

May 12, 2022

The Christian Senior Citizens Homes Society of Northern Alberta
13425 – 57 Street
Edmonton, Alberta
T5A 2G1

Attention: Darren Sinke, CEO

Re: Emmanuel Home Building Expansion – Inglewood

Dear Sirs:

We are pleased to provide you with our fixed price quotation to construct the above noted project for the sum of **Forty Million Eight Hundred and Nine Thousand Five Hundred and Sixty-Five Dollars (\$40,809,565.00)** excluding G.S.T.

Our price is based on the issued for tender architectural drawings prepared by Dub Architecture dated August 19, 2021, structural drawings prepared by Ethos Engineering dated August 20, 2021, mechanical drawings prepared by Wasnea Engineering dated August 20, 2021, electrical drawings prepared by Eccom Consulting dated August 20, 2021, civil drawings prepared by Grade Engineering dated August 20, 2021, and landscape drawings prepared by Design North dated August 10, 2021. Please find below our budget break out costs for discussion purposes:

Building & Site Work:

1) Pre-Application Meeting (By C.S.C.H.S.N.A)	\$	0.00
2) Development Permit Fee (By C.S.C.H.S.N.A)	\$	0.00
3) Development Permit – Grading Fee (By C.S.C.H.S.N.A)	\$	0.00
4) Sanitary Sewer Trunk Fund (By C.S.C.H.S.N.A)	\$	0.00

5) Building Permit Fee (By C.S.C.H.S.N.A)	\$ 0.00
6) Wrap Up Insurance / Builder Risk	\$ 183,431.00
7) General Requirements	\$ 2,005,629.00
8) Alberta New Home Warranty Exemption	\$ 695.00
9) Engineering (By C.S.C.H.S.N.A)	\$ 0.00
10) Real Property Report / Geo-Tech Evaluation	\$ 4,500.00
11) Demolition / Hydrovac / Tree Hoarding	\$ 20,502.00
12) Earthwork	\$ 560,720.00
13) PC SUM - Balcony Screw Piles	\$ 65,946.00
14) Foundation Piles	\$ 603,182.00
15) Asphalt Pavement – Parking Lot	\$ 143,543.00
16) Shared Access Road (By C.S.C.H.S.N.A)	\$ 0.00
17) PC SUM - Site Concrete	\$ 257,026.00
18) Misc. Site Concrete	\$ 259,232.00
19) PC SUM - Ornamental Fencing	\$ 66,823.00
20) PC SUM - Chain Link Fencing (Storage Units)	\$ 76,646.00
21) PC SUM - Landscaping / Landscape Repair / Irrigation	\$ 262,836.00
22) Foundations & Slabs	\$ 4,377,836.00
23) Bonding – Formwork	\$ 16,253.00
24) Bonding – Reinforcing Steel	\$ 7,378.00
25) PC SUM – Parkade Mud Slab	\$ 47,447.00
26) PC SUM - Masonry	\$ 292,003.00
27) PC SUM - Structural & Misc. Steel	\$ 1,195,397.00
28) Misc Steel Install	\$ 9,555.00
29) PC SUM – Carpentry Supply	\$ 161,636.00
30) Carpentry Install	\$ 141,134.00
31) PC SUM - Suite Cabinets	\$ 1,012,525.00
32) PC SUM - Common Area Millwork	\$ 110,300.00
33) PC SUM - Wood Doors & Trims Supply	\$ 259,215.00
34) Suite Doors & Trim Distribution	\$ 4,824.00
35) PC SUM – Railing Supply	\$ 85,146.00

