



# **BOMA Building Area Report**

**BOMA 2017 For Office Buildings, ANSI/BOMA Z65.1-2017 METHOD A**

**University of Guelph, Research Center**

Unit of Measurement      SF

# Area Summary

Project	University of Guelph, Research Center
Method Of Measurement	BOMA 2017 For Office Buildings, ANSI/BOMA Z65.1-2017 METHOD A
Unit Of Measurement	SF
Date	

BUILDING	BOUNDARY AREA	RENTABLE AREA
Total	58,827.42	56,364.04

	BOUNDARY AREA	RENTABLE AREA
Ground Floor	24,648.57	21,553.93
Floor 2	22,884.61	23,373.08
Floor 3	11,294.24	11,437.03

		BOUNDARY AREA	RENTABLE AREA
Ground Floor	Suite 100	700.17	803.37
	Suite 101	855.34	981.41
	Suite 102	2,007.76	2,303.69
	Suite 104	1,967.65	2,257.67
	Suite 105 / 107	3,734.47	4,284.91
	Suite 110	2,076.01	2,382.00
	Suite 120	7,443.73	8,540.89
Floor 2	Suite 200	7,507.64	9,243.71
	Suite 205	1,604.43	1,975.44
	Suite 207	2,591.70	3,191.00
	Suite 210	822.21	1,012.34
	Suite 215	2,428.40	2,989.94
	Suite 225	4,028.99	4,960.65
Floor 3	Suite 300	4,043.80	4,702.73
	Suite 307	5,317.39	6,183.85
	Suite 310 / 311	473.32	550.45

# Virtual Tour Links

Project	University of Guelph, Research Center
Method Of Measurement	BOMA 2017 For Office Buildings, ANSI/BOMA Z65.1-2017 METHOD A
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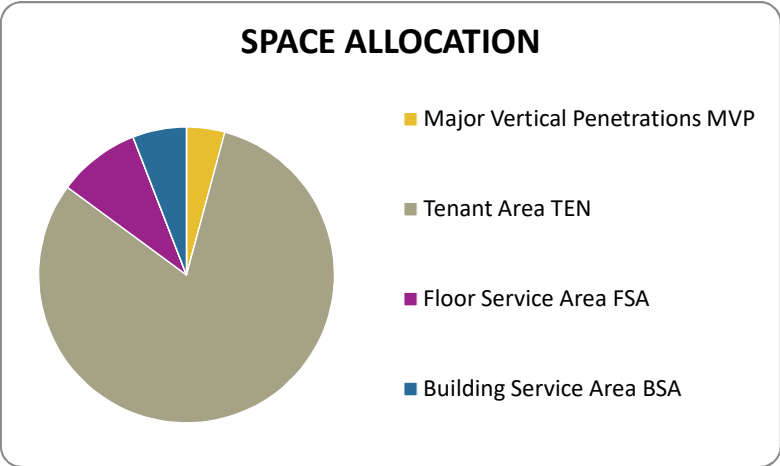
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University of Guelph, Research Center - Master	https://
Default [Locked]	https://
Suite 100 - University of Guelph, Research Center	https://
Suite 101 - University of Guelph, Research Center	https://
Suite 200 - University of Guelph, Research Center	https://
Suite 207 - University of Guelph, Research Center	https://
Suite 300 - University of Guelph, Research Center	https://
Suite 307, University of Guelph, Research Center	https://
University of Guelph, Research Center - Public	https://

# Area Allocations

Project	University of Guelph, Research Center
Method Of Measurement	BOMA 2017 For Office Buildings, ANSI/BOMA Z65.1-2017 METHOD A
Unit Of Measurement	SF
Date	

## SPACE CLASSIFICATIONS

SPACE ID	ABBREVIATION	AREA (SF)	% OF BUILDING
Boundary Area	BDY	58,827.42	
Major Vertical Penetrations	MVP	2,463.38	4%
Parking Area	PRK	0.00	
Unenclosed Building Feature	UBF	0.00	
Occupant Storage Area	OSA	0.00	
Tenant Area	TEN	47,603.01	81%
Tenant Ancillary Area	TNA	0.00	
Floor Service Area	FSA	5,304.70	9%
Building Amenity Area	BAA	0.00	
Building Service Area	BSA	3,456.33	6%
Inter-Building Amenity Area	IBA	0.00	
Inter-Building Service Area	IBS	0.00	
Base Building Circulation	BBC	0.00	
Total		58,827.42	100%



