

#15 - 51 Raddall Avenue  
Dartmouth, NS B3B 1T6  
Phone: 902.860.2425  
Fax: 902.860.2629

Insured: Canadian International Capital Inc and Brunello  
Corporation Inc OA The Links At  
Property: 120 Brunello Boulevard  
Timberlea, NS B3T 2J6  
Home: 120 Brunello Boulevard  
Timberlea, NS B3T 2J6

Business: (902) 488-3301  
E-mail: lquartermain@cicnova.ns.ca

Claim Rep.: Nesar Sadeque  
Position: Claims Advisor  
Company: Wynward Insurance

E-mail: nsadeque@wynward.com

Estimator: Robert Hendsbee  
Position: Estimator/Project Manager  
Business: 51 Raddall Ave., Unit #15  
Dartmouth, NS B3B 1T6

Cellular: (902) 209-5824  
E-mail: robert.hendsbee@ca.belfor.  
com

**Claim Number:** 0000218420CL2

**Policy Number:** 0218420RE01

**Type of Loss:** Flood

Date Contacted: 8/22/2023 1:20 PM

Date of Loss: 7/21/2023 12:00 AM

Date Inspected: 8/23/2023 2:45 PM

Date Est. Completed: 1/18/2024 3:56 PM

Date Received: 8/22/2023 1:01 PM

Date Entered: 8/22/2023 1:06 PM

Price List: NSHA8X\_AUG23  
Restoration/Service/Remodel  
Estimate: CANADIAN\_INTERNATIO1

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We would like to thank you for the opportunity to provide you with this estimate. The total cost for the repairs detailed in the following estimate is **\$234,124.03**.

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes. Repairs will be scheduled after a signed work authorization is received.

Progress payments may be billed at 25%, 50%, 75%, and 90% of completion with the balance due upon substantial completion of this scope of work. Change orders will be billed as completed and credits will be applied to the final contract billing.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm. Where an item is being replaced, we will be matching the existing item's quality, color, finish, texture or material as close as possible where applicable unless noted otherwise, there is no guaranty either specified or implied on exact matches. This estimate does not include hazardous material testing or abatement unless specifically detailed in the following estimate.

**Note There was a heavy rain event. The power services went down and the basement of the club house flooded throughout. The building was wet for a period of time and microbial formed on drywall. The cart barn was also flooded out damaging plywood and insulation as well as the golf carts and charging systems. Two custom simulators were also damaged in the club house as well as furnishings. The main central air system has to be shut down, moved and reinstated to access the drywall behind it. This is a category 3 class 3 water damage loss.**

This estimate is valid for 30 days from 1/18/2024.

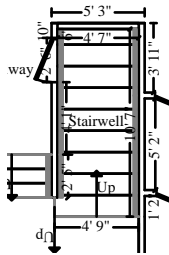
If you have any questions about this estimate, please contact Robert Hendsbee to discuss those questions.

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**CANADIAN\_INTERNATIO1**

**Club House**

**Basement Level**



**Door**

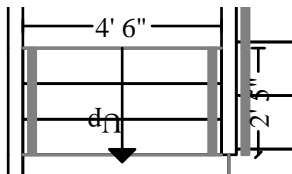
**2' 6" X 6' 7"**

**Opens into MAIN**

**Stairwell**

**Height: 5' 6"**

53.57 SF Walls	48.69 SF Ceiling
102.26 SF Walls & Ceiling	80.41 SF Floor
8.93 SY Flooring	22.05 LF Floor Perimeter
17.58 LF Ceil. Perimeter	



**Subroom: Stairwell (2)**

**Height: 8'**

32.62 SF Walls	10.88 SF Ceiling
43.50 SF Walls & Ceiling	22.69 SF Floor
2.52 SY Flooring	6.12 LF Floor Perimeter
4.83 LF Ceil. Perimeter	

**Missing Wall**

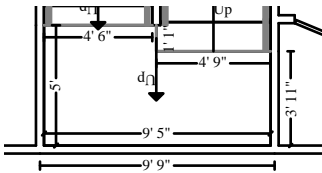
**4' 6" X 8'**

**Opens into MAIN**

**Missing Wall**

**4' 6" X 8'**

**Opens into STAIRWELL**



**Subroom: Stairwell (1)**

**Height: 5' 6"**

100.83 SF Walls	41.94 SF Ceiling
142.77 SF Walls & Ceiling	41.94 SF Floor
4.66 SY Flooring	18.33 LF Floor Perimeter
18.33 LF Ceil. Perimeter	

