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EXAMPLE BUILDERS LTD.
Garage suites, infills & renovations · Calgary

300, 789 Sample Way SE, Calgary, AB
403-555-0188 · office@example.com
GST 00000 0000 RT0001 (sample)

Quote Q-0146

Garage Suite: backyard suite above a double garage · 123 Example Street NW, Calgary, AB

QUOTE	**Q-0146**
DATE	Fri Aug 7, 2026
VALID UNTIL	Sun Sep 6, 2026
PREPARED FOR	Pat & Sam Example
ESTIMATOR	Alex Example

OWNER
Pat & Sam Example
123 Example Street NW, Calgary, AB
403-555-0117 · pat.example@example.net

BASED ON
Drawings Rev 0 by Example Design Co., issued for pricing Jul 27, 2026 (13 sheets); project manual excerpt, Jul 27, 2026; site visit Aug 4, 2026.

Price

Division	What is included	Price
01 General conditions	Supervision, project management, temporary toilet and fencing, waste bins, trade permits, insurance, final clean. Includes the winter heat & hoarding allowance.	$48,671.70
31 Earthwork & services	Excavation, backfill, gravel, rough grading. Trenching for water, sanitary, gas and power from the house (allowance).	$16,050.46
03 Concrete	Footings, frost walls, garage slab at 32 MPa C-2 (per spec), heated vestibule slab on XPS with radon rough-in, landing at the suite entry.	$26,651.16
06 Framing	Walls, I-joist floor, LVL beams, roof trusses, sheathing, stair. Materials and labour.	$44,164.43
07 Roofing	Shingles, underlayment, ice & water membrane (two courses), vents, eavestrough, downspouts, soffit, fascia.	$10,583.03
07 Cladding	Fibre cement lap siding on a vented rainscreen, house wrap, trims.	$37,971.43
07 Insulation	R-24 walls, sound insulation in the separation wall, R-31 floor over the garage, R-50 attic, vapour barrier, air sealing.	$6,613.13
08 Windows & doors	Eight triple-glazed vinyl windows, suite entry and garage service doors, 16' x 7' insulated overhead door with opener, five interior doors.	$19,600.35
09 Finishes	1-hour Type X separation, drywall, paint, LVP flooring, bath tile, baseboard and casing, shelving.	$35,177.03
11-12 Allowances	Kitchen cabinets and counters, vanity, appliances, light fixtures (see allowances).	$24,255.00
22 Plumbing	Rough-in and finish, fixtures, tankless water heater, gas piping.	$19,404.00
23 HVAC	Furnace, HRV, ductwork, venting, bath and range exhaust.	$16,747.50
26 Electrical	100 A sub-panel fed from the house, devices, lighting, interconnected smoke/CO alarms.	$21,367.50
Contract price	**Excluding GST**	**$327,256.72**
GST 5%	GST registration 00000 0000 RT0001 (sample)	$16,362.84
Total	**Including GST**	**$343,619.56**

Alternate A1: walls to R-28 per spec 07 21 00. Add 1" (25 mm) exterior mineral wool board to walls W1, with deeper window and door jambs. **Add $4,240.00** plus GST. The drawings show R-24; we asked the designer which governs (RFI-002).

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Allowances included in the price

Allowance	Value	Basis
Kitchen cabinets and countertops	$11,500.00	Spec 01 21 00, supply
Bathroom vanity and top	$1,200.00	Spec 01 21 00, supply
Appliances: fridge, range, dishwasher, hood, washer, dryer	$6,800.00	Spec 01 21 00, supply
Light fixtures	$1,500.00	Spec 01 21 00, supply
LVP flooring material	$4.00 / SF	Spec 01 21 00, supply
Winter heat and hoarding	$6,500.00	Spec 01 56 00 and SC-5; our estimate
Water, sanitary, gas and power trenching from the house	$7,500.00	Routing set by the trades on site

Allowances are carried at the values above. The difference to actual cost is adjusted by change order at cost plus 10%.

Clarifications

- Garage slab priced at 32 MPa air-entrained, exposure class C-2, as the spec requires (the drawings show 25 MPa). RFI-001 sent Aug 6.
- Wall insulation priced as drawn (R-24 batts). The spec's R-28 is Alternate A1. RFI-002 sent Aug 6.
- The header over the overhead door is not sized on the drawings. We carry a 3-ply LVL allowance; the floor and truss supplier's engineer sizes it.
- Ice and water membrane: two courses at both eaves, so it reaches 12" inside the wall line (A-103 note 2).
- Stair: riser height is confirmed on site before the stringers are cut.
- Trade permits are included. Development and building permits are by the owner (already applied for).

Not included

- Permit fees for the development and building permits; surveys (stake-out and Real Property Report).
- Driveway apron, walkway, landscaping and fencing (A-100 note 5).
- An upgrade of the house's electrical service, if the electrician's load calculation shows one is needed.
- Rock, contaminated soil or groundwater in the excavation; hazardous materials.
- Window coverings, furniture, and anything above the allowances.

Schedule

Start Tue Sep 8, 2026, if the building permit is issued by Mon Aug 31. Substantial performance Fri Dec 18, 2026 (15 weeks). Owner selections (cabinets, flooring, fixtures, colours) by Tue Sep 15. The schedule allows for normal fall weather; we ask for time extensions for severe weather, permit delays and owner delays.

Payment

- Monthly progress claims based on the schedule of values above. Each claim is a proper invoice under the Prompt Payment and Construction Lien Act (Alberta).
- Payment is due within 28 days of receiving a proper invoice. Any dispute is raised by notice within 14 days of receiving it.
- Holdback 10%, released as the Act provides.
- Changes are priced at cost plus 10% and signed before the work proceeds, except in an emergency.

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- We ask that SC-1 (payment 45 days after approval) be aligned with the Act, and that SC-3 (liquidated damages) allow the extensions above.

Lumber and sheet goods are priced as of Aug 7, 2026 and held until Sep 6, 2026.

Acceptance

To accept, sign below or reply by email. We then prepare the contract with the schedule of values.

FOR EXAMPLE BUILDERS LTD.	ACCEPTED BY THE OWNER	ACCEPTED BY THE OWNER
Alex Example, Estimator Signed electronically · Fri Aug 7, 2026, 3:40 PM		
Alex Example, Estimator	Pat Example	Sam Example

DRAFTED BY AI
Alpha Seed AI · estimating agent
Fri Aug 7, 2026, 9:12 AM · priced from takeoff TO-0146 and the price book

REVIEWED & APPROVED BY
Alex Example, Estimator
Fri Aug 7, 2026, 3:20 PM · 2 changes; sent to the owner at 3:40 PM

SAMPLE