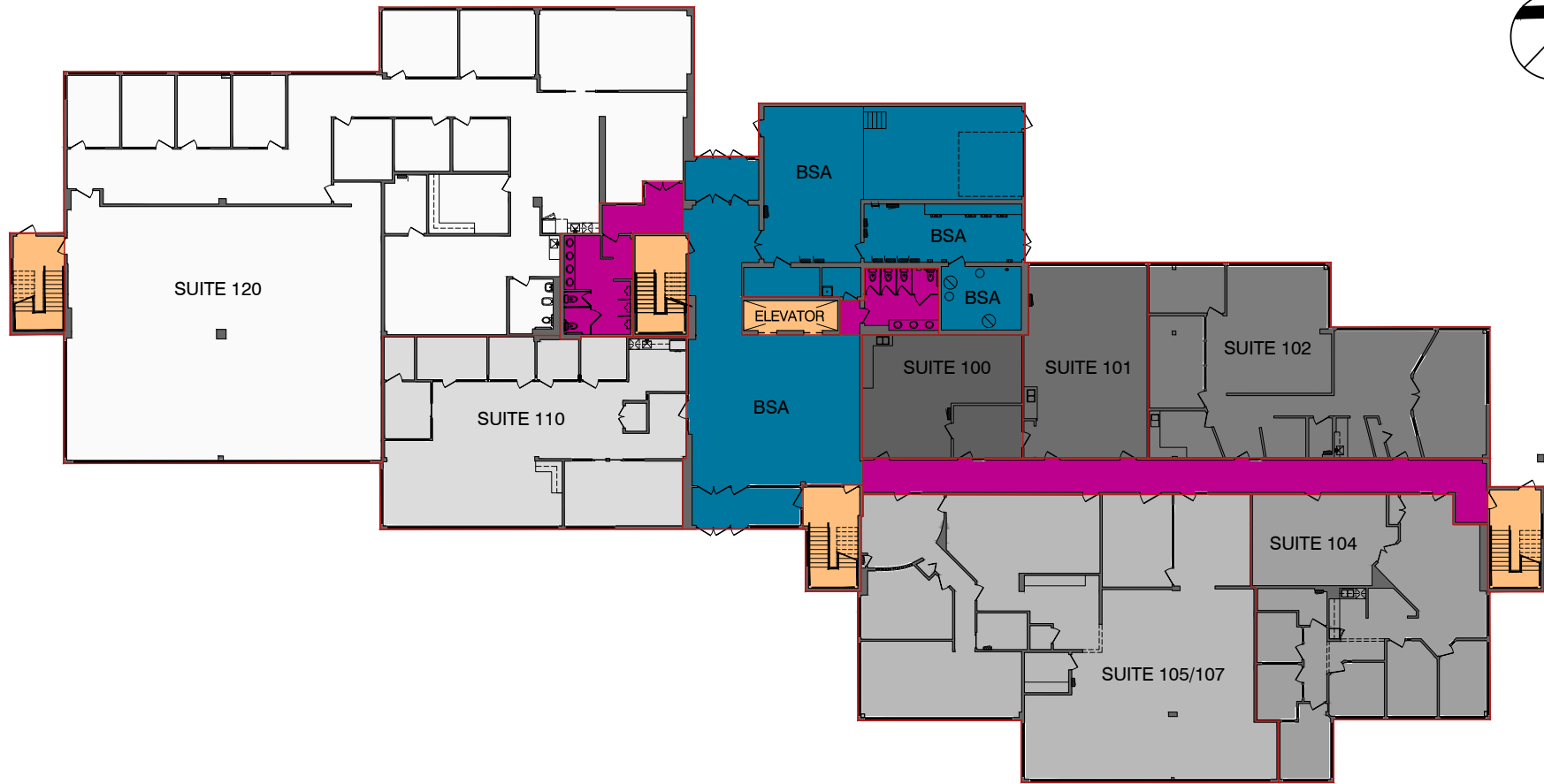
# BOMA Global Summary Of Areas

Project  
Method Of Measurement  
Unit Of Measurement  
Date

University of Guelph, Research Center  
BOMA 2017 For Office Buildings, ANSI/BOMA Z65.1-2017 METHOD A  
SF

