

Terris & Company  
Onboarding Keynote

Terris & Company is a fully accredited general contracting firm engaging in custom residential projects, including new construction, renovations, additions & restorations.

## Three Phase Construction Workflow

Client. Architect. General Contractor.  
The original triple threat.

When this triple threat  
respects design intent  
cherishes the budget  
& keeps their ears open  
to mother natures hints onsite  
Longevity is born.

A poem thirty-six years in the making.

# 01

# Pre-Construction

## Onsite Consultation

The launchpad for collaboration between the client, Architect, & Terris & Company.

This meeting, when completed early in the estimating process, enables us to provide adaptable building solutions while honouring the design intent.

## Design & Details Assistance

End outcomes & finishes are reverse engineered, bringing concepts into the built environment.

We commonly employ 1:1 architectural mock-ups onsite for consideration & review.

Any parts of the build that are unspecified, Terris & Company, client & Architect will collaborate to find a solution that meets time & budget constraints while aligning with aesthetic requirements.

## Project Estimate

A 'Class-D' (rough) estimate is produced in the early stages of the project based on the current prices of labour, materials, & the degree of difficulty to build.

As design details, materials & build-ups become finalized, the project goes through several rounds of a 'Class-A' (detailed) estimate which is exact to the degree of single line items for all materials, labour, & contingencies.

Every item in the project is then tracked from start to finish to monitor cost variances, all of which is available for client review at any given time via our online portal.

# 02

# Construction

## Site Manager

The construction phase includes collaborating with over fifty sub-trades across thirty-two subdivisions of building; Terris & Company is the day-to-day facilitator.

## Site Walkthroughs

Site walkthroughs happen at every major milestone from foundation forming to framing, all the way to finishing.

Often times, these are the opportunities to modify the design to accommodate budget, hone in aesthetic preferences as well as provide additional time for unique details.

## Detailed Scheduling

Every project is produced on a Gantt chart that provides critical path information & milestones throughout the life of the project.

At any given time, the client has the ability to know which trades are working when & for how long.

## City Inspections

All permit related inspections from breaking ground up to & including final inspection are handled & compiled by Terris & Company.

This includes liaising & coordinating reviews, flagging potential resubmissions & feeding back to the team.

# 03

# Completion

## Billing

Billing is a bi-weekly occurrence & includes all materials, labour, & sub-tasks.

Each bi-weekly billing cycle includes an updated variance report, highlighting which aspects of the project have been completed below, at, or over budget with respect to the 'Class-A' estimate. All documentation adheres to the provincially recognized construction contracting standards.

## Your Home

A final walkthrough with the client & Architect confirms that every detail meets or exceeds the project requirements.

Any concerns or deficiencies are addressed & a remediation list is created with each task handled in a prompt & efficient manner.

At the end of the project we provide a service & maintenance manual that acts as a guide for the client. This manual is designed to afford a level of agency, comfort & reassurance knowing that the systems & components throughout the home are being serviced in the right interval, & by the right people.

## Guaranteed Workmanship

We stand behind the work we do & aim to service our clients above & beyond the standard protocol afforded by insurance & warranties.

Typically all materials & labour are covered for one year - but we encourage our clients to be in touch for any concern - we are here to help.

Completed Project Variance Report

Completed Project February 2022  
 L indicates labour  
 S indicates sub-trade  
 M indicates material

Category	Activity	Estimate	Invoice	Variance
01 10 00	Construction Photos	\$680.00		\$680.00
01 11 00	Printing	\$450.00		\$450.00
01 31 00-L	Project Management & Coordination	\$116,100.00		\$116,100.00
01 33 00	Inspections	\$2,160.00		\$2,160.00
01 40 00	Site Mock Ups	\$720.00		\$720.00
01 51 00	Temporary Utilities	\$0.00	\$3,575.00	\$3,575.00
01 51 00-L	Temporary Utilities	\$3,565.00		\$3,565.00
01 51 00-S	Temporary Utilities	\$3,575.00		\$3,575.00
01 52 19-M	Site Lavatory Rental & Service	\$3,200.00		\$3,200.00
01 51 19	Site Lavatory Delivery & Pickup	\$180.00		\$180.00
01 53 00	Temporary Construction	\$1,500.00		\$1,500.00
01 54 00	Equipment Rental	\$650.00		\$650.00
01 54 00-L	Equipment Rental	\$1,080.00		\$1,080.00
01 54 23-S	Scaffolding	\$12,500.00		\$12,500.00
01 56 16	Dust Barriers	\$350.00		\$350.00
01 56 16-L	Dust Barriers	\$720.00		\$720.00
01 56 26-S	Site Fencing	\$3,500.00		\$3,500.00
01 65 00-L	Freight	\$4,060.00		\$4,060.00
01 65 00-S	Freight	\$1,600.00		\$1,600.00
01 71 00-L	Site Preparation	\$3,280.00		\$3,280.00
01 71 13-L	Site Lay Out	\$720.00		\$720.00
01 71 23	Field Engineering	\$1,440.00		\$1,440.00
01 71 23-S	Field Engineering	\$600.00		\$600.00
01 74 00	Progressive Cleaning	\$250.00		\$250.00



