



SPECIALIZING IN DRYWALL SYSTEMS FOR OVER 45 YEARS
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PLAZACORP
3 Toscanini Road
Richmond Hill, ON L4E 2Y9

September 22, 2023

Dear Sir;

Re: 'KING EAST PHASE 2' - Richmond Hill, Ontario

We are pleased to tender on the above noted project. Our prices are based on the architectural drawings supplied to us. The Scope of Work outlined below supersedes any drawing notations or interpretations. Any changes to this Scope of Work shall be priced accordingly.

SCOPE OF WORK:

All work outlined below is to be carried out in compliance with the Occupational Health and Safety Act. Upon request, a copy of our company Safety Policy and any Material Safety Data Sheets (MSDS) shall be provided prior to the start of on-site work.

1. Supply and install INSULATION as follows:

- A) R20 BLANKET to exterior basement concrete walls down to within 8" above the slab, Including the **TYPAR HOUSE WRAP MEMBRANE** attached to the foundation walls, does not include the Caulking at slab.
 - * **NOTE: Rigid insulation/Spray Foam insulation to Basement exterior walls will be EXTRA.**
- B) **R22** BATTs to exterior 2" x 6" walls at main floors and second floors
 - * **NOTE: R22 as per drawings, EEDS & ES v17R2**
 - * **NOTE: Rigid insulation supplied and installed by others**
- C) R60 BLOWN to accessible truss-ceilings
- D) R31 BATTs to ceilings with low roof-space (i.e. where joists form the roof).
- E) SUPER-6 MIL polyethylene vapour barrier over all thermal-purpose insulation within habitable areas.
- F) **R31 SPRAYED FOAM (1/2 LBS) to overhangs and garage ceilings with habitable rooms above**
 - * **NOTE: spray foam for beam pockets and exterior walls will be EXTRA**
- G) LOW EXPANSION FOAM around exterior doors and windows.
- H) CAULKING to interior side of exterior wall sill plates.
 - * **NOTE: Caulking to exterior walls as per details on drawings**

2. Supply and install GYPSUM DRYWALL as follows:

- A) 1/2" CEILING BOARD to insulated ceilings over finished habitable areas on all floors
- B) 1/2" PLAIN to non-insulated ceilings over finished habitable areas on all floors
- C) 1/2" PLAIN to interior and exterior partitions on all floors. (finished areas only)
- D) 1/2" DENS-SHIELD to bathtubs and shower stalls.
- E) 1/2" PLAIN to ONLY those wood-framed garage areas requiring gas-proofing, all remaining walls and ceilings not required to be boarded / taped as per the Ontario Building Code
- F) NOTE: Our prices do not include drywall work to any basements unless otherwise noted on the architectural drawings.

3. Supply and install straight-edge metal corner beads to all external corners and sliding-closet-door openings.

3b. All archways are to be wood-trimmed. The bulk of upper-floor closets are to have swinging doors with wood casing

4. Supply and install all necessary fastening, taping, and finishing materials. Metal ceiling clips will be applied where interior walls meet truss ceilings so as to minimize the effects of truss-uplift

5. Tape, fill, and sand all drywall installed on walls and partitions so as to leave it smooth and ready for decoration by others.

5b. Drywall within garage areas to receive only a tape-coat and a single cover-coat as required for gas-proofing.

6. SMOOTH CEILING THROUGHOUT (resilient channel NOT INCLUDED)

7. Remove all insulation and drywall scraps within house.

7b. All cardboard and plastic to be put in garbage box of site, NO back charge to be applied to MAPLE DRYWALL for this work.

