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April 2, 2026

Marymound Inc.
442 Scotia Street
Winnipeg, MB R2V 1L2

Attention: Mardy Yager

RE: Marymound – Leacock House – Exterior Eavestrough & Soffit Replacement
Class D Cost Estimate - Basis of Estimate Rev 1

Bockstael Construction is pleased to submit the following Class D / Conceptual Basis of Estimate for the main and 2nd floor eavestrough & soffit replacement located at 442 Scotia Street. The conceptual estimate is based on the site visit held on February 26, 2026.

The conceptual cost estimate prepared by Bockstael Construction is itemized into three main categories:

- Site Works (Abatement work)
- Renovation work (Second floor eavestroughs, downspouts and soffits and first floor curved area eavestroughs)
- Proposed Cash Allowances

The estimated cost for complete second floor eavestroughs, downspouts and soffits and first floor curved eavestrough is estimated to be **$355,429.76 + GST**. This cost is exclusive of design and construction contingency which due to the nature of work we would recommend 30% of the construction cost at this stage of budgeting. The revised cost is a total reduction of $560,805.00 from our March 9th estimate. Reasoning for the substantial reduction has been described further in this document.

Due to no design and engineering documents being available at the time for the repair work, this document is only a budget and cannot be used to enter into a fixed price agreement.

A summary of background information, and a full cost breakdown is contained within the following pages. Please don't hesitate to contact ourselves directly with any inquiries.

Yours truly,

BOCKSTAEL CONSTRUCTION LIMITED

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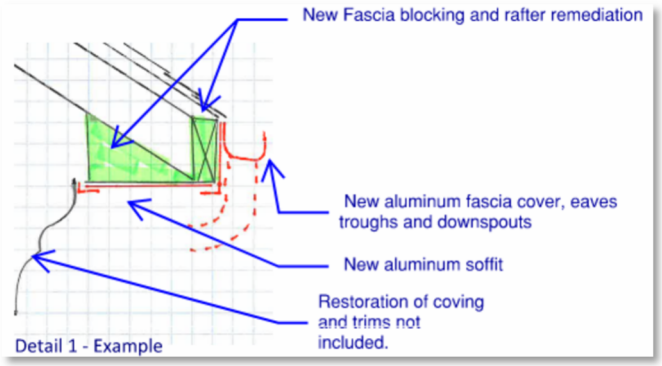
BASIS OF ESTIMATE

1.0 Project Scope

The primary objective of this project is the removal and replacement of the existing second-floor eavestroughs, downspouts, and soffits, which are currently exhibiting rot and deterioration. The initial budget submitted included for a complete removal and restoration/replacement to existing conditions. Due to budget constraints an alternative system was requested by the client to be assumed and costed. The alternative replacement work will include, but is not limited to, 10-inch prefinished aluminum fascia, 4-inch prefinished aluminum standard residential eavestroughs, 3-inch by 4-inch prefinished closed-face aluminum standard residential downspouts, and Kaycan SP-100 prefinished vented aluminum soffits, complete with related matching trims. The scope of work also includes the replacement of deteriorated fascia boards and the reinforcement of existing wood roof rafters to accommodate the new aluminum finishes. Work on the main floor is limited to selected sections requiring similar repairs.

The following assumptions were used to prepare the cost estimate:

- **Building Structure**
  - Due to not having access to the existing rafters, we have assumed rafters will require sistering at each rafter end. Any additional framing or restructuring would be an increase to budget.
- **Envelope**
  - Existing eavestrough and fascia will require lead paint abatement prior to starting. Hazardous material report does not specifically identify this area therefore testing is require prior to conducting this work.
  - Eavestrough, fascia and soffit are with new standard residential aluminum products.
  - All work is conducted off articulating boom left.
  - Clear access to perimeter of building.
  - Spring/Summer working conditions
  - Refer to Detail 1 – Example for additional information.
- **Cash Allowances**
  - Design & Engineering
  - 3D Scanning of Exterior
  - Testing and inspections



2.0 Available Information

Two sets of drawings were provided: *"Marymound School Upgrades 1993 AME"* and *"Marymound Sisters Residence Aug-28-12 Office Plans."* Neither set includes details related to the eaves. Additionally, a report on interior hazardous materials was supplied; however, it does not contain any information regarding the exterior paint.

3.0 Costing Methodology

Bockstael Construction assembled this estimate using in-house takeoffs, costing based on historical data, current unit rates, and information from qualified subcontractors. Due to the nature of work and limited drawings a site visit was held on site with the major trade.

The following subcontractor pricing is included in the estimate:

- Lead Paint Abatement(True North Waste Management)
- Replacement of Eavestrough, Soffits, Fascia and Downspout (Normandeau)

4.0 Estimate Classification

The information currently available is not sufficient to support a Class D estimate. However, based on Bockstael's understanding of the Owner's overall intent for the site, we are confident in maintaining an estimated accuracy of ±30% at this stage (excluding inflation and tariffs). It should be noted that unforeseen conditions encountered during the removal of the existing building envelope components may affect cost certainty as the work progresses.

5.0 Budget & Breakdown

For a detailed cost estimate breakdown, refer to Appendix A – Marymound Heritage Restoration - Leacock House Eavestrough, Class D Cost Estimate – Rev 0, dated April 1, 2026.