Category	Activity	Estimate	Invoice	Variance
01 74 00-L	Progressive Cleaning	\$10,420.00		\$10,420.00
01 74 00-S	Progressive Cleaning	\$1,800.00		\$1,800.00
01 74 19	Disposal	\$6,200.00		\$6,200.00
01 74 19-L	Disposal	\$3,600.00		\$3,600.00
01 74 23-L	Final Cleaning	\$720.00		\$720.00
01 74 23-S	Final Cleaning	\$1,500.00		\$1,500.00
01 76 00	Protecting Installed Construction	\$850.00		\$850.00
01 76 00-L	Protecting Installed Construction	\$1,080.00		\$1,080.00
02 21 00-L	Surveys	\$360.00		\$360.00
02 26 23	Hazardous Materials Abatement	\$1,400.00	\$1,380.00	\$20.00
02 41 00-L	Demolition	\$2,400.00	\$180.00	\$2,200.00
02 41 00-S	Demolition	\$86,000.00		\$86,000.00
02 41 13-L	Selective Demolition	\$680.00		\$680.00
02 43 00-L	Structure Moving	\$2,800.00		\$2,800.00
02 43 00-S	Structure Moving	\$16,600.00		\$16,600.00
02 50 00-L	Site Remediation	\$720.00		\$720.00
03 00 00	Concrete	\$11,890.00		\$11,890.00
03 00 00-L	Concrete	\$720.00		\$720.00
03 00 00-S	Concrete	\$6,800.00		\$6,800.00
03 11 00-S	Concrete Forming	\$24,400.00	\$7,320.00	\$17,080.00
03 20 00	Concrete Reinforcing	\$5,300.00		\$5,300.00
03 54 00-S	Foundation Damp proofing	\$1,408.00		\$1,408.00
03 60 00-L	Rigid Insulation - Walls & Slabs	\$1,971.00		\$1,971.00
03 60 00-L	Rigid Insulation - Walls & Slabs	\$5,600.00		\$5,600.00
06 10 00	Rough Carpentry	\$18,000.00		\$18,000.00
06 10 00-L	Rough Carpentry	\$2,040.00		\$2,040.00
06 10 00-S	Rough Carpentry	\$49,940.00	\$14,982.00	\$34,958.00

Category	Activity	Estimate	Invoice	Variance
06 11 00-L	Back Framing	\$1,800.00		\$1,800.00
06 15 00-S	Wood Decking	\$16,150.00		\$16,150.00
06 20 00	Finish Carpentry	\$1,535.00		\$1,535.00
06 20 00-L	Finish Carpentry	\$6,400.00		\$6,400.00
06 20 00-S	Finish Carpentry	\$24,191.00		\$24,191.00
06 43 00-S	Wood Stairs	\$2,150.00		\$2,150.00
06 43 16-S	Wood Railings	\$13,750.00		\$13,750.00
07 21 00-S	Insulation	\$21,943.00		\$21,943.00
07 32 00-S	Siding	\$72,415.00		\$72,415.00
07 60 00	Flashing & Sheet Metal	\$600.00		\$600.00
07 60 00-L	Flashing & Sheet Metal	\$680.00		\$680.00
07 71 23-S	Gutters & Downspouts	\$3,200.00		\$3,200.00
07 84 00-L	Firestopping	\$1,800.00		\$1,800.00
07 92 00	Joint Sealants	\$280.00		\$280.00
07 92 00-L	Joint Sealants	\$360.00		\$360.00
08 14 00-S	Wood Doors	\$12,872.00		\$12,872.00
08 31 00	Access Doors & Panels	\$650.00		\$650.00
08 31 00-L	Access Doors & Panels	\$1,200.00		\$1,200.00
08 50 00	Windows	\$600.00		\$600.00
08 50 00-L	Windows	\$3,840.00		\$3,840.00
08 50 00-S	Windows	\$23,920.97		\$23,920.97
08 60 00-S	Skylights	\$5,205.84		\$5,205.84
08 71 00-S	Door Hardware	\$3,600.00		\$3,600.00
08 80 00-S	Glazing	\$5,472.38		\$5,472.38
08 83 00-L	Mirrors	\$255.00		\$255.00
08 83 00-S	Mirrors	\$683.75		\$683.75
08 95 00-S	Vents	\$1,500.00		\$1,500.00

