

Type	Building Name/Item	Description	Area m <sup>2</sup>	Unit	Rate (excl HST)
Building	Module Hall	120m x 42m x 51m Fabrication building	5,040	\$/month	46,512
Building	General Shops & Engineering Offices	120m x 25m Two story building, attached to Module Hall	6,000	\$/month	21,274
Building		Upper Floor: 85 person office space and 400 person lunchroom Lower Floor: Seven industrial shops			
Building	Heated Warehouse	66m x 47m x 12m Warehouse space	3,102	\$/month	25,729
Building	Blast & Paint Shop	47m x 65m x 19m Blast & Paint Hall	3,055	\$/month	20,132
Building	Assembly Hall & Cutting Shop	70m x 42m x 25m and 40m x 40m x 16m Fabrication building	4,400	\$/month	39,842
Building	Pipe Shop	41m x 31m x 13m Fabrication building	1,271	\$/month	9,215
Building	Maintenance Building	21m x 29m General purpose building	609	\$/month	3,717
Building	Marine Facility Fabrication Building	77m x 78m x 10m and 72m x 36m x 13m Fabrication building	8,600	\$/month	66,593
Building	Marine Facility Office Complex	Two story office building with large conference space	2,711	\$/month	26,593
Building	Marine Facility Warehouse	36m x 61m Warehouse building	2,196	\$/month	21,539
Building	Marine Facility Multi-Purpose Building	39m x 18m General purpose building	702	\$/month	3,056
Berthage	Marine Facility Unheated Warehouse	62m x 12m General purpose building	744	\$/month	4,144
Berthage	Fabrication Yard Quay	165m and 25m Marginal quay, 10m draft	-	\$/day	Vessel \$1.90/m impeded Oil Rig/Drill Ship/FPSO \$1000
Berthage	Assembly Pier	140m x 47m Load out finger pier, 10-15m draft	-	\$/day	
Berthage	South Quay	172m Marginal quay with 10m draft	-	\$/day	
Anchorage	Drydock	40,000 graving dock (earthen berm gate required) with 16.5m and 10m levels	-	\$/day	\$700
Wharfage	All Quays/Piers	Discharge/Load-in of materials at Site	-	Rates available by request	
Laydown	Quayside Laydown	Within 5m to 25m of Quayside	-	\$/m <sup>2</sup> /day	\$0.15
Laydown	Near-Quayside Laydown	25m-100m of Quayside	-	\$/m <sup>2</sup> /day	\$0.11
Laydown	Non-Industrial Laydown	Laydown outside of main industrial areas	-	\$/m <sup>2</sup> /month	\$0.375

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Services	Security	Two security guards providing access control at the main gate and roving and foot patrol of the Site.	-		Cost covered by TCV%
Services	Building/Area Power	Charged monthly, includes base charge, demand and energy usage charge, as determined by BAF	-	POU	Base charge: \$250/month Other Charges: As per NFPower Commercial Rate #2.4
Services	Shore Power	Charged monthly, includes demand and energy usage charge, as determined by BAF	-	POU	As per NF Power Commercial Rate #2.4
Services	Water	Distribution of treated (non-potable) water to buildings	-		Cost covered by TCV%
Services	Sewer	Collection and treatment of sewage from lease premises	-		Cost covered by TCV%
Service	Snowclearing	Clearing of main roadways.	-		Cost covered by TCV%
Services	UHF Radio	Access to Site UHF Radio System	-		Cost covered by TCV% (handhelds for rent separately)
Services	Firefighting/Vehicle Extrication	Basic, volunteer, defensive fighting services and vehicle accident response/extrication	-		Cost included in rates
Services	Services (Additional)	-	-	\$/month	Cost plus 10%
Equipment	UHF Radio	Use of UHF radio handhelds (minimum of one per tenant)	-	\$/month	\$30
Equipment	Other	-	-	\$/month	Rates available by request

**Notes:**

- Rates are net and exclude HST
- Rates are subject to change following the time period indicated above
- Rates are subject to change at the discretion of BAF
- Rates do not include additional rent equal to percentage of total contract value (TCV)
- Volume discounts may be available, as deemed appropriate by BAF
- Corrective maintenance rent credits or rebates may be available, as deemed appropriate by BAF
- Subdivisions of building spaces and unit charges may be available, as deemed appropriate by BAF
- Partial usage of \$/day Unit category will be charged full day. Partial usage of \$/month Unit category may be prorated by day, as deemed appropriate by BAF
- All Building/Item descriptions are approximate and for information purposes only. BAF will accept no liability for any discrepancies.
- All charges, included those noted as being 'Cost covered by TCV%', may increase, subject to demand or service change
- Berthage rates are non-priority rates