**Missing Wall**

**1' 1" X 5' 6"**

**Opens into STAIRWELL**

**Missing Wall**

**4' 9" X 5' 6"**

**Opens into STAIRWELL**

**Missing Wall**

**4' 6" X 5' 6"**

**Opens into STAIRS**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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**PREP ITEMS**

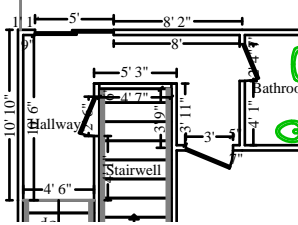
1. Dust control barrier per square foot	36.67 SF	0.88	5.57	4.84	42.68	(0.00)	42.68
Contain the upper level from the basement for tear out							
2. Peel & seal zipper - heavy duty	1.00 EA	22.30	3.85	3.35	29.50	(0.00)	29.50
3. Dust control barrier - tension post (per day)	8.00 DA	3.95	5.45	4.74	41.79	(0.00)	41.79
Two posts for 4 days							

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**CONTINUED - Stairwell**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
4. Floor protection - self-adhesive plastic film Stairwell carpet	145.04 SF	0.69	17.26	15.01	132.35	(0.00)	132.35
<b>ROUGH ITEMS</b>							
<b>WALLS, CEILING, CABINETS &amp; TRIM</b>							
5. Interior door unit - High grade Water damaged for replacement	1.00 EA	369.65	63.77	55.45	488.87	(0.00)	488.87
6. Install Door knob/lockset - Detach & reset Install on replacement door	1.00 EA	27.28	4.70	4.09	36.07	(0.00)	36.07
7. 5/8" - drywall per LF - up to 2' tall	50.17 LF	11.41	98.75	85.86	757.05	(0.00)	757.05
8. Baseboard - 6" w/shoe one wall trim in landing and stairwell closet	50.33 LF	9.72	84.39	73.38	646.98	(0.00)	646.98
9. Stair Skirt/Apron - wall side - paint grade	6.83 LF	19.49	22.97	19.97	176.06	(0.00)	176.06
<b>FINISHES &amp; HARDWARE</b>							
10. Seal the surface area w/PVA primer - one coat	150.50 SF	0.59	15.32	13.32	117.44	(0.00)	117.44
11. Paint more than the walls - two coats Walls above stairs and in stair closet	366.59 SF	1.07	67.67	58.84	518.76	(0.00)	518.76
12. Paint door or window opening - 2 coats (per side) Stair closet opening	1.00 EA	32.79	5.66	4.92	43.37	(0.00)	43.37
13. Paint door slab only - 2 coats (per side) Stair closet side of door	1.00 EA	40.52	6.99	6.08	53.59	(0.00)	53.59
14. Paint stair skirt/apron	6.83 LF	5.77	6.80	5.91	52.12	(0.00)	52.12
15. Paint baseboard w/cap &/or shoe, oversized - 2 coats	91.84 LF	2.01	31.84	27.69	244.13	(0.00)	244.13
<b>FLOORS &amp; CLEANING</b>							
16. Carpet cleaning - Minimum charge Stairwell carpets	1.00 EA	192.26	33.17	28.84	254.27	(0.00)	254.27
17. Final cleaning - construction - Commercial	145.04 SF	0.26	6.51	5.66	49.88	(0.00)	49.88
<b>Totals: Stairwell</b>			<b>480.67</b>	<b>417.95</b>	<b>3,684.91</b>	<b>0.00</b>	<b>3,684.91</b>

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### Hallway

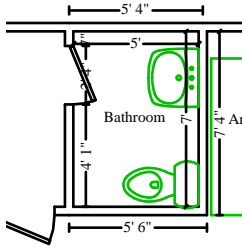
Height: 8'

334.15 SF Walls	91.44 SF Ceiling
425.58 SF Walls & Ceiling	91.44 SF Floor
10.16 SY Flooring	39.00 LF Floor Perimeter
51.83 LF Ceil. Perimeter	