36) Millwork Install	\$ 227,071.00
37) Insulation & Foundation Treatment	\$ 249,846.00
38) Spray Foam Insulation	\$ 25,000.00
39) Fire Caulking / Fire Spray	\$ 190,614.00
40) PC SUM - Fire Spray 4 th Floor Corridors	\$ 25,000.00
41) PC SUM - Vinyl Decking & Aluminum Rails	\$ 232,240.00
42) Hardi Board & Lux Siding	\$ 2,636,799.00
43) Bonding – Siding	\$ 42,188.00
44) PC SUM - SBS Roofing	\$ 1,034,016.00
45) PC SUM - Bonding – Roofing	\$ 12,150.00
46) Flashing / Caulking / Peel and Stick	\$ 88,463.00
47) FRP Panel	\$ 15,177.00
48) PC SUM - HMD / PSF Supply	\$ 112,425.00
49) HMD & PSF Install	\$ 29,870.00
50) PC SUM – Finish Hardware	\$ 286,995.00
51) PC SUM - Card Access System	\$ 42,600.00
52) PC SUM - Filter Access Doors Supply	\$ 20,503.00
53) Filter Access Door Install	\$ 9,474.00
54) PC SUM - Aluminum Doors & Windows	\$ 417,750.00
55) PC SUM - PVC Windows	\$ 492,207.00
56) PC SUM - Overhead Door	\$ 13,572.00
57) Parging	\$ 28,500.00
58) PC SUM - Structural Studs / Deck / Insulation / Tape	\$ 8,968,070.00
59) PC SUM – Architectural Ceilings	\$ 250,000.00
60) Bonding – Steel Studs & Drywall	\$ 76,228.00
61) PC SUM - Flooring	\$ 669,925.00
62) PC SUM – Floor Patch	\$ 22,000.00
63) Bonding – Flooring	\$ 8,341.00
64) Painting	\$ 386,795.00
65) PC SUM – Wash. Partitions / Corner Guards Supply	\$ 26,418.00
66) Wash. Partitions / Corner Guards Install	\$ 7,622.00

67) PC SUM - Postal Services Supply	\$ 12,082.00
68) Postal Services Install	\$ 2,251.00
69) PC SUM - Washroom Accessories Supply	\$ 31,570.00
70) Washroom Accessories Install	\$ 17,810.00
71) PC SUM - Commercial Laundry Equipment	\$ 23,381.00
72) PC SUM - Appliances	\$ 497,404.00
73) PC SUM - Wire Shelving / Suite Mirrors	\$ 35,045.00
74) Elevators	\$ 453,130.00
75) Site Servicing	\$ 348,600.00
76) Mechanical	\$ 4,399,920.00
77) Bonding – Mechanical	\$ 37,079.00
78) Corridor Pressurization Unites	\$ 390,000.00
79) Sprinklers	\$ 313,000.00
80) Electrical	\$ 2,375,836.00
81) Bonding – Electrical	\$ 28,727.00
82) PC SUM – Connection from Demark to P/L.	\$ 15,000.00
83) PC SUM - Lighting Package	\$ 152,809.00
84) Misc. Freight	\$ 2,000.00
85) PC SUM - Fire Place	\$ 25,000.00
86) PC SUM – Winter Conditions	\$ 300,000.00
87) PC Sum – Testing & Inspections	\$ 125,000.00
88) PC SUM - Printing Fees	\$ 15,000.00
89) PC SUM – Natural Gas Connection	\$ 20,000.00
SUBTOTAL	\$ 38,499,590.00

Project Overhead & Fee (6%)	\$ 2,309,975.00
TOTAL COST	\$ 40,809,565.00

Optional Prices:

1) Upgrade to Specified New Tech Siding	Add \$ 468,079.00
2) Utilize Bonded Structural Steel Contractor	Add \$ 590,730.00

Emmanuel Home Expenses (Not Included Above)

1) Architecture Fees	\$ 500,000.00
2) Mechanical / Electrical / Structural / Civil Engineering	\$ 280,725.00
3) Interior Design (Budget)	\$ 30,000.00
4) Development Permit Fees	\$ 9,970.00
5) Sanitary Sewer Trunk Fund	\$ 127,159.00
6) Building Permit Fee	\$ 310,131.00
7) B.G.N Municipal Upgrades	\$ 161,400.00
8) Developer Expenses	\$ 142,288.00
9) Landscape Furniture (Benches / Tables / Chairs)	\$ 127,940.00
10) Treated Landscape Boxes	\$ 60,083.00
11) Security & Fire Alarm	\$ 49,600.00
12) Cormode and Dickson Management Fee	\$ 79,886.00
13) Sanitary, storm and water connection fee (budget)	\$ 125,000.00
14) Interior design fee (budget)	\$ 30,000.00
15) Commercial kitchen cost (budget)	\$ 300,000.00

The following clarifications form part of our proposal:

- Above noted fixed price line items will need to be verified at time of subdivision approval and land transfer as several of the subtrade tenders have expired.
- To secure fixed price line items, we reserve the right to pre-purchase and invoice for materials and store off site in a secured yard. The Cost Consultant is welcome to verify material purchases at time of invoice.
- We have included the cost of bonding for the following trades only: Formwork, Reinforcing Steel, Siding, Roofing, Steel Studs & Drywall, Flooring, Mechanical, and Electrical. Please see option price to use bonded structural steel contractor. All other trades do not include bonding.
- We have not allowed for certification of progress draws by registered professional.