BASE PRICES:

NOTE: Please see attached excel sheet for base prices

Optional Price - Spray Foam to Beam Pockets

-To supply and install R22 x 2lb spray foam in lieu of R22 batts at exterior wall beam pocket

-ADD TO PRICE: \$2,954.00/House

NOTE: All other spray foam will be priced as required

*** ALL PRICES ARE VALID UNTIL APRIL 30, 2024**

*** OUR TERMS ARE: NET 30 DAYS FROM THE END OF THE MONTH, THE INTEREST FOR LATE PAYMENTS WILL BE CHARGED AT A RATE OF 2.00% PER MONTH (24% PER ANNUM)**

*** HST EXTRA**

*** ANY INCREASE IN COSTS TO TRADE CONTRACTOR DUE TO CHANGES IN GOVERNMENT TAXES, TARIFFS AND DUTIES AFTER THE TIME OF THE BID SHALL INCREASE THE CONTRACT PRICE ACCORDINGLY.**

CLARIFICATIONS:

1. Manpower will be allocated to each house as soon as it is COMPLETELY ready. The BUILDER acknowledges the fact that MAPLE DRYWALL will not start the house unless the following criteria are met: a) main and basement staircases are all installed and framed, b) fireplace and all tubs are installed and framed. c) heat in house for men.
2. The BUILDER will be responsible for using dry, straight, top-grade wood for framing of all walls and partitions, MAPLE DRYWALL will not be held liable for any imperfections or future damage as the result of twisted or bowed woodstuds.
3. The BUILDER will be responsible for protecting bathtubs and shower-pans by using plywood or a factory-applied cover. MAPLE DRYWALL will not be liable for damages to tubs or showers.
4. The BUILDER will be responsible for loaning any required woodstuds, planks, or plywood so as to allow MAPLE DRYWALL to construct any temporary work-platforms properly and in compliance with current safety regulations
5. Our base prices assume that 'TYVEK' will be installed by the framing carpenter as the means of maintaining a continuous air barrier (as per O.B.C. requirements). Caulking to top or bottom wood plates will be applied in limited quantity only to those areas where the 'TYVEK' might be torn or missing. Any caulking to garage drywall is to be done by others.
6. Insulation to the following areas must be done in conjunction with the framing of the house: behind bathtubs, behind fireplaces, behind drain pipes, and behind vertical heat ducts. As is customary, this insulation work and poly along with necessary drywall work are to be done by the carpenters.
7. With exception of sunken rooms and vaulted, sloped, or cathedral ceilings, our base prices allow for the following maximum finished floor-to-ceiling heights: as shown on drawings.
8. Our base prices allow for a maximum of 5 ceiling potlights per unit.
9. Basement drywall will be extra unless otherwise noted.
10. Insulation and drywall to any skylights will be extra.
11. The additional insulation required to accommodate those basements which have exterior low grades (i.e.. Walk-out and look-out) will be extra unless otherwise noted on page 3 of this quotation.
12. The option to upgrade to smooth-paintable ceilings in lieu of the texture-spray noted in item 6 on page 2 of this quotation WILL NOT be offered by MAPLE DRYWALL unless the Builder signs a Waiver Sheet.
(The Waiver Sheet attached)
- 12b. Builder to apply 95% prime paint and dust all walls prior to finish paint.
13. Upgraded or additional insulation and/or drywall to accommodate exterior walls situated less than 4'0" (1.2 metres) from adjoining property/lot lines will be extra.
14. Low expansion FOAM around exterior doors and windows is INCLUDED at main and second floor ONLY.
15. Maple Drywall will not be responsible for any delay due to other trades.
16. Maple Drywall will not be responsible for any repairs to attic insulation due to blow back, wind damage of low insulation due to soffits not being installed.
17. Any insulation required for filling voids where partywalls meet exterior walls or roof boards is to be supplied and installed by others.
18. The Gypsum board finish Level to be Level 4 finish, not including garage.
19. Our base prices include a 'CHECK-OUT' inspection of the drywall in each unit ONE TIME ONLY after completion of the trim-carpentry. Should you require us to return a second time for a 'PRE-DELIVERY INSPECTION' then a labour rate of \$138.00 per hour (plus materials) will apply.
- 19b. Maple Drywall will NOT sand any check outs or return to sand year ends.
- 19c. Maple Drywall will not be liable for any back charge due to sanding.