A	B	C	D	E		F	G	H	I	J	K	L	M	N	O	P	Q	R	
	Input	Input & ID	= B - C		Input	Input & ID	Input & ID	= F + G	Input & ID	= H + I	Input & ID	= D - J - K	= (J + L) / J	= H * M	= (I * M) + K	= ΣD / (ΣD - ΣO)	= N * P	= Q / H	
Floor Level	Boundary Area	Rentable Exclusions	Floor Rentable Area	Class	Space ID	Tenant Area	Tenant Ancillary Area	Occupant Area	Building Amenity Area	Floor Usable Area	Building Service Area	Floor Service Area	Floor Allocation Ratio	Floor Allocation	Building Amenity & Service Area	Building Allocation Ratio	Rentable Area	Load Factor A	
Ground Floor				TEN	Suite 100	700.17	-	700.17		700.17		-	1.077	754.11	-	1.065	803.37	1.147	
				TEN	Suite 101	855.34	-	855.34		855.34		-	1.077	921.23	-	1.065	981.41	1.147	
				TEN	Suite 102	2,007.76	-	2,007.76		2,007.76		-	1.077	2,162.42	-	1.065	2,303.69	1.147	
				TEN	Suite 104	1,967.65	-	1,967.65		1,967.65		-	1.077	2,119.22	-	1.065	2,257.67	1.147	
				TEN	Suite 105 / 107	3,734.47	-	3,734.47		3,734.47		-	1.077	4,022.15	-	1.065	4,284.91	1.147	
				TEN	Suite 110	2,076.01	-	2,076.01		2,076.01		-	1.077	2,235.93	-	1.065	2,382.00	1.147	
				TEN	Suite 120	7,443.73	-	7,443.73		7,443.73		-	1.077	8,017.14	-	1.065	8,540.89	1.147	
				BSA	Building Service Area		-	-		-	3,456.33	-	-	-	3,456.33		-	-	
				FSA	Floor Service Area		-	-		-	-	-	-	-	-		-	-	
				MVP	Major Vertical Penetration		-	-		-	-	-	-	-	-		-	-	
960.03																			
Floor Totals	24,648.57	960.03	23,688.54			18,785.13	-	18,785.13	-	18,785.13	3,456.33	1,447.08	1.077	20,232.21	3,456.33	1.065	21,553.93		
Floor 2				TEN	Suite 200 - Office 1	220.47	-	220.47		220.47		-	1.156	254.80	-	1.065	271.45	1.231	
				TEN	Suite 200 - Office 2	828.60	-	828.60		828.60		-	1.156	957.65	-	1.065	1,020.21	1.231	
				TEN	Suite 200 - Office 3	360.95	-	360.95		360.95		-	1.156	417.17	-	1.065	444.42	1.231	
				TEN	Suite 200 - Office 4	418.41	-	418.41		418.41		-	1.156	483.57	-	1.065	515.16	1.231	
				TEN	Suite 200 - Office 5	625.19	-	625.19		625.19		-	1.156	722.56	-	1.065	769.76	1.231	
				TEN	Suite 200 - Office 6	266.33	-	266.33		266.33		-	1.156	307.81	-	1.065	327.92	1.231	
				TEN	Suite 200 - Office 7	233.15	-	233.15		233.15		-	1.156	269.47	-	1.065	287.07	1.231	
				TEN	Suite 200 - Office 8	263.59	-	263.59		263.59		-	1.156	304.64	-	1.065	324.54	1.231	
				TEN	Suite 200 - Office 9	332.78	-	332.78		332.78		-	1.156	384.60	-	1.065	409.73	1.231	
				TEN	Suite 200 - Office 10	288.98	-	288.98		288.98		-	1.156	333.99	-	1.065	355.81	1.231	
				TEN	Suite 200 - Office 11	351.38	-	351.38		351.38		-	1.156	406.10	-	1.065	432.63	1.231	
				TEN	Suite 200 - Office 12	254.52	-	254.52		254.52		-	1.156	294.16	-	1.065	313.38	1.231	
				TEN	Suite 200 - Office 13	247.04	-	247.04		247.04		-	1.156	285.51	-	1.065	304.17	1.231	
				TEN	Suite 200 - Office 14	251.94	-	251.94		251.94		-	1.156	291.18	-	1.065	310.20	1.231	
				TEN	Suite 200 - Office 15	358.17	-	358.17		358.17		-	1.156	413.95	-	1.065	440.99	1.231	
				TEN	Suite 200 - Office 16	250.50	-	250.50		250.50		-	1.156	289.51	-	1.065	308.42	1.231	
				TEN	Suite 200 - Office 17	359.33	-	359.33		359.33		-	1.156	415.29	-	1.065	442.42	1.231	
				TEN	Suite 200 - Office 18	304.58	-	304.58		304.58		-	1.156	352.01	-	1.065	375.01	1.231	
				TEN	Suite 200 - Office 19	1,291.72	-	1,291.72		1,291.72		-	1.156	1,492.89	-	1.065	1,590.42	1.231	
				TEN	Suite 205	1,604.43	-	1,604.43		1,604.43		-	1.156	1,854.30	-	1.065	1,975.44	1.231	
				TEN	Suite 207	2,591.70	-	2,591.70		2,591.70		-	1.156	2,995.33	-	1.065	3,191.00	1.231	
				TEN	Suite 210	822.21	-	822.21		822.21		-	1.156	950.26	-	1.065	1,012.34	1.231	
				TEN	Suite 215	2,428.40	-	2,428.40		2,428.40		-	1.156	2,806.60	-	1.065	2,989.94	1.231	
				TEN	Suite 225	4,028.99	-	4,028.99		4,028.99		-	1.156	4,656.46	-	1.065	4,960.65	1.231	
				FSA	Floor Service Area	0	-	-		-	-	-	-	-	-	-		-	-
				MVP	Major Vertical Penetration	0	-	-		-	-	-	-	-	-	-		-	-
				944.80															
Floor Totals	22,884.61	944.80	21,939.81			18,983.37	-	18,983.37	-	18,983.37	-	2,956.44	1.156	21,939.81	-	1.065	23,373.08		
Floor 3				TEN	Suite 300	4,043.80	-	4,043.80		4,043.80		-	1.092	4,414.35	-	1.065	4,702.73		
				TEN	Suite 307	5,317.39	-	5,317.39		5,317.39		-	1.092	5,804.65	-	1.065	6,183.85		
				TEN	Suite 310 / 311	473.32	-	473.32		473.32		-	1.092	516.69	-	1.065	550.45		
				FSA	Floor Service Area		-	-		-	-	-	-	-	-		-	-	
Floor Totals	11,294.24	558.55	10,735.69	MVP	Major Vertical Penetration		-	-		-	-	-	-	-	-		-	-	
						9,834.51	-	9,834.51	-	9,834.51	-	901.18	1.092	10,735.69	-	1.065	11,437.03		
Building Totals (Σ)																			
	58,827.42	2,463.38	56,364.04			47,603.01	-	47,603.01	-	47,603.01	3,456.33	5,304.70		52,907.71	3,456.33	1.065	56,364.04		