Missing Wall	4' 6" X 8'	Opens into STAIRS
Door	2' 6" X 6' 7"	Opens into STAIRWELL
Door	3' X 6' 7"	Opens into MAIN
Door	2' 4" X 6' 7"	Opens into MAIN
Door	5' X 6' 7"	Opens into SIMULATOR_R2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>PREP ITEMS</b>							
18. Floor protection - self-adhesive plastic film	91.44 SF	0.69	10.88	9.46	83.43	(0.00)	83.43
<b>WALLS, CEILING, CABINETS &amp; TRIM</b>							
19. 5/8" - drywall per LF - up to 2' tall	39.00 LF	11.41	76.76	66.75	588.50	(0.00)	588.50
20. Casing - 3 1/4" MDF	19.00 LF	3.04	9.96	8.67	76.39	(0.00)	76.39
Casing to the barn door to the simulator room							
21. Baseboard - 6" w/shoe	39.00 LF	9.72	65.39	56.86	501.33	(0.00)	501.33
22. Detach & Reset Interior barn door - slab only - High grade	1.00 EA	29.01	5.00	4.35	38.36	(0.00)	38.36
Barn door to the simulator area							
<b>FINISHES &amp; HARDWARE</b>							
23. Seal more than the floor perimeter w/PVA primer - one coat	117.00 SF	0.59	11.90	10.35	91.28	(0.00)	91.28
24. Paint the walls - two coats	334.15 SF	1.07	61.67	53.63	472.84	(0.00)	472.84
25. Paint door or window opening - 2 coats (per side)	4.00 EA	32.79	22.62	19.68	173.46	(0.00)	173.46
26. Paint door slab only - 2 coats (per side)	4.00 EA	40.52	27.96	24.31	214.35	(0.00)	214.35
4 door sides							
27. Paint baseboard w/cap &/or shoe, oversized - 2 coats	39.00 LF	2.01	13.52	11.76	103.67	(0.00)	103.67
<b>FLOORS &amp; CLEANING</b>							
28. Final cleaning - construction - Commercial	91.44 SF	0.26	4.11	3.57	31.45	(0.00)	31.45
<b>Totals: Hallway</b>			<b>309.77</b>	<b>269.39</b>	<b>2,375.06</b>	<b>0.00</b>	<b>2,375.06</b>

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### Bathroom

Height: 8'

176.64 SF Walls	35.00 SF Ceiling
211.64 SF Walls & Ceiling	35.00 SF Floor
3.89 SY Flooring	21.67 LF Floor Perimeter
24.00 LF Ceil. Perimeter	

### Door

2' 4" X 6' 7"

Opens into MAIN

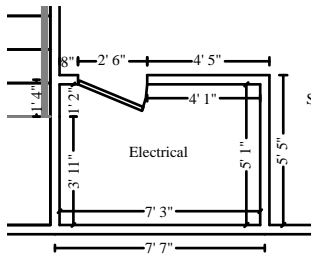
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>PREP ITEMS</b>							
29. Mask the surface area per square foot - plastic and tape - 4 mil	64.00 SF	0.25	2.76	2.40	21.16	(0.00)	21.16
Mask and protect toilet and sink							
30. Floor protection - self-adhesive plastic film	35.00 SF	0.62	3.75	3.26	28.71	(0.00)	28.71
<b>ROUGH ITEMS</b>							
31. Batt insulation - 6" - R24 - unfaced batt	24.00 SF	2.48	10.27	8.93	78.72	(0.00)	78.72
Two walls only							
32. Polyethylene vapor barrier, seam taping & joint caulking	24.00 SF	0.60	2.48	2.16	19.04	(0.00)	19.04
Two walls only							
<b>WALLS, CEILING, CABINETS &amp; TRIM</b>							
33. 5/8" - drywall per LF - up to 2' tall	21.67 LF	11.41	42.65	37.09	326.99	(0.00)	326.99
34. Interior door unit - High grade	1.00 EA	369.65	63.77	55.45	488.87	(0.00)	488.87
Water damaged for replacement							
35. Install Door knob/lockset - Detach & reset	1.00 EA	27.28	4.70	4.09	36.07	(0.00)	36.07
Install on replacement door							
36. Baseboard - 6" w/shoe	21.67 LF	9.72	36.33	31.59	278.55	(0.00)	278.55
<b>FINISHES &amp; HARDWARE</b>							
37. Seal more than the floor perimeter w/PVA primer - one coat	65.00 SF	0.59	6.61	5.76	50.72	(0.00)	50.72
38. Paint the walls - two coats	176.64 SF	1.07	32.60	28.35	249.95	(0.00)	249.95
39. Paint baseboard w/cap &/or shoe, oversized - 2 coats	21.67 LF	2.01	7.51	6.54	57.61	(0.00)	57.61
40. Paint door or window opening - 2 coats (per side)	1.00 EA	32.79	5.66	4.92	43.37	(0.00)	43.37
41. Paint door slab only - 2 coats (per side)	1.00 EA	40.52	6.99	6.08	53.59	(0.00)	53.59

### FLOORS & CLEANING

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**CONTINUED - Bathroom**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
42. Final cleaning - construction - Residential	35.00 SF	0.32	1.93	1.68	14.81	(0.00)	14.81
<b>Totals: Bathroom</b>			<b>228.01</b>	<b>198.30</b>	<b>1,748.16</b>	<b>0.00</b>	<b>1,748.16</b>