6.0 Exclusions

The following items have been excluded from the construction scope and cost estimate:

- Third-floor soffit and fascia.
- First-floor eavestrough, with the exception of the damaged curved section.
- First floor canopies eavestrough, soffits and fascia.
- Modification and repointing of the exterior brick
- Roofing replacement including but not limited to replacement of wood sheathing.
- Reinforcing of existing foundation, superstructure and envelope.
- Replacement of eavestrough, soffits and fascias to existing conditions.

APPENDIX A – Conceptual Cost Estimate

Marymound – Leacock House – Exterior Eavestrough & Soffit Replacement
Rev 1
Marymound Inc.

April 2, 2026 Total Building Area (SF): 0

DESCRIPTION	QUANTITY	UNIT	TOTAL
A - SITE WORKS / EXISTING CONDITIONS	224 lf	$76.51	$17,139
C - ENVELOPE	224 lf	$480.61	$107,657
H - PERMITS & INSURANCE	224 lf	$78.49	$17,581
I - GENERAL CONDITIONS	6 mo	$19,698.80	$118,193
J - CASH ALLOWANCES	224 lf	$216.52	$48,500
Base Estimate Direct Cost	**0 SF**	**$0.00**	**$309,069**
Constuction Manager % Fee	15.00 %	$0.00	$46,360
Base Estimate Indirect Cost	**0 SF**	**$0.00**	**$152,989**
Base Estimate Total Cost (Excl. Contingency)	**0 SF**		**$355,429**
Design, Pricing & Construction Contingency	30.00 %	$0.00	$106,629
Base Estimate Total Cost (Incl. Contingency)	**0 SF**	**$0.00**	**$462,059**

Marymound – Leacock House – Exterior Eavestrough & Soffit Replacement
Rev 1
Marymound Inc.

April 2, 2026 Total Building Area (SF): 0

DESCRIPTION		QUANTITY	UNIT	TOTAL
A - SITE WORKS / EXISTING CONDITIONS				**$17,139**
02 08 Facility Remediation				**$17,139**
026100.020	Abatement - 3rd Party Visual Inspection	1.00 ls	$650.00	$650
026100.020	Abatement - Lead and eavestough removal	224.00 lf	$73.61	$16,489
C - ENVELOPE				**$107,657**
06 10 Rough Carpentry				**$47,688**
061100.120	Roof Rafters - 2x8 8 feet long in	170.00 ea	$164.70	$27,999
061100.120	Roof Rafters - Selective Demolition / Repair	170.00 ea	$86.70	$14,739
061100.145	Fascia Blocking - Plywood 3/4"	298.64 sf	$16.58	$4,950
07 30 Roofing				**$59,969**
077100.010	Supply and Install of eaves and wood soffit	224.00 lf	$267.72	$59,969
H - PERMITS & INSURANCE				**$17,581**
00 73 Insurance				**$5,643**
007350.005	General Liability	940.00 ls	$1.08	$1,018
007350.015	Builder's Risk	56,400.00 ls	$0.08	$4,625
00 73 Permits				**$11,938**
007300.005	Building Permit	940.00 ls	$12.70	$11,938
I - GENERAL CONDITIONS				**$118,193**
01 - STAFF				**$75,437**
02 - SAFETY				**$1,783**
04 - QA/QC - FIELD ENGINEERING & VERIFICATIONS				**$355**
05 - TEMP POWER				**$3,322**
07 - TEMP COMMUNICATIONS				**$1,800**
09 - FIELD OFFICE(S)				**$1,870**
13 - CONSTRUCTION AIDS / TOOLS & EQUIPMENT				**$21,398**
17 - TEMP BARRIERS & ENCLOSURES				**$4,554**
19 - SIGNAGE				**$400**
20 - CLEANING & WASTE MANAGEMENT				**$5,990**
22 - CLOSEOUT				**$1,284**
J - CASH ALLOWANCES				**$48,500**
				$48,500
012100.010	Cash Allowance - Design & Engineering	1.00 CA	$35,000.00	$35,000
012100.015	Cash Allowance - 3D Scanning of Exterior	1.00 CA	$10,000.00	$10,000
012100.020	Cash Allowance - Testing & Inspections	1.00 CA	$3,500.00	$3,500

November 27, 2025

RE: Leacock House Soffit Restoration – 442 Scotia St

Thank you for providing M Builds with the opportunity to provide you with a budget for the restoration of the leackock house soffit at 442 Scotia St, Winnipeg, Manitoba. This proposal is

The price of our proposal is in the amount of **$ 142,398.31 (GST Extra).**

Project Scope of Work:

General Conditions:

- Project Management and administration.
- Site Supervision as required
- Safety Requirements as per COR Safety program.
- Garbage removal as required during construction.
- General Liability Insurance ($5 million coverage).

Carpentry

- Removal of existing metal eves
- Removal of all exterior rot
- Replace to match and make ready for paint
- 2’ splice repair on damaged rafters
- Replace rotten roof sheathing on damaged rafter locations

Painting:

- Painting of all newly installed soffit

Eavestrough:

- Install of new aluminum eavestrough and downspouts

Not included in price:

- GST
- Permitting fees
- Consultant or design fees
- Hoardings or dust control
- Work outside regular hours.
- Bonding; Bid Bond or Labor & Material Performance Bond
- M Builds to provide General Liability Insurance. Wrap-up Liability, Builders Risk Insurance, and all other insurance as required is by Owner.

This proposal is valid for 30 days due to current market conditions.

Best Regards,

Kyle Ross
Project Manager

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