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to Mapply before proceeding with any work. All documents remain the property of Mapply. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The material contained herein reflects the Consultants best judgement in light of the information available at the time of preparation. Any use which a third party makes of the documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the documents.



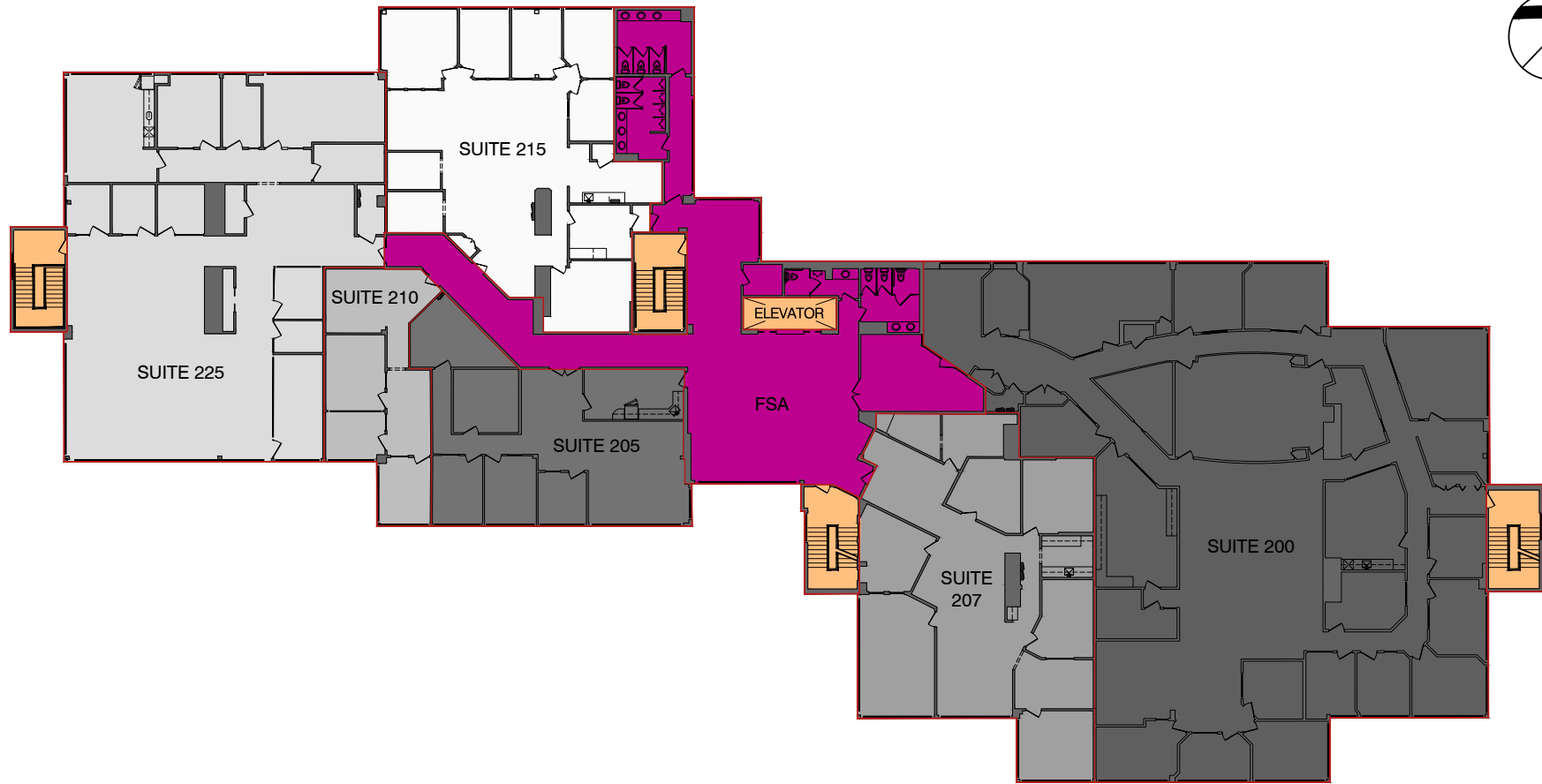
## AREA SCHEDULE (sq.ft.)