**Electrical**

**Height: 10'**

230.21 SF Walls	36.85 SF Ceiling
267.06 SF Walls & Ceiling	36.85 SF Floor
4.09 SY Flooring	22.17 LF Floor Perimeter
24.67 LF Ceil. Perimeter	

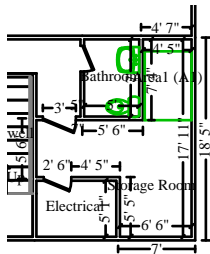
**Door** **2' 6" X 6' 7"** **Opens into MAIN**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>PREP ITEMS</b>							
43. Mask and prep for paint - plastic, paper, tape (per LF)	80.00 LF	1.38	19.04	16.56	146.00	(0.00)	146.00
MASK AND PROTECT ELECTRICAL AND SERVER							
44. Floor protection - self-adhesive plastic film	36.85 SF	0.69	4.38	3.81	33.62	(0.00)	33.62
<b>ROUGH ITEMS</b>							
45. Batt insulation - 6" - R24 - unfaced batt	14.50 SF	2.48	6.20	5.40	47.56	(0.00)	47.56
One wall only							
46. Polyethylene vapor barrier, seam taping & joint caulking	14.50 SF	0.60	1.51	1.31	11.52	(0.00)	11.52
Exterior Wall only							
<b>WALLS, CEILING, CABINETS &amp; TRIM</b>							
47. 5/8" - drywall per LF - up to 2' tall	22.17 LF	11.41	43.63	37.95	334.54	(0.00)	334.54
<b>FINISHES &amp; HARDWARE</b>							
48. Seal more than the floor perimeter w/PVA primer - one coat	66.50 SF	0.59	6.77	5.88	51.89	(0.00)	51.89
49. Paint the walls - two coats	230.21 SF	1.07	42.49	36.95	325.76	(0.00)	325.76

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**CONTINUED - Electrical**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
50. Paint door or window opening - 2 coats (per side)	1.00 EA	32.79	5.66	4.92	43.37	(0.00)	43.37
<b>FLOORS &amp; CLEANING</b>							
51. Final cleaning - construction - Commercial	36.85 SF	0.26	1.66	1.44	12.68	(0.00)	12.68
<b>Totals: Electrical</b>			<b>131.34</b>	<b>114.22</b>	<b>1,006.94</b>	<b>0.00</b>	<b>1,006.94</b>



**Storage Room**

**Height: 10'**

603.79 SF Walls	140.36 SF Ceiling
744.15 SF Walls & Ceiling	140.36 SF Floor
15.60 SY Flooring	58.50 LF Floor Perimeter
64.00 LF Ceil. Perimeter	

<b>Door</b>	<b>2' 6" X 6' 7"</b>	<b>Opens into MAIN</b>
<b>Door</b>	<b>3' X 6' 7"</b>	<b>Opens into MAIN</b>

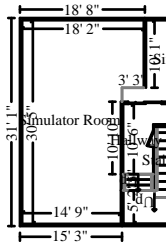
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>PREP ITEMS</b>							
52. Mask the surface area per square foot - plastic and tape - 4 mil	160.00 SF	0.25	6.90	6.00	52.90	(0.00)	52.90
Mask and protect air exchange and central air units							
53. Floor protection - self-adhesive plastic film	140.36 SF	0.69	16.71	14.53	128.09	(0.00)	128.09
<b>ROUGH ITEMS</b>							
54. Batt insulation - 6" - R24 - unfaced batt	48.83 SF	2.48	20.90	18.17	160.17	(0.00)	160.17
Exterior wall only							
55. Polyethylene vapor barrier, seam taping & joint caulking	48.83 SF	0.60	5.06	4.40	38.76	(0.00)	38.76
Exterior Wall only							
<b>WALLS, CEILING, CABINETS &amp; TRIM</b>							
56. 5/8" - drywall per LF - up to 2' tall	58.50 LF	11.41	115.14	100.12	882.75	(0.00)	882.75



