



Renovation Quote for



SPRINGTIDE WELLNESS

*Commercial Renovation
17-115 Fourth Avenue NE
Altona, MB*

October 10, 2023

Summary

This proposal contains a quoted price for the renovation of approximately 1140 square feet of commercial space within the Katharina Court at 17-115 4th Avenue NE, Altona. The pricing is a fixed quote, except where noted.

The budget price has been prepared according to the initial plans (attached) as well as to the specifications described in this document. It is assumed that the owners will negotiate and receive any required permissions for renovation work with the condo corporation (Katharina Court). It is also assumed that the owners are responsible for ensuring that the space is appropriately zoned.

Budget Price and Scope of Work

In the following pages you will find the description of the work required for your commercial renovation, according to the initial plans provided.

Below is the overall budget price for your project.

<i>Subtotal</i>	<i>\$108,933</i>
<i>Plus 5% GST</i>	<i>\$5,447</i>
<i>Total with GST</i>	<i>\$114,380</i>

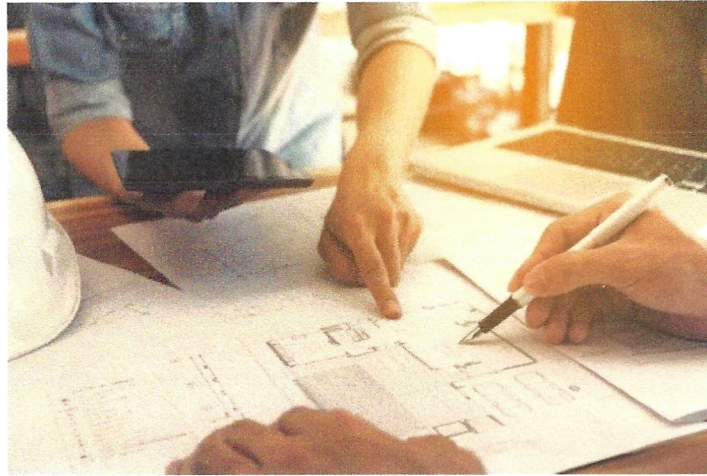


This proposal includes a clear and detailed breakdown of what has been included in your renovation budget. In a few instances we have included “**allowances**”. Allowances are amounts given for you to spend on certain components, and are included in the overall quoted price. For example, you may have a flooring allowance of \$12,000:

that means that you can choose a flooring package for your space of up to

\$12,000 without adding any cost. If you find a flooring package you want that is actually worth \$10,000, then you can deduct \$2,000 from the cost of your build! And if you fall in love with flooring that costs \$15,000, you can have it, you just decide that it's worth an extra \$3,000 to you.

Fixed Price & Scope of Work



Change Orders

In most projects, there will be some change orders due to an unknown site condition that causes a change to be necessary, or due to a desired change by the owners. We try to avoid most changes by sorting out the details prior to construction. When changes are necessary, we can deal with them through the use of change orders.

In a change order, the desired agreed upon change is detailed in writing along with the corresponding additional cost (or occasionally cost savings), and any resulting delays in the schedule as a result of the change. Please note that even changes that do not have a cost difference in product have a cost difference in administration time, and will therefore incur a minimum charge of \$150. Once drawn up, the contractor and owners sign the agreement. We keep copies of all change orders on your unique, secure customer portal so that you can see them easily at any time, and so that you have an up-to-date accounting of your project's budget.

Additional costs authorized through change orders are due at the time the change order is signed, rather than at the next progress payment.

Inclusions

General

- Site supervision - professional supervision of your renovation from start to finish. Please note that this does not mean that a supervisor will be on the job site 24/7: there can be days in the schedule where little to no activity occurs, or where jobs are monitored remotely. Rest assured we are in charge, and are taking care of your project as if it was our own!
- Project management – comprehensive accounting, ordering and management of all aspects of construction.
- Design selection – dedicated assistance and guidance in selecting products to meet your design and budget criteria. Included are up to 3, 2-3 hour selection sessions where we help you through the design decisions necessary to craft the space you are envisioning. Additional design sessions are available at an additional cost of \$250 each.
- Cleaning – site waste and recycling services, cleanup throughout project construction and total professional cleaning prior to completion.
- Staff amenities – onsite health and safety equipment for workers involved in the construction project.
- Insurance – Company liability insurance and workers' compensation is in place for all workers on the jobsite. The client is responsible to arrange construction insurance for the renovation, and to provide a copy to us prior to the start of construction. The client agrees that the policy will not be cancelled without notifying Hive in advance, and that alternate coverage will be arranged, and in place prior to the cancellation in order to prevent lapses in coverage (documentation to be provided to Hive).
- Permits – all required building permit applications and fees.

Demolition

- Removal of wood raised podium and all flooring currently in place
- Removal of walls not remaining in new floorplan
- Removal of current suspended ceiling and light fixtures within suspended ceiling
- Trenching of concrete for new sewer lines to pedicure sinks and new sinks as noted in service rooms. Note: this assumes that access to existing sewer

lines is possible within the condominium, and is in approximately the locations noted on the drawings. There may be additional trenching and patching costs if sewer lines are in places other than expected, or access requires extra trenching or extra connections.