FLOOR	CLASS	SPACE ID	AREA (sq.ft)
1	TEN	SUITE 100	700.17
1	TEN	SUITE 101	855.34
1	TEN	SUITE 102	2007.76
1	TEN	SUITE 104	1967.65
1	TEN	SUITE 105/107	3734.47
1	TEN	SUITE 110	2076.01
1	TEN	SUITE 120	7443.73
1	BSA	Building Service Area	3456.33
1	FSA	Floor Service Area	1447.08
1	MVP	Major Vertical Penetration	960.03
1	BDY	Boundary Area	24648.57

Total Gross Area 58827.42

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## AREA SCHEDULE (sq.ft.)

FLOOR	CLASS	SPACE ID	AREA (sq.ft)
2	TEN	SUITE 200	7507.64
2	TEN	SUITE 205	1604.43
2	TEN	SUITE 207	2591.70
2	TEN	SUITE 210	822.21
2	TEN	SUITE 215	2428.40
2	TEN	SUITE 225	4028.99
2	FSA	Floor Service Area	2956.44
2	MVP	Major Vertical Penetration	944.80
2	BDY	Boundary Area	22884.61
Total Gross Area			58827.42

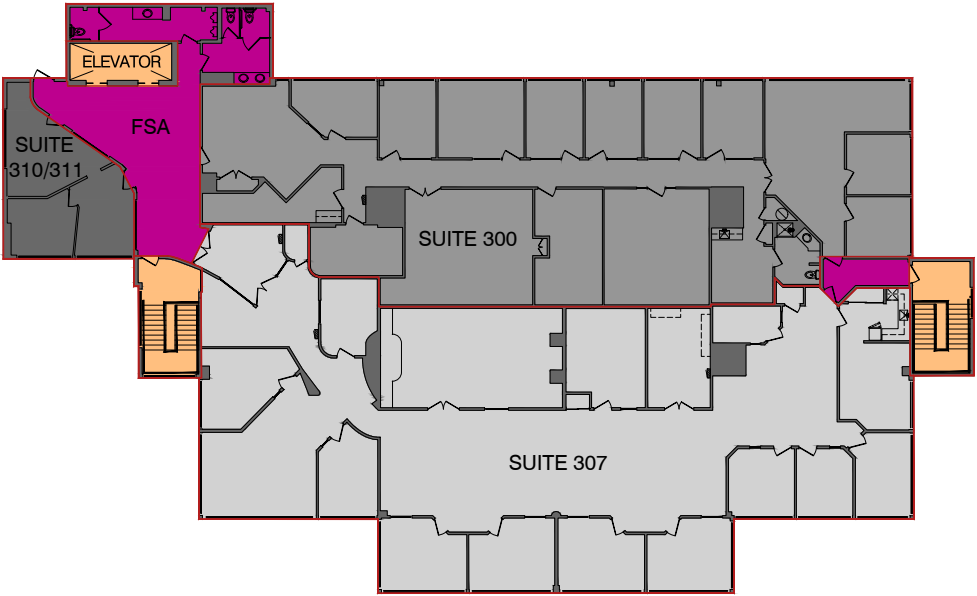
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AREA SCHEDULE (sq.ft.)

FLOOR	CLASS	SPACE ID	AREA (sq.ft)
3	TEN	SUITE 300	4043.80
3	TEN	SUITE 307	5317.39
3	TEN	SUITE 310 / 311	473.32
3	FSA	Floor Service Area	901.18
3	MVP	Major Vertical Penetration	558.55
3	BDY	Boundary Area	11294.24
Total Gross Area			58827.42



