

The TGIF CHRONICLES

For Friday, May 7, 2004

Volume 2 – Issue 14

The following have been nominated this week that will receive this week's newsletter.

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If you have changed your email address, please email your new one to integral@shaw.ca or if you know of anyone who should become a member of this elite group, then please email their name, title, company, and city to integral@shaw.ca

Natalie Trueit writes

Ron... is that a photo of you?

Ron Wilkes responds with a copy to Rick Collis

Natalie

Fortunately not, this photo was taken on the streets of Peace River, Alberta last Halloween and for the last 45 days it has been seen in downtown Vancouver and in Surrey in the evenings. As of May 3rd, it will move to Cloverdale during the daytime.

Rick responds

Hold it y'all!!! That there Rompin Ronnie is trying to make terrible insinuations!!! That photo has nothing to do with Peace River and/or anywhere else Sir Richard has been of late.

Think about it for a minute though, . . . doesn't that look like sumpthin you'd see in downtown MISSION!!!?? Now I ask you, . . . he/she/it fits right into the whole Mission thing, doesn't it!?!

Natalie responds

I'd recognize you anywhere Ronnie, you can't fool me :-) N.

Editors Note: Damn, you caught me!

YOU ASKED

What is the difference between an ICC Valuation and the Marshall & Swift Valuation method?

A comparison was made of the carpet pricing for a recent loss between the two above methods of evaluation. The carpet material cost for ICC was \$ 10.84 a yard not including installation, whereas MS was 4.70 a square foot for supplying and installing. The risk was approximately 160 kilometers from the flooring company.

You are comparing two different types of valuation with each other. ICC bases their valuation on the product itself in order to determine its value using the “like kind” method whereas the Marshall Swift method bases their valuation of the overall quality of the construction materials using the “like quality” method.

Besides the above, under the Marshall Swift method, logistics concerning the loss are also taken into consideration. ICC does not.

In addition, you can give the same carpet sample and loss to 6 different appraisers and you will get 6 different valuations.

The flooring company that was recommended by ICC was also used for the MS method, so we compared the bottom line for the different methods. Our results were

ICC	\$ 3,908.00
Marshall & Swift	\$ 3,959.12

So when the dust settles there is only 2 % difference in the bottom line. This only goes to reinforce the saying “Don’t focus on the dots but rather the whole picture”.

SCHOOLS AND CLASSROOM GROUP

Costs listed under the occupancy classification of “schools” are averages of total costs of an entire school building plant. They do not include swimming pools, exterior ground improvements such as athletic fields, courtyard commons or any other site work. They include a mixture of classrooms, multipurpose buildings, administrative offices, cafeteria, library, auditorium, gymnasium, etc., and may consist of one building or several separate buildings, all commensurate with the quality level.

Elementary schools serve kindergarten/first grade through fifth or sixth grade. They are generally smaller in scope than the secondary schools, with fewer auxiliary facilities, and comprise primarily general classrooms.

Middle schools or junior highs cover sixth or seventh through eighth or ninth grade, are generally larger and can have many varied facilities commensurate with the quality.

High schools will encompass ninth or tenth grade through twelfth. They are generally the largest of the secondary school plants, with the most varied support and assembly facilities.

Alternative schools or continuation high schools are small plants generally serving a limited number of secondary students with few support, assembly or athletic facilities.

Vocational schools, including adult education facilities, emphasize trade and technical skills, with a greater proportion of shops and laboratories.

Day care centers are early childhood, handicapped and adult or senior care or development centers and include so-called kindergartens, nurseries or children's preschools. They have light kitchen facilities, activity rooms and multiple restrooms, and are more residential style in character than schools. Generally, the better centers may have reception, office, conference, lunch, shower and changing facilities, as well as general activity or classrooms.

Colleges and universities may comprise a group of many separate buildings that are mostly individually designed and vary greatly in all phases of construction and may best be priced individually.

Classroom buildings are buildings subdivided into teaching units and designed primarily for academic work. Costs include built-in bookshelves, cabinets and blackboards commensurate with the quality, but not the movable equipment and furnishings. Costs also include plumbing, although many individually built classrooms will have common restrooms.