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**CONTINUED - Storage Room**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
57. Casing - 4" - MDF Trim to 2 door openings	34.00 LF	4.08	23.93	20.81	183.46	(0.00)	183.46
58. Water heater - Detach & reset	1.00 EA	465.94	80.37	69.89	616.20	(0.00)	616.20
59. HVAC Technician - per hour Labor for two technicians to detach central air unit and all ducting and large air exchange system to replace the drywall behind them. These units will have to be re instated in the common area to enable functioning of the building for heat and AC . Additional materials would not be included	48.00 HR	101.68	841.92	732.09	6,454.65	(0.00)	6,454.65
<b>FINISHES &amp; HARDWARE</b>							
60. Seal more than the floor perimeter w/PVA primer - one coat	175.50 SF	0.59	17.86	15.54	136.95	(0.00)	136.95
61. Paint the walls - two coats	603.79 SF	1.07	111.45	96.91	854.42	(0.00)	854.42
62. Paint door or window opening - 2 coats (per side)	2.00 EA	32.79	11.32	9.84	86.74	(0.00)	86.74
63. Paint door slab only - 2 coats (per side) One door slab	1.00 EA	40.52	6.99	6.08	53.59	(0.00)	53.59
<b>FLOORS &amp; CLEANING</b>							
64. Final cleaning - construction - Commercial	140.36 SF	0.26	6.29	5.47	48.25	(0.00)	48.25
<b>Totals: Storage Room</b>			<b>1,264.84</b>	<b>1,099.85</b>	<b>9,696.93</b>	<b>0.00</b>	<b>9,696.93</b>



**Simulator Room**

**Height: 10'**

916.67 SF Walls	483.44 SF Ceiling
1400.11 SF Walls & Ceiling	483.44 SF Floor
53.72 SY Flooring	91.67 LF Floor Perimeter
91.67 LF Ceil. Perimeter	

Missing Wall	2' 1" X 10'
Missing Wall	3' 3" X 10'

**Opens into SIMULATOR\_R2**  
**Opens into SIMULATOR\_R2**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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**PREP ITEMS**

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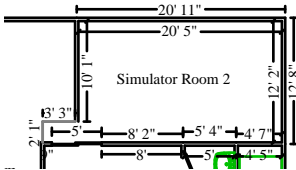
**CONTINUED - Simulator Room**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
65. Floor prep (scrape rubber back residue)	483.44 SF	0.85	70.89	61.64	543.45	(0.00)	543.45
Scrape carpet tile adhesive and floor to prep for new install							
66. Mask the surface area per square foot - plastic and tape - 4 mil	80.00 SF	0.25	3.45	3.00	26.45	(0.00)	26.45
Mask and protect projectors and wall tv							
67. Floor protection - self-adhesive plastic film	483.44 SF	0.69	57.55	50.04	441.16	(0.00)	441.16
<b>ROUGH ITEMS</b>							
68. Batt insulation - 6" - R24 - unfaced batt	183.33 SF	2.48	78.43	68.20	601.29	(0.00)	601.29
All walls							
69. Polyethylene vapor barrier, seam taping & joint caulking	183.33 SF	0.60	18.98	16.50	145.48	(0.00)	145.48
All walls							
<b>WALLS, CEILING, CABINETS &amp; TRIM</b>							
70. 5/8" - drywall per LF - up to 2' tall	91.67 LF	11.41	180.42	156.90	1,383.27	(0.00)	1,383.27
71. Postal - slat wall	24.00 SF	10.36	42.90	37.29	328.83	(0.00)	328.83
Wall slat board panel							
72. Remove Paneling - High grade	80.67 SF	0.38	5.29	4.60	40.54	(0.00)	40.54
This was applied to one dividing wall, Removal of remaining for matching and replacement							
73. Paneling - High grade	100.83 SF	4.03	70.09	60.95	537.38	(0.00)	537.38
This was applied to one dividing wall							
74. Casing - 4" - MDF	17.00 LF	4.08	11.96	10.41	91.73	(0.00)	91.73
TRIM TO WALL PEG BOARD							
75. Baseboard electric heater - 5'	3.00 EA	163.74	84.73	73.68	649.63	(0.00)	649.63
Water damaged							
76. Baseboard - 6" w/shoe	76.67 LF	9.72	128.55	111.78	985.56	(0.00)	985.56
Deducted for the heaters							
<b>FINISHES &amp; HARDWARE</b>							
77. Seal more than the floor perimeter w/PVA primer - one coat	275.00 SF	0.59	27.99	24.34	214.58	(0.00)	214.58
78. Paint the walls - two coats	916.67 SF	1.07	169.20	147.12	1,297.16	(0.00)	1,297.16
79. Paint casing - two coats	17.00 LF	1.47	4.31	3.75	33.05	(0.00)	33.05
TRIM TO WALL PEG BOARD							
80. Paint baseboard w/cap &/or shoe, oversized - 2 coats	76.67 LF	2.01	26.59	23.12	203.82	(0.00)	203.82