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# Area Summary

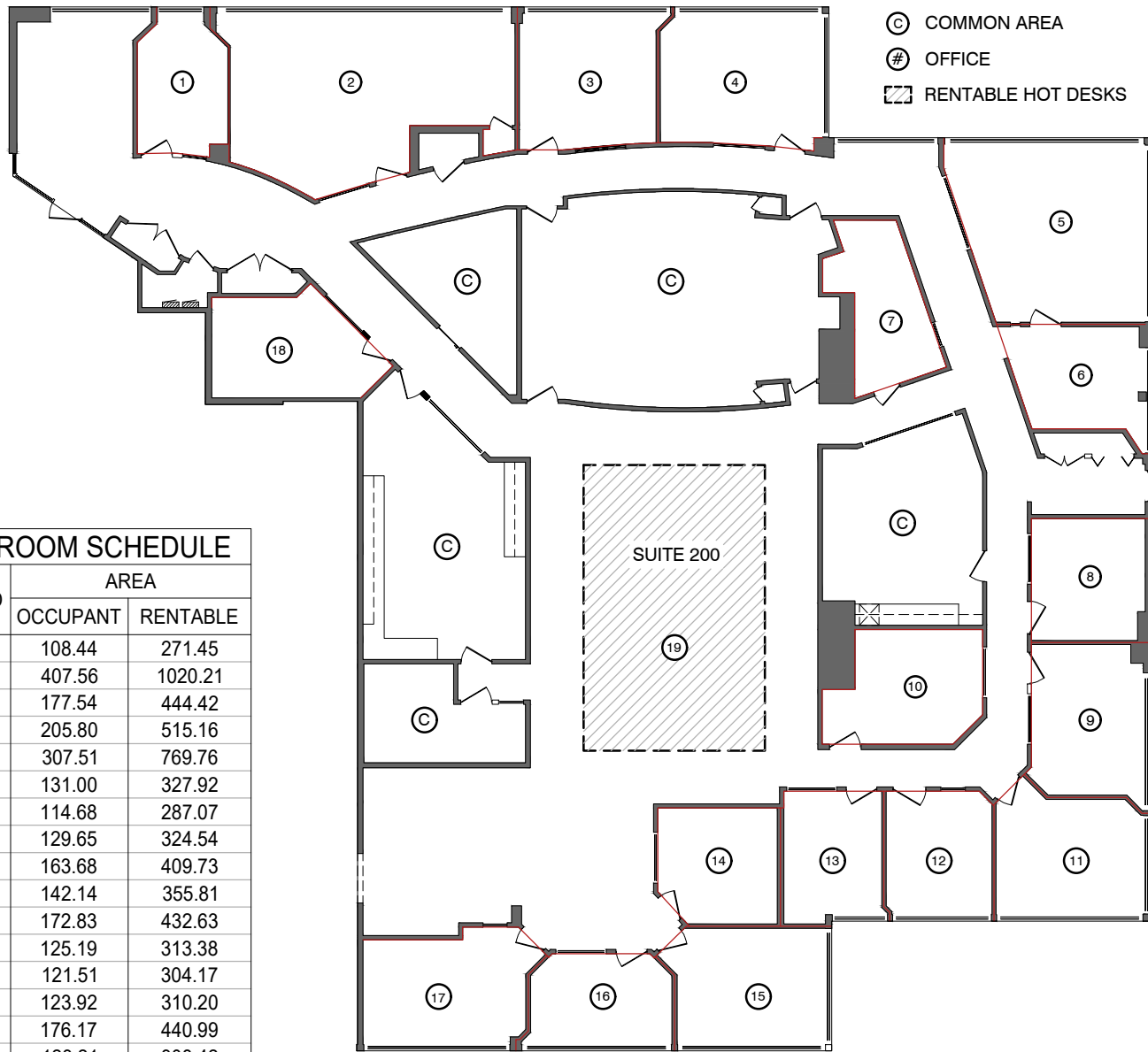
Project	University of Guelph, Research Center
Method Of Measurement	BOMA 2017 For Office Buildings, ANSI/BOMA Z65.1-2017 METHOD A
Unit Of Measurement	SF
Date	

FLOOR TWO		BOUNDARY AREA	RENTABLE AREA
Suite 200	Suite 200 - Office 1	220.47	271.45
	Suite 200 - Office 2	828.60	1020.21
	Suite 200 - Office 3	360.95	444.42
	Suite 200 - Office 4	418.41	515.16
	Suite 200 - Office 5	625.19	769.76
	Suite 200 - Office 6	266.33	327.92
	Suite 200 - Office 7	233.15	287.07
	Suite 200 - Office 8	263.59	324.54
	Suite 200 - Office 9	332.78	409.73
	Suite 200 - Office 10	288.98	355.81
	Suite 200 - Office 11	351.38	432.63
	Suite 200 - Office 12	254.52	313.38
	Suite 200 - Office 13	247.04	304.17
	Suite 200 - Office 14	251.94	310.20
	Suite 200 - Office 15	358.17	440.99
	Suite 200 - Office 16	250.50	308.42
	Suite 200 - Office 17	359.33	442.42
	Suite 200 - Office 18	304.58	375.01
	Suite 200 - Office 19	1,291.72	1590.42

