

Estimate 200

Expired

Estimate

200



Date | May 23, 2021
Estimate Number | 200
Expiration Date | May 25, 2021

From | Paradyne Painting
Tonow Tokunaga
3451 Ambrosia Ave
Victoria, BC V8C 0K4
CA

To | Bosa Development Corporation
500-1901 Rosser Ave
Burnaby, BC V5C 6S3
CA

Estimate Total | **\$3,754,012.50**

Task	Rate	Qty	Amount
Suite Painting total of 305,136 sq ft. Any square footage above this will be extra	\$2,135,000	1	\$2,135,000
Common space painting total of 53,167. Any square footage above this amount will be extra	\$320,000	1	\$320,000
Parkade space painting total of 172088.	\$950,000	1	\$950,000
Deficiency Allowance of 5%	\$170,250	1	\$170,250

Subtotal \$3,575,250.00
Taxes \$178,762.50
Total **\$3,754,012.50**

Notes

WCB # 2004 89 269

Terms

INTERIOR PAINTING PROVISIONS OF SUITE AND COMMON SPACES (2 STAGES)

1ST STAGE

- All drywall in the areas to be painted must be 100% complete, inspected, and signed off before I begin sealing.
- Areas to be swept and clean of all construction debris, sockets to be vacuumed out before sealer stage begins.
- No fixtures, cabinets etc. to be installed.
- We will use compressed air to blow dust off of the walls before we apply sealer. Ventilation must be provided.
- If ventilation not available, we can provide fans and blow air out of the windows.
- Sealer, once dry, will be sanded. Walls will receive its 1st top coat, and ceilings will be finalized.
- Once the ceilings are complete, neither pot lights nor hanging lighting under 6 inches are to be installed.

2ND STAGE

- All finished floors in the suites will be 90% covered with painters paper and/or ram board before I commence any work. This includes tiled areas, flooring, and finished concrete slabs (if any).
 - Our team can include floor covering at \$0.50 per square foot.
 - All areas must be swept and clear of any construction waste.
 - No other trades in the unit while our team is there.
 - Absolutely all base and trim to be installed before we begin work.
 - At this point, the pot lights are to be energized in order to finalize trim and walls with the natural lighting of the areas to be painted.
 - Shelving in the closets to be installed after trim and walls are painted. An extra \$100 – \$500 per closet fee if installed beforehand.
 - Toilets to be installed after trim and walls are completed. An extra \$60 per toilet if installed beforehand.
 - Power, ventilation, sufficient heat, and water to be provided by the GC.
 - section 5 as per Div 09 – Painting Appendix B – Scope of Work – Painting.pdf pg 1. Cover plates are not to be installed until after final coat is rolled onto walls.
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- For any work completed outside the above scope, an hourly charge of \$65 per hour plus materials will be charged out.
 - This includes cleaning up after other trades.
 - Once there is any furniture moved into the unit, all work thereafter will be considered extra.
 - Job is to be completed in 2 phases.
 - Anything thereafter will be considered extra if there is any trade damage, and/or additional trim or doors added after my second and final visit.

TIME AND MATERIALS

- All extra work to be done @ \$65/hour/foreman, \$50/hr/journeyman, and \$45/hr/labourer.
- Rope access will be considered extra, and is an exemption of above hourly rate. This will be dependent on the current going rate.
- Section 27 as per Div 09 – Painting Appendix B – Scope of Work – Painting.pdf will be completed on time and materials pg 2.
- All HVAC discharge hoods and grills.

EXCLUDE

- All wallpaper and exterior work.
- Any swingstage, rope access etc. for any exterior work.
- Section 12 as per Div 09 – Painting Appendix B – Scope of Work – Painting.pdf pg 2
- Section 14 as per Div 09 – Painting Appendix B – Scope of Work – Painting.pdf pg 2
- Section 15 as per Div 09 – Painting Appendix B – Scope of Work – Painting.pdf pg 2
- Section 28 as per Div 09 – Painting Appendix B – Scope of Work – Painting.pdf pg 2

- Section 29 as per Div 09 – Painting Appendix B – Scope of Work – Painting.pdf pg 2
- Section 2 Separate prices Included as per Div 09 – Painting Appendix B – Scope of Work – Painting.pdf pg 3
- Section 3 Separate prices Not Included as per Div 09 – Painting Appendix B – Scope of Work – Painting.pdf pg 3

PARKADE

- Section 27 as per Div 09 – Painting Appendix B – Scope of Work – Painting.pdf pg 2 to be completed on time and materials.
- Any numbers, letters, signage can be excluded and/or can be completed as an extra.
- Floors in this space will not be included.
- Line painting in this space will not be included.
- Price includes 1 coat of sealer and 2 top coats.

This estimate applies to any final contract pertinent to the Dockside Green project, even if indicative of any exclusions.

 <https://billing.paradymepainting.com>  tonow@paradymepainting.com