- We have not allowed for any off-site service connection fees (power / phone / cable / water / sanitary / storm). We suggest you budget \$125,000.00 (+/-) for this scope of work. (Noted above as Emmanuel Home Expenses).
- We have not carried any cost for the subdivision or re-zoning application.
- PC Sum allowance for winter conditions assumes connectivity to natural gas service.
- We have not allowed for design related expenses. (Noted above as Emmanuel Home Expenses).
- We have not allowed for development or building permit fees. (Noted above as Emmanuel Home Expenses).
- We have not made any provisions for the costs associated with removal of the underground tunnels, asbestos waterline abatement or development expenses of common roadway. (Noted above as Emmanuel Home Expenses).
- We have not made any provisions for construction of off-site sidewalks, bus pads, commercial crossings or hydrant upgrades that the city may request as part of the development permit. (Noted above as Emmanuel Home Expenses).
- We have assumed that the developer will remove existing stockpiles of dirt and debris at his expense.
- We have not made any provisions for monitoring of foundation excavation by certified archaeologist.
- We have not allowed for removal of hazardous materials if encountered.
- We have not made any provisions for pile casing if required.
- We have not allowed for any removal or replacement of soft spots to existing subgrade prior to asphalt pavement.
- We have not allowed for cement stabilization or geo-grid fabrics to existing subgrade prior to asphalt pavement. Asphalt to be installed in one lift.
- We have not allowed for any major dewatering to parkade excavation.
- Parkade formwork proposal is based on the weather allowing us to pour the parkade floor slabs prior to installation of suspended slab. If project is delayed this will have to be re-evaluated with our sub-contractor.

- We have allowed form finish only to exposed concrete for the parkade walls, ceiling and stairwell walls. No patch & rub accounted for.
- We have allowed for standard grade plywood to window openings.
- We have allowed for Lux siding in place of the specified New Tech siding.
- We have not allowed for aluminum railings or gates to main floor patios.
- We have allowed for standard vented soffit to the balconies.
- Ornamental fencing does not include for gates at property line.
- Due to the nature of the panelized wall system, we would require invoice approval of materials and panels stored offsite. Q.S is welcome to confirm at offsite location.
- We have allowed to paint the parkade walls only. No paint to ceiling.
- Elevator package price is based on Emmanuel Home signing a five-year service agreement with Schindler Elevator at completion of project.
- Elevator payment terms specified as follows: 30% at engineering, 50% upon delivery, 20% payments based on monthly progress of work.
- Sprinkler design is based on city water pressure being sufficient to pressurize system as per code. No fire pump allowed for.
- We have not made any provisions for community art.
- We have not allowed for interior design fees. (Noted above as Emmanuel Home Expenses)
- We have not included the cost of stacked bike racks identified on tender drawings.
- Furniture, fixtures and equipment to be provided by others. (Blinds / Awnings / White Boards / Desks / Chairs / Outdoor Furniture, Planter Boxes, Ect.)
- We have not made any provisions for the commercial kitchen equipment package. (Noted above as Emmanuel Home Expenses).
- We have not made any provisions for Trellis detail to sidewalks or the exterior of the building.
- We have not allowed for any building signage (interior & exterior).
- We have not allowed for a nurse call system.
- Security system equipment by others if required. (Noted above as Emmanuel Home Expenses)

- We recommend you carry a 5% contingency fund for unforeseen items and design changes.
- 10% lien fund to be released progressively related to project milestones as follows:
 - Piling: Completion + 60 days
 - Foundations including structural slab and core walls: Completion + 60 days
 - Superstructure including windows: Completion + 60 days
 - Final: + 45 Days
- Due to the current supply chain issues and volatility in material prices we can only hold our price for 30 days from the date noted above.

We trust you will find the above acceptable. Should you have any questions or require further information, please do not hesitate to call.

Yours truly,
Keller Construction Ltd.

Graeme Vriend
Project Manager

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