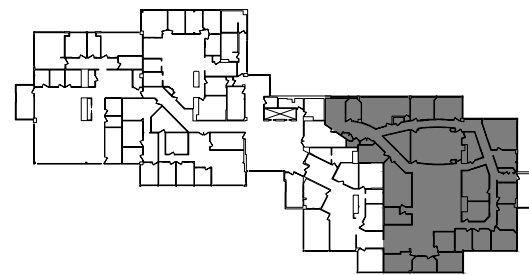
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SUITE 200 ROOM SCHEDULE			
CLASS	SPACE ID	AREA	
		OCCUPANT	RENTABLE
TEN	Office 1	108.44	271.45
TEN	Office 2	407.56	1020.21
TEN	Office 3	177.54	444.42
TEN	Office 4	205.80	515.16
TEN	Office 5	307.51	769.76
TEN	Office 6	131.00	327.92
TEN	Office 7	114.68	287.07
TEN	Office 8	129.65	324.54
TEN	Office 9	163.68	409.73
TEN	Office 10	142.14	355.81
TEN	Office 11	172.83	432.63
TEN	Office 12	125.19	313.38
TEN	Office 13	121.51	304.17
TEN	Office 14	123.92	310.20
TEN	Office 15	176.17	440.99
TEN	Office 16	123.21	308.42
TEN	Office 17	176.74	442.42
TEN	Office 18	149.81	375.01
TEN	Office 19	635.35	1590.42
FSA	Common	3814.91	-

TOTAL AREA	7507.64	9243.706
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# Method of Measurement

## **BOMA 2017 OFFICE BUILDINGS, ANSI/BOMA Z65.1-2017, Method A ANSI/BOMA Z65.1-2017, Method B**

The purpose of this standard is to permit clear communication among all participants in the commercial real estate community and to foster consistent, unambiguous measurement of rentable areas. Application of this standard allows comparison of values on the basis of a clearly understood and generally agreed upon method of measurement.

This standard is designed to generate rentable area figures, exclusively for Office Buildings and their associated structures. This standard may be applied to single-tenant, multi-tenant, or multi-building configurations. It does not measure sidewalks, surface parking, landscaping, drainage structures, or other ancillary site improvements.

BOMA publishes six distinct building measurement standards, each targeting different building types and/or applications. A building whose occupancy comprises 50% or more of a particular use (ie. Office, industrial, retail, or multi-unit residential) should apply the corresponding single-use standard. The BOMA 2017 Office Standard is fully compatible with the International Property Measurement Standard (IPMS) for Office Buildings.

It is common for a floor area calculated from the building plans to differ from the floor area measured on site. It is also common for site measurements and calculations by one party to differ from the same measurements and calculations by another party. Floor area calculations are deemed accurate if variances is 2% or less. If the variance is greater than 2% BOMA International recommends that an unbiased third-party professional assist in resolving the matter.

For more information on BOMA Standards, please refer to [www.boma.org](http://www.boma.org).

# General BOMA Terms & Definitions

## BOMA 2017 OFFICE BUILDINGS, ANSI/BOMA Z65.1-2017

### Area Classification

Individual spaces are identified and classified according to their function within Boundary Area then entered into the Global Summary of Areas.

### Base Building Circulation (BBC)

The minimum path required for a standard multi-occupant corridor on each single-occupant and multi-occupant floor of a building. Used in Method B only.

### Building Allocation Ratio

A Calculating Column in Method A that determines the proportionate share of Building Amenity Area and Building Service Area to be allocated to each Occupant Area on a building-wide basis.

### Building Amenity Area

A Non-Permanent portion of a building that is convertible to Tenant Area and provided by the Landlord as a discretionary benefit to all occupants in the building.

### Building Void | Open To Below

The absence of Floor space spanning multiple stories within (or attached to) an enclosed Building.

### Building Amenity & Service Area

A Calculating Column in Method A that determines the sum total of all areas to be allocated proportionately to all occupants in the building.

### Building Service Area

A portion of a Building that provides necessary Services or Circulation for the normal operation of the Building and which enables Occupants to work in the Building.

### Boundary Area

The outer edge of each floor of a building, calculated and included in the Global Summary of Building Areas; used as the foundation for all other area calculations.

### Capped Load Factor

An artificial Load Factor that must be lower than the actual Load Factor and which may be applied to Occupant Areas after the actual Load Factor has been determined.

### Floor Allocation

A Calculating Column in Method A that applies the Floor Allocation Ratio to Occupant Areas and Inter-Building Amenity Areas (if applicable).

### Floor Allocation Ratio

A Calculating Column in Method A that determines the proportionate share of Floor Service Area to be allocated to Occupant Area, Building Amenity Area, and Inter-Building Amenity Area (if applicable) on a floor-by-floor basis.