1. POTLIGHT CUT-OUTS (IF MORE THAN 5).....	\$18.63 each
2. OPEN STAIRS TO BASEMENT FOYER.....	up to 50 S.F. floor area..... \$1,098.00
	up to 80 S.F. floor area..... \$1,608.00
	up to 150 S.F. floor area..... \$2,415.00
3. SKYLIGHTS.....	\$1,974.00 each
4. ADDITIONAL BASEMENT INSULATION FOR LOW-GRADE BASEMENTS:	
- deck condition (i.e. low-grade basement).....	\$731.00 per house
- walk-out basement.....	\$1,025.00 per house
5. TRAY CEILING.....	\$1,974.00 each (under 9')
6. HIGH CEILING / CATHEDRAL CEILING.....	\$1,974.00 each
7. 1-STEP COFFERED CEILINGS.....	\$731.00 per room
8. WAFFLE CEILING METAL FRAMING (up to 10' ceiling height).....	4 Squares: \$1,620.00 per room
	6 Squares: \$1,890.00 per room
	9 Squares: \$2,700.00 per room
9. WAFFLE CEILING DRYWALL & TAPING (up to 10' ceiling height).....	4 Squares: \$1,037.00 per room
	6 Squares: \$1,555.00 per room
	9 Squares: \$2,333.00 per room
10. SMOOTH CEILINGS.....	(1 sqft. to 3000 sqft.) N/A per floor
	(3000 sqft. to 4000 sqft.) N/A per floor
	Bungalows..... N/A per house
	or N/A per room
11. ROUND CORNERS.....	\$2,924.00 per house
	or \$1,461.00 per floor
12. LABOUR RATE FOR REPAIRS (NOT INCLUDING MATERIALS).....	\$138.00 per hour
13. ADDITIONAL SPRAY FOAM.....	1/2 lbs, R31..... \$5.58 per sqft
	2 lbs..... \$2.48 per sqft per inch
	Foam a Steel Post..... \$162.00 each
	Foam a Steel Beam..... \$189.00 each
	Service Call or Repair..... \$810.00 ea up to 50 sqft
14. RESILIENT CHANNELS TO FIRST AND SECOND FLOOR CEILINGS.....	\$1.93 per sqft
15. UPGRADE FROM 8' CEILING TO 9' CEILING.....	\$1.92 per sqft of floor area
UPGRADE FROM 9' CEILING TO 10' CEILING.....	\$2.61 per sqft of floor area
FOR CEILING HIGHT OVER 10'0".....	To be priced per Lot
UPGRADE FROM 8' CEILING TO 9' CEILING IN BASEMENT FOR WRAP ONLY	\$684.00 per house
16. BATHTUB TO SHOWER STALL.....	\$310.00 each
17. OPT. CURVED ARCH.....	\$310.00 each
18. OPT. FIREPLACE (BOARDED AND TAPED TO CEILING).....	\$596.00 each
19. LOW EXPANSION FOAM AROUND EXTERIOR WALL OPENINGS.....	\$22.00 each
20. 3" ROXUL SOUND INSULATION.....	\$4.41 per sqft.
6" ROXUL SOUND INSULATION.....	\$5.90 per sqft of floor area
21. 3" FIBERGLASS SOUND INSULATION.....	\$3.05 per sqft.
6" FIBERGLASS SOUND INSULATION.....	\$3.89 per sqft of floor area
22. OPT. COLD CELLAR or WALKUP BASEMENT.....	\$180.00 each
23. DRYWALL FOR OPTION FINISHED BASEMENT AND ALL OTHER AREAS.....	\$4.41 per sqft of drywall installed
	or \$16.00 per sqft of iving area
24 Finished Bathroom in Basement.....	\$2,049.00 each

We thank you for the privilege of quoting on this project. If all specifications, terms, and conditions, herein meet with your acceptance then kindly sign below and return one copy OR include a copy of our SCOPE OF WORK, BASE PRICES, CLARIFICATIONS, and SEPARATE PRICES as they appear in this quotation as part of your standard construction contract.

I understand and accept the terms of this quotation and authorize you to proceed as required.

Yours Truly,

Authorized officer for: PLAZACORP

Robert Bucci (Director of operations)
Anthony Fanelli (Estimator)