construction.	Wood or steel deck on steel floor joists, or concrete slab on grade.	Steel or wood deck on steel joists.	Metal skin or sandwich panels. Generally incombustible.