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**CONTINUED - Simulator Room**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Deducted for the heaters							
<b>FLOORS &amp; CLEANING</b>							
81. Carpet tile - High grade	531.79 SF	5.88	539.40	469.04	4,135.37	(0.00)	4,135.37
82. Final cleaning - construction - Commercial	483.44 SF	0.26	21.68	18.85	166.22	(0.00)	166.22
<b>Totals: Simulator Room</b>			<b>1,542.41</b>	<b>1,341.21</b>	<b>11,824.97</b>	<b>0.00</b>	<b>11,824.97</b>



**Simulator Room 2**

**Height: 10'**

635.42 SF Walls	255.87 SF Ceiling
891.28 SF Walls & Ceiling	255.87 SF Floor
28.43 SY Flooring	61.83 LF Floor Perimeter
66.83 LF Ceil. Perimeter	

<b>Door</b>	<b>5' X 6' 7"</b>	<b>Opens into MAIN</b>
<b>Missing Wall</b>	<b>3' 3" X 10'</b>	<b>Opens into SIMULATOR_R3</b>
<b>Missing Wall</b>	<b>2' 1" X 10'</b>	<b>Opens into SIMULATOR_R3</b>

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>PREP ITEMS</b>							
83. Floor prep (scrape rubber back residue)	255.87 SF	0.85	37.51	32.62	287.62	(0.00)	287.62
Scrape carpet tile adhesive and floor to prep for new install							
84. Mask the surface area per square foot - plastic and tape - 4 mil	64.00 SF	0.25	2.76	2.40	21.16	(0.00)	21.16
Mask and protect projectors and wall tv							
85. Floor protection - self-adhesive plastic film	255.87 SF	0.69	30.45	26.49	233.49	(0.00)	233.49
<b>ROUGH ITEMS</b>							
86. Batt insulation - 6" - R24 - unfaced batt	123.67 SF	2.48	52.91	46.01	405.62	(0.00)	405.62
87. Polyethylene vapor barrier, seam taping & joint caulking	123.67 SF	0.60	12.80	11.13	98.13	(0.00)	98.13
All walls							

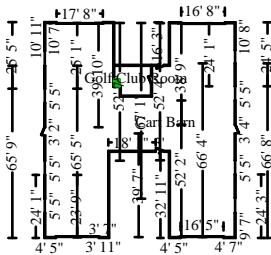
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**CONTINUED - Simulator Room 2**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>WALLS, CEILING, CABINETS &amp; TRIM</b>							
88. 5/8" - drywall per LF - up to 2' tall	61.83 LF	11.41	121.69	105.82	932.99	(0.00)	932.99
89. Remove Paneling - High grade	80.67 SF	0.38	5.29	4.60	40.54	(0.00)	40.54
This was applied to one dividing wall, Removal of remaining for matching and replacement							
90. Paneling - High grade	100.83 SF	4.03	70.09	60.95	537.38	(0.00)	537.38
This was applied to one dividing wall							
91. Casing - 4" - MDF	19.00 LF	4.08	13.37	11.63	102.52	(0.00)	102.52
TRIM TO BARN DOOR OPENING							
92. Baseboard - 6" w/shoe	61.83 LF	9.72	103.67	90.15	794.81	(0.00)	794.81
<b>FINISHES &amp; HARDWARE</b>							
93. Seal more than the floor perimeter w/PVA primer - one coat	185.50 SF	0.59	18.88	16.42	144.75	(0.00)	144.75
94. Paint the walls - two coats	635.42 SF	1.07	117.29	101.99	899.18	(0.00)	899.18
95. Paint baseboard w/cap &/or shoe, oversized - 2 coats	61.83 LF	2.01	21.44	18.64	164.36	(0.00)	164.36
96. Paint door or window opening - 2 coats (per side)	1.00 EA	32.79	5.66	4.92	43.37	(0.00)	43.37
97. Paint door slab only - 2 coats (per side)	1.00 EA	40.52	6.99	6.08	53.59	(0.00)	53.59
<b>FLOORS &amp; CLEANING</b>							
98. Carpet tile - High grade	281.45 SF	5.88	285.48	248.24	2,188.65	(0.00)	2,188.65
99. Final cleaning - construction - Commercial	255.87 SF	0.26	11.48	9.98	87.99	(0.00)	87.99
<b>Totals: Simulator Room 2</b>			<b>917.76</b>	<b>798.07</b>	<b>7,036.15</b>	<b>0.00</b>	<b>7,036.15</b>
<b>Total: Basement Level</b>			<b>4,874.80</b>	<b>4,238.99</b>	<b>37,373.12</b>	<b>0.00</b>	<b>37,373.12</b>
<b>Total: Club House</b>			<b>4,874.80</b>	<b>4,238.99</b>	<b>37,373.12</b>	<b>0.00</b>	<b>37,373.12</b>