Category	Activity	Estimate	Invoice	Variance
09 20 00-S	Drywall	\$22,221.53		\$22,221.53
09 30 00-S	Tiling	\$26,793.33		\$26,793.33
09 60 00-S	Hardwood Flooring	\$19,521.55		\$19,521.55
09 81 00-S	Acoustic Installation	\$800.00		\$800.00
09 91 13-S	Exterior Painting	\$8,000.00		\$8,000.00
09 91 23-S	Interior Painting	\$17,432.65		\$17,432.65
09 93 13-S	Exterior Staining & Finishing	\$3,500.00		\$3,500.00
11 30 13-S	Residential Appliances	\$1,800.00		\$1,800.00
12 25 30-S	Millwork	\$35,250.00		\$35,250.00
12 36 00-S	Countertops	\$8,948.50		\$8,948.50
21 13 00-S	Fire Suppression Sprinkler Systems	\$9,375.00		\$9,375.00
22 00 00-S	Plumbing Rough In & Finish	\$35,300.00		\$35,300.00
22 40 00-S	Plumbing Fixtures	\$14,300.00		\$14,300.00
23 54 00-S	Furnaces	\$34,750.00		\$34,750.00
26 00 00-S	Electrical Rough In & Finish	\$40,025.00		\$40,025.00
27 20 00-S	Data Communications	\$2,200.00		\$2,200.00
28 30 00-S	Security Detection, Alarm & Monitoring	\$3,200.00		\$3,200.00
31 10 00-L	Site Clearing	\$1,800.00		\$1,800.00
31 13 00-S	Selective Tree Removal & Trimming	\$1,500.00		\$1,500.00
31 22 00-S	Grading	\$8,500.00		\$8,500.00
31 23 00-L	Fill Gravel	\$360.00		\$360.00
31 23 00-S	Fill Gravel	\$2,675.00		\$2,675.00
31 23 16-L	Excavation	\$4,960.00		\$4,960.00
31 23 16-S	Excavation	\$41,100.00		\$41,100.00
31 23 23-S	Dewatering	\$1,080.00		\$1,080.00
31 23 23-S	Fill Soil	\$3,000.00		\$3,000.00
31 31 00-L	Backfilling	\$1,080.00		\$1,080.00

Category	Activity	Estimate	Invoice	Variance
31 31 00-S	Backfilling	\$3,800.00		\$3,800.00
31 40 00-L	Shoring & Underpinning	\$720.00		\$720.00
32 16 00	Curbs, Gutters, Sidewalks, & Driveways	\$250.00		\$250.00
32 16 00-L	Curbs, Gutters, Sidewalks, & Driveways	\$720.00		\$720.00
32 16 00-S	Curbs, Gutters, Sidewalks, & Driveways	\$1,500.00		\$1,500.00
32 31 00	Fences & Gates	\$150.00		\$150.00
32 31 00-L	Fences & Gates	\$780.00		\$780.00
32 32 00	Retaining Walls	\$480.00		\$480.00
33 10 00-S	Water Utilities	\$2,500.00		\$2,500.00
33 41 00-S	Draintile RWL Systems	\$12,000.00		\$12,000.00
33 70 00-S	Electrical Utilities	\$1,500.00		\$1,500.00
33 73 00-L	Sumps	\$1,080.00		\$1,080.00
33 73 00-S	Sumps	\$2,400.00		\$2,400.00
99 99 50	Contingency	\$50,000.00		\$50,000.00
	<b>Cost</b>	<b>\$1,082,485.50</b>	<b>\$27,437.00</b>	<b>\$1,062,178.50</b>
	<b>Contractors Fee (15% of cost)</b>	<b>\$162,372.83</b>	<b>\$4,115.55</b>	<b>\$159,326.78</b>
	<b>GST (5%)</b>	<b>\$62,242.92</b>	<b>\$1,577.63</b>	<b>\$61,075.26</b>
	<b>Project Total</b>	<b>\$1,307,101.24</b>	<b>\$33,130.18</b>	<b>\$1,282,580.54</b>

References

Homeowners				
Mira Malatestinic, <i>Union</i>	+1	778	995	7878
Barbara Burkhardt & Claire Lawrence, <i>Gr&amp;view Woodl&amp;s</i>	+1	604	251	4766
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Jessica Rosenblatt & Sinead O’Leary, <i>7<sup>th</sup> Street</i>	+1	778	836	4993
Lesley Moody & Melanie White, <i>80<sup>th</sup> Avenue</i>	+1	604	220	0908
Architects				
Marianne Amodio & Harley Grusko, <i>MA+HG Architects</i>	+1	778	379	9276
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