### Floor Rentable Area

The Floor Rentable Area is the Rentable Area of each Floor in a Building, calculated by deducting Rentable Exclusions from Boundary Area.

### Floor Service Area

A portion of a given Floor that provides Services or Circulation necessary for the normal operation of the Floor and which enables Occupants to work on the Floor.

### Floor Usable Area

A Calculating Column in Method A that is the sum total of Occupant Area, Building Amenity Area, and Inter-Building Amenity Area (if applicable). The result is used in the determination of Floor Allocation Ratio on a floor-by-floor basis.

### Global Summary of Areas

A spreadsheet comprised of Input Columns and Calculating Columns and associated row data which encapsulates all the necessary steps to successfully calculate the areas according to Method A or Method B of this standard.

### Inter-Building Amenity Area

A Non-Permanent portion of a Building which facilitates a non-compulsory benefit to a single occupant or group of occupants on a floor, in a building, or in a multi-building set.

### Inter-Building Service Area

A Permanent portion of a Building which facilitates a necessary benefit to a single occupant or group of occupants on a floor, in a building, or in a multi-building set.

### Load Factor

A ratio expressed as a decimal number or percentage which is used to allocate additional area to Occupants on a proportionate or fixed basis.

## General BOMA Terms & Conditions

### Load Factor A

The aggregate of applicable Service and Amenity Areas, proportionately applied to each Occupant, and expressed as a single figure in the Method A Global Summary of Areas.

### Load Factor B

The aggregate of all Base Building Circulation and Service and Amenity Areas in the Building, proportionately applied to each Occupant, and expressed as a single figure in the Method B Global Summary of Areas.

### Major Vertical Penetrations

The area used for an opening in the floor of a building to accommodate Vertical Service Area and Vertical Circulation Area. It is excluded from Rentable Area.

### Method A

A standardized process used to measure Office Buildings that computes multiple Load Factors to determine the Rentable Area of Occupants.

### Method B

A standardized process used to measure Office Buildings that computes a single Load Factor to determine the Rentable Area of Occupants.

### Occupant Area

The total aggregated area used by an Occupant before Load Factors are applied, consisting of Tenant Area and Tenant Ancillary Area.

### Occupant Storage Area

Any area of an Office Building consisting of Occupant Storage Rooms and Occupant Storage Circulation that is excluded from Rentable Area when its location and/or level of finish is not suitable for day-to-day office use.

### Parking Area

A fully enclosed or Partially Enclosed structure that is used for transient storage of vehicles, along with any associated Amenity, Service, or Circulation Areas.

### Rentable Area

A Calculating Column in Method A of the Global Summary of Areas that calculates the area of occupants, inclusive of all allocated service and amenity areas on a per tenant, per floor, and per building basis.

### Rentable Exclusions

The areas included in the Boundary Area of a Building that are excluded from Rentable Area; such as, Major Vertical Penetrations, Parking Area, Occupant Storage and Storage Circulation, and Unenclosed Building Feature.

### Space ID

A descriptive name designation for individual spaces within a Building that are each assigned to a certain Space Classification and displayed in the Global Summary of Areas in a dedicated row with a corresponding Input Value and other calculated data.

### Tenant Area

A portion of Occupant Area that is suitable for occupancy and is for the Exclusive Use of the Occupant.

### Tenant Ancillary Area

A specified portion of Occupant Area located outside the physical boundaries of Tenant Area, mainly extended circulation and door setbacks.

### Wall Priority

A series of measuring rules that explain how adjacent Space Classifications interact with each other when separated by a wall.

# Disclaimer

## Legal Notice

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## Discrepancy

It is not unusual for area calculations produced by one party to differ slightly from calculations produced by another party. Such areas are deemed accurate when the variance between two parties is less than two percent (2%). If the variance of any contested area is demonstrated to be greater than two percent, it is recommended that an unbiased third party be sought to resolve the matter.

The two percent provision is strictly intended to resolve calculation discrepancies between parties. It may not be used by building owners, managers, tenants, or any party to willfully grow or shrink area calculation outcomes.

## Information Source

Mapply Building Measurement Company Ltd. are not licensed engineers or architects, and services provided should not be used for any activities defined as licensed engineering or architecture. All floor plans created by Mapply Building Measurement Company Ltd. are intended to be used as a reference for design & construction and should not be considered a substitute for the services of a licensed structural engineer or architect.

Mapply Building Measurement Company Ltd. makes every reasonable effort to ensure the accuracy of the information found in its floor plans, measurements and calculations however, every As-Built drawing inherently contains some errors to some degree. It is the duty of the architect, contractor, designer or other licensed professional, as a consultant to the property owner, to determine the suitability of the as-built plans prior to construction. Measurements should be field confirmed before commencing construction. In the event that Mapply Building Measurement Company Ltd. floor contains an error its liability shall be limited to the amounts contained within the Agreement for Services.

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