- Removal of waste materials including concrete
- Boring hole in exterior wall for dryer vent. Note: this assumes permission will be granted by the condominium corporation.
- Filling sewer line trenches with new concrete

Framing

- 10' Ceiling height walls framed in, as per new floorplan
- Framing of any bulkheads required as a result of new plumbing lines or heating ducts
- Arched frame at front service room



Interior Finish

- ½" Gyproc screwed to new walls
- New walls mudded, taped and sanded, 3 layers
- Patching in existing walls where required
- Primer and paint provided and applied by owner
- New acoustic tile ceiling throughout, \$3.35/sq ft ceiling tile allowance (Certaineed Hampton 2'x2' ceiling tile), complete with new wall angle, cross beams and cross tees
- Re-use existing 6-panel doors, re-painted in shop, new Weiser hardware to match rest of doors, new jambs, casings and doorstops
- Interior 6-panel hollowcore doors with standard Weiser hardware, painted client's choice of colour
- Re-use existing French door, client to paint, new Weiser hardware to match rest of doors
- Specialty moulding in front reception area and on long wall opposite windows in manicure/pedicure area



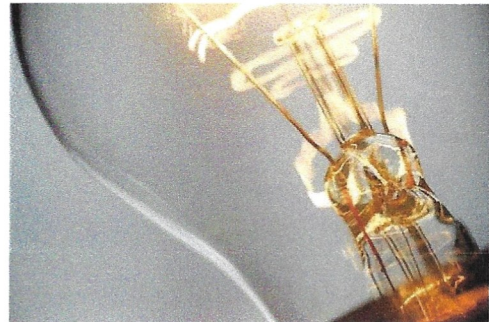
- Flooring allowance: \$10.50/sq ft.
 - Tile installation price is \$6.00/sq ft, plus \$1.50/sq ft for Ditra underlay
 - Assumes \$3.00/sq ft tile price (including PST)
 - Flooring allowance to include product, installation labour, subfloor if required and PST
 - Note: if levelling is required prior to installation of new flooring, that would be an extra cost
- 2 ¼" Casing around new interior doors, painted client's choice of colour
- Baseboard allowance: \$3/sq ft.; new baseboards throughout, painted client's choice of colour
- Millwork allowances:
 - Front reception desk: \$4,000
 - Quartz countertop for reception desk: \$2,000
 - Printer/product station behind reception desk: \$2,000
 - Staff kitchenette and high storage cabinet in staff room: \$2,100
 - 2 Pedicure banquettes (does not include cushions or upholstery): \$1500 each
- Towel bars, bathroom hardware: \$200 allowance

Plumbing & Heating

- Plumbing permits and inspections as required
- Adjust ductwork as required to fit new room configuration
- Sink/vanity/faucet allowance of \$600 each for 3 service rooms
- Kitchen sink/faucet allowance of \$320
- Sink/faucet allowance of \$2000 each for 2 pedicure stations
- Install and hook up new connections for washer and dryer
- Assumes existing heating/cooling system is adequately sized for space
- Assumes existing hot water tank does not need modification

Electrical

- Permit fees for electrical inspections
- Installation of light fixtures as per plan
- Light fixtures allowance: \$1,140
 - Light fixture allowance covers purchase of light fixtures and required bulbs only (including PST); installation is included
- Re-use some existing lights in tile ceiling (staff room, laundry room, washroom)
- New 2x2 LED ceiling lights (6) for main area
- Plugs, switches and lights as required: approximately
 - 70 Switches and receptacles
 - 2 GFCI receptacles
 - 2 Data outlets
 - 3 Wifi access points (wire only)
 - 1 Dryer plug
 - 1 Washer plug
 - 3 Emergency/combo packs
 - 1 Exhaust fan
- Assumes existing electrical panel is sufficient for service additions



Exclusions

- Furniture except as noted above
- Signage
- Curtains for front work space
- Window coverings
- Hookup of internet/telephone other than wifi access points as noted
- Washer/dryer or other appliances

Summary of Project Budget Estimate

Total Price:	\$108,933
GST:	<u>\$ 5,447</u>
Total with GST:	\$114,380

Options:

- Add Roxul sound insulation to new walls: +\$1,540
- Change hollow core door to solid core: approximately +\$100 each TBD
- Ceiling finish: may choose to remove acoustic tile ceiling and spray paint, depending on condition of ceiling: may require more electrical work to house wires in conduit (acoustic tile ceiling portion of quote is \$9,160)



Contract – Springtide Wellness

We hereby propose to complete your business renovation in accordance with the above specifications for the sum of \$108,933 plus GST, for a total of \$114,380. This price is valid only if accepted by October 24, 2023. Any changes will be made in writing and will be signed by both the contractor and the owners. Additional costs resulting from change orders will be payable immediately upon issuance of change order.

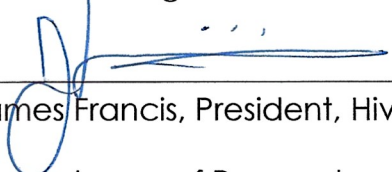
Payments are to be made as follows:

1. Deposit of 10% (\$11,438) – due upon signing of contract
2. First draw of 50% (\$57,190) – due at substantial completion of framing
3. Second draw of 40% (\$45,752) – due at substantial completion

*Payments are less 7.5% holdback, released 40 days after completion.

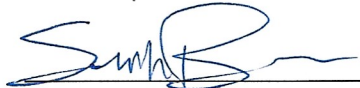
Upon signing of this agreement, the owners agree to provide financing approval for the project to Hive Development Group as soon as possible so that contracts with subcontractors can be finalized and products can be confirmed (but in no case later than 14 days from date of signing).

Authorized Signature for Hive Development Group Inc.:


James Francis, President, Hive

Oct 13, 2023
Date

Acceptance of Proposal:

Signature: 
Sarah Braun


Riley Braun

Date: October 13, 2023