College classroom buildings will have a greater proportion of faculty offices. Classrooms comprise a wide range of buildings, from the neighborhood Sunday school bungalow built to minimum code, to the best-designed classrooms found in the well-endowed or subsidized school systems or college campuses. These factors must be considered, since it is very easy for an estimator working mainly in a wealthy school system to tend to under classify the standard structure and for the estimator working on facilities not built to strict educational specifications to over classify, because, for pricing purposes, their perceptions of an average building are different.

Special education or learning classrooms include rooms for the exceptional child, handicapped, etc., with extra cabinetry and plumbing associated with these special needs.

Laboratory classrooms have a greater amount of plumbing and cabinetry, as well as lecture and demonstration space.

College science buildings will have a large amount of lab space and specialized plumbing. Lab equipment, fume hoods, etc., are not included in the costs.

Lecture classrooms are designed for large group study, lecture and audio-visual presentations.

College lecture hall buildings can have various small auditoriums and studios, as well as offices and general classrooms. Costs include fixed seating only.

Administration buildings are of office design and include many private offices, meeting and other special-purpose rooms commensurate with the quality.

Academic libraries are separated into two categories: **College libraries**, including special studies, research or collection libraries, and secondary school **media resource center libraries**. Costs include the basic construction of the building, including most items found in the general contract, but not furnishings and fixtures such as counters, kitchenette, seating or book stacks, which are not considered built in and permanently attached under the general building contract. For public libraries, see Offices, Medical & Public Buildings Group.

Fine arts buildings are characterized by large open work centers and rehearsal areas such as band, fine arts and crafts rooms.

College arts and crafts buildings will have many large studios and multiple performance halls for dramatic arts and music, etc. The high end of the range includes the best performing arts centers and merges with the Auditorium/Live Stage Theater costs found in Churches, Theaters, Auditoriums Group

Manual arts and college technical trades buildings are buildings with large rooms or shops for vocational training.

Multipurpose buildings are designed for large audience and participation groups, cafeterias and administrative services. Typically they include a combination gymnasium/auditorium and/or cafeteria, plus office and miscellaneous rooms. Costs include a stage but do not include fixed seating or cafeteria and kitchen equipment.

College commons buildings or student unions will include varied activity/social centers and may include food services. No recreational, audio-visual or food equipment is included in the cost.

Bookstores have limited sales area, storage, office and lounge area commensurate with the quality.

Gymnasiums include athletic, recreation, health and physical fitness occupancies where the design is of a gymnasium type with a basketball court as the focal point. Shower/dressing, exercise and conditioning rooms and some offices/classrooms are included, commensurate with the quality.

Physical education buildings will have multiple sports floors and a greater proportion of demonstration and instructional areas and/or classrooms. Costs include all built-in equipment except swimming pools, lockers, seating and scoreboards. Generally the better gymnasium will be a multisport facility including any ancillary spectator facilities and will merge into the physical education or field house occupancies. Bleachers and lockers are considered additional features.

Field houses are large gymnasium-type structures designed for indoor and outdoor sports and practice facilities. The better-quality events/entertainment center structures will include spectator and team facilities commensurate with the quality.

Natatoriums are specialized gymnasium-type structures for aquatic sports. The better facilities are complete aquatic centers. For pool enclosures only, see Apartments, Clubs, Hotels Group.

Shower building, comfort station, changing room or bath house costs include built-in lockers, with other amenities at the better qualities, such as saunas and/or steam rooms, small office, etc., commensurate with the quality. They may be built into a bleacher or stadium complex.

Restroom buildings are generally of single-purpose design although the better qualities can include some storage and/or limited snack bar sales area. For separate snack bars, see Stores and Commercials Group. Costs do not reflect remote/resort-type locations.

Commercial or institutional greenhouses are glazed enclosures used to grow, study and display various plants and vegetables and include both educational and commercial sales operations.

Maintenance buildings are for the storage and light maintenance of miscellaneous school ground equipment. For motor pool facilities or utility plants, see Garages, Industrials, Lofts, Warehouses Group.

We leave you with this thought

“When you want something done, call a carpenter Not an architect.”

Have a great weekend!

**Executive Editor
Sir Richard**

**Publisher
IPS**

**Editor
The Old Man**