**Cart Barn**

**Cart Barn**



**Height: 8'**

2768.17 SF Walls	4620.97 SF Ceiling
7389.15 SF Walls & Ceiling	4620.97 SF Floor
513.44 SY Flooring	347.33 LF Floor Perimeter
430.00 LF Ceil. Perimeter	

Door	3' X 7' 4"	Opens into Exterior
Door	3' X 7' 4"	Opens into GOLF_CLUB_R2
Door	17' 8" X 7' 5"	Opens into Exterior
Window	5' 5" X 1' 9"	Opens into Exterior
Window	5' 5" X 1' 9"	Opens into Exterior
Door	3' 2" X 7'	Opens into Exterior
Window	5' 5" X 1' 9"	Opens into Exterior
Window	5' 9" X 1' 9"	Opens into Exterior
Door	16' 5" X 7'	Opens into Exterior
Door	3' X 7' 6"	Opens into Exterior
Door	16' 5" X 7' 4"	Opens into Exterior
Window	5' X 1' 9"	Opens into Exterior
Window	5' 5" X 1' 9"	Opens into Exterior
Door	3' 4" X 7' 2"	Opens into Exterior
Window	5' 5" X 1' 9"	Opens into Exterior
Window	5' 9" X 1' 9"	Opens into Exterior
Door	16' 8" X 7'	Opens into Exterior

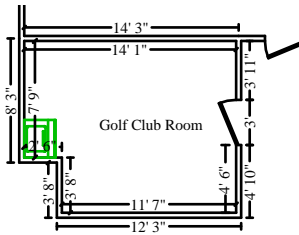
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>ROUGH ITEMS</b>							
100. Batt insulation - 6" - R24 - unfaced batt	1,389.33 SF	2.48	594.35	516.83	4,556.72	(0.00)	4,556.72
101. Polyethylene vapor barrier, seam taping & joint caulking	1,389.33 SF	0.60	143.80	125.04	1,102.44	(0.00)	1,102.44
<b>WALLS, CEILING, CABINETS &amp; TRIM</b>							
102. Sheathing - OSB - 1/2"	1,389.33 SF	1.69	405.03	352.20	3,105.20	(0.00)	3,105.20
This was applied to the walls 4 ft high and was wet 2 ft high							
<b>FINISHES &amp; HARDWARE</b>							
103. Shelving - Detach & reset	19.00 LF	9.08	29.76	25.88	228.16	(0.00)	228.16
Wood shelving attached to plywood walls							

## FLOORS & CLEANING

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**CONTINUED - Cart Barn**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
104. Final cleaning - construction - Commercial	4,620.97 SF	0.26	207.25	180.22	1,588.92	(0.00)	1,588.92
<b>Totals: Cart Barn</b>			<b>1,380.19</b>	<b>1,200.17</b>	<b>10,581.44</b>	<b>0.00</b>	<b>10,581.44</b>



**Golf Club Room**

**Height: 8'**

386.00 SF Walls	151.62 SF Ceiling
537.62 SF Walls & Ceiling	151.62 SF Floor
16.85 SY Flooring	48.00 LF Floor Perimeter
51.00 LF Ceil. Perimeter	

**Door**

**3' X 7' 4"**

**Opens into CART\_BARN**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>PREP ITEMS</b>							
105. Contents - move out then reset - Large room	1.00 EA	107.21	18.49	16.08	141.78	(0.00)	141.78
106. Washer/Washing machine & dryer combo - Remove & reset	1.00 EA	61.60	10.63	9.24	81.47	(0.00)	81.47
<b>ROUGH ITEMS</b>							
107. Batt insulation - 6" - R24 - unfaced batt This was applied One wall only 4 ft high and was wet 2 ft high.	56.33 SF	2.48	24.10	20.96	184.76	(0.00)	184.76
108. Polyethylene vapor barrier, seam taping & joint caulking This was applied One wall only 4 ft high and was wet 2 ft high.	56.33 SF	0.60	5.83	5.07	44.70	(0.00)	44.70
<b>WALLS, CEILING, CABINETS &amp; TRIM</b>							
109. Sheathing - OSB - 1/2" This was applied One wall only 4 ft high and was wet 2 ft high.	56.33 SF	1.69	16.42	14.28	125.90	(0.00)	125.90
<b>FLOORS &amp; CLEANING</b>							
110. Final cleaning - construction - Commercial	151.62 SF	0.26	6.80	5.91	52.13	(0.00)	52.13
<b>Totals: Golf Club Room</b>			<b>82.27</b>	<b>71.54</b>	<b>630.74</b>	<b>0.00</b>	<b>630.74</b>

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<b>Total: Cart Barn</b>	<b>1,462.46</b>	<b>1,271.71</b>	<b>11,212.18</b>	<b>0.00</b>	<b>11,212.18</b>
<b>Total: Cart Barn</b>	<b>1,462.46</b>	<b>1,271.71</b>	<b>11,212.18</b>	<b>0.00</b>	<b>11,212.18</b>

### Generals

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>LABOR ITEMS</b>							
111. Commercial Supervision / Project Management - per hour	6.00	HR	77.26	79.96	69.54	613.06	(0.00) 613.06
<b>EQUIPMENT</b>							
112. Haul debris - per pickup truck load - including dump fees	1.00	EA	192.87	33.27	28.93	255.07	(0.00) 255.07
<b>SUBCONTRACTOR BIDS</b>							
113. Specialty Items (Bid Item) Two golf simulators. See Trackman In documents	1.00	EA	139,637.50	24,087.47	20,945.63	184,670.60	(0.00) 184,670.60
<b>Totals: Generals</b>			<b>24,200.70</b>	<b>21,044.10</b>	<b>185,538.73</b>	<b>0.00</b>	<b>185,538.73</b>
<b>Line Item Totals: CANADIAN_INTERNATIO1</b>			<b>30,537.96</b>	<b>26,554.80</b>	<b>234,124.03</b>	<b>0.00</b>	<b>234,124.03</b>

### Grand Total Areas:

6,238.07	SF Walls	5,917.06	SF Ceiling	12,155.12	SF Walls and Ceiling
5,960.60	SF Floor	662.29	SY Flooring	736.67	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	844.75	LF Ceil. Perimeter
5,960.60	Floor Area	6,151.44	Total Area	5,754.20	Interior Wall Area
4,480.09	Exterior Wall Area	540.75	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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### Summary for Dwelling

Line Item Total	177,031.27
Overhead	17,703.19
Profit	8,851.61
HST	30,537.96
	<hr/>
<b>Replacement Cost Value</b>	<b>\$234,124.03</b>
<b>Net Claim</b>	<b>\$234,124.03</b>
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Robert Hendsbee  
Estimator/Project Manager



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### Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (5%)	HST (15%)
Line Items	17,703.19	8,851.61	30,537.96
Total	17,703.19	8,851.61	30,537.96

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## Recap by Room

Estimate: CANADIAN\_INTERNATIO1

### Area: Club House

#### Area: Basement Level

Stairwell	2,786.29	1.57%
Hallway	1,795.90	1.01%
Bathroom	1,321.85	0.75%
Electrical	761.38	0.43%
Storage Room	7,332.24	4.14%
Simulator Room	8,941.35	5.05%
Simulator Room 2	5,320.32	3.01%

Area Subtotal: Basement Level	28,259.33	15.96%
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Area Subtotal: Club House	28,259.33	15.96%
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### Area: Cart Barn

#### Area: Cart Barn

Cart Barn	8,001.08	4.52%
Golf Club Room	476.93	0.27%

Area Subtotal: Cart Barn	8,478.01	4.79%
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Area Subtotal: Cart Barn	8,478.01	4.79%
Generals	140,293.93	79.25%

Subtotal of Areas	177,031.27	100.00%
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Total	177,031.27	100.00%
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### Recap by Category

O&P Items	Total	%
APPLIANCES	61.60	0.03%
CABINETRY	248.64	0.11%
CLEANING	1,744.10	0.74%
CONTENT MANIPULATION	107.21	0.05%
GENERAL DEMOLITION	362.04	0.15%
DOORS	768.31	0.33%
DRYWALL	3,936.56	1.68%
ELECTRICAL	491.22	0.21%
FLOOR COVERING - CARPET	5,410.27	2.31%
FINISH CARPENTRY / TRIMWORK	3,074.14	1.31%
FINISH HARDWARE	54.56	0.02%
FRAMING & ROUGH CARPENTRY	2,443.17	1.04%
HEAT, VENT & AIR CONDITIONING	4,880.64	2.08%
INSULATION	5,667.18	2.42%
LABOUR ONLY	463.56	0.20%
PLUMBING	465.94	0.20%
PANELING & WOOD WALL FINISHES	812.68	0.35%
PAINTING	6,401.95	2.73%
SPECIALTY ITEMS	139,637.50	59.64%
O&P Items Subtotal	177,031.27	75.61%
Overhead	17,703.19	7.56%
Profit	8,851.61	3.78%
HST	30,537.96	13.04%
Total	234,124.03	100.00%