Title: Click Modular Davis - - Working Budget Estimate – Pre-Construction Review

CUSTOMER	PROJECT	SERVICE ADDRESS
Squamish, BC	( )	Squamish, BC

	Total
Pre-Construction Management, Engineering, Permits & Survey	$72,466.00

We handle everything that isn't included in the factory module price, from first sketches and surveys to permits, engineering, and day-to-day construction management.

This line item covers all of the "soft costs" and coordination needed to take your home from an idea to a finished, inspected building.

Included:

Site + Survey

- Licensed BCLS site & topographic survey

- Zoning, bylaw, Development Permit Area (DPA) and flood/FCL review (if applicable)

Design + Engineering

- Home concept design (up to 3 rounds of revisions)

- Complete coordinated permit drawing set

- Structural engineering (Schedule B)

- Geotechnical and flood reports (if required)

- Energy / Step Code reports

- Lift Station engineering (if required)

Permits + Approvals

- Building permit application preparation, submission, and tracking

- One full review–response cycle with the municipality

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- Municipal building permit fees

- Variance / Development Permit / Board of Variance applications (if required)

- Strata approvals and basic legal coordination (if applicable)

- Environmental / arborist studies where required by the site or municipality

Construction Management

- Coordination with the modular/panel supplier

- Pre-construction meeting and baseline schedule

- Construction management and trade coordination for the full duration of the project

In short: this section is everything required to plan, permit, engineer, and manage your project so the module can be delivered, installed, and finished as a complete legal home.

Jobsite Essential $3,120.00

This section includes all necessary on-site setup costs to ensure a safe, functional, and compliant jobsite during construction.

It covers:

- Garbage Bin & Disposal: Monthly rental and scheduled removal of waste.

- Temporary Fencing: Required for site safety and municipal compliance.

- Portable Toilet: Mandatory for trades during active construction.

These items are provided for the duration of the build.

Excavation/Utility Hookups & Demolition of the existing house $38,439.90

This section covers all excavation, demolition of the existing house and trenching for utility work required to prepare the property for the home foundation and connect it to services.

Work included:

- Site prep, access and general excavation

- Excavation and trenching for sewer, water, and electrical from existing service points

- Foundation excavation and compaction as required by the engineered foundation design

- Perimeter drainage and rainwater leader installation and tie-in to the existing storm system (where available)

- Backfill and compaction around the foundation

- Rough and final grading in the disturbed areas, plus site cleanup after installation

- Demolition of the existing house

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Assumptions / Exclusions:

- Rock blasting, contaminated soil, and unexpected buried obstructions are not included.

- Final excavation and trenching quantities are subject to site conditions encountered during construction.

A municipal service upgrade allowance is carried in this estimate. Final District of Squamish requirements and costs remain subject to confirmation. Any work beyond the current allowance would be reviewed with the owners before proceeding.

MODULAR DELIVERY, CRANE & INSTALLATION SECTION $37,622.50

This section covers transportation of the completed Click Modular Davis modules from the factory to crane and rigging required to set the modules, and NewlinesADU site coordination/support during delivery and installation.

The purchase price of the Click Modular Davis home itself is not included in this estimate and remains under the owners' separate agreement with Click Modular.

Included:

- Transportation of the completed modules to Squamish, including required ferry transportation

- Crane and rigging sized as required for the final lift plan

- Site coordination for module delivery and crane setup

- NewlinesADU site labour/support during the module set

- Coordination between Click Modular, crane contractor, transportation contractor, and site trades

Click Modular is responsible for its module installation, connection, and manufacturer-specific integration work in accordance with its agreement with the owners.

Current transportation pricing remains an allowance pending final carrier confirmation.

Appliance Package – Supply, Delivery & Installation $8,672.25

Supply, delivery, and installation of the appliance package for the new Click Modular Davis home. Appliances to be selected and approved by the owners prior to ordering.

Package to include refrigerator, electric range, over-the-range microwave/hood fan, dishwasher, washer, and dryer.

Final make, model, finish, pricing, and availability are subject to owner selection and supplier availability at the time of ordering.

Carpentry/site labour $11,250.00

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Allowance for general carpentry and site labour required throughout construction, including miscellaneous work that falls between trade scopes, temporary protection, site preparation, module installation support, minor repairs and adjustments, finishing details, deficiency work, and other small carpentry tasks required to complete the project.

Major carpentry scopes such as decks, stairs, structural framing, landscaping, or other separately quoted work are not included in this allowance unless specifically noted.

Exterior Stairs, Railings & Decking $32,097.00

Supply and installation of exterior access stairs, deck guardrails, stair railings, and pressure-treated decking for the elevated modular home.

Scope includes:

- Black aluminum exterior stairs, approximately 48" wide

- Stair height based on approximately 3 m elevation from grade to finished floor / deck level

- Black aluminum railings for stairs and deck areas

- Approximately 65 linear feet of deck railing, final quantity to be confirmed

- Pressure-treated deck framing and blocking as required

- Pressure-treated 2x6 deck boards for approximately 330 sq. ft. of deck surface

- Galvanized / exterior-rated hangers, fasteners, connectors, and hardware

- Labour to frame and install the deck surface, stairs, and railings

- Coordination with structural steel foundation and final engineered deck support layout

The current deck concept includes a wraparound access deck and larger rear deck area. Final stair layout, railing quantity, deck framing, and support details to be confirmed once the foundation / steel structure design is finalized.

Note: This section does not include the screw piles, above-grade steel columns, steel beams, or primary engineered foundation structure. Those are carried separately under the foundation / structural scope.

ENGINEERED SCREW PILE FOUNDATION $19,406.40

This section provides an allowance for the engineered helical screw pile foundation supporting the reinforced concrete grade beam.

Current design is based on nine screw piles installed to the depth and capacity required by the final pile design, geotechnical recommendations, and field installation torque.

Scope is intended to include:

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- Nine engineered helical screw piles

- Screw pile supply and installation

- Required pile engineering and design

- Layout and installation coordination

- Pile caps / connections required for integration with the reinforced concrete grade beam

- Installation records and torque verification

- Required engineering documentation and field review

Final pile type, depth, capacity, connection details, and pricing remain subject to the final engineered design and screw pile contractor quotation.

ENGINEERED ABOVE-GRADE STRUCTURAL STEEL FOUNDATION $80,329.72

Supply, fabrication, delivery, and installation of the engineered elevated structural steel frame installed above the reinforced concrete grade beam.

Scope includes HSS steel columns, structural steel beams, bracing, connection plates, welded studs, bolts, shop fabrication, shop drawings, delivery, crane/rigging for steel erection, and field installation.

The steel structure supports the Click Modular Davis approximately 3 m above existing grade to meet the required Flood Construction Level and applicable structural, flood, and seismic requirements.

Final pricing remains subject to completed structural engineering, value engineering, approved shop drawings, and final connection details.

REINFORCED CONCRETE GRADE BEAM $20,152.60

Supply and construction of the reinforced concrete grade beam system tying the nine screw piles together and providing the structural base for the elevated steel foundation.

Scope includes formwork, reinforcing steel, concrete supply, concrete pumping, placement, and related foundation labour.

The grade beam is currently estimated at approximately 182 linear feet and approximately 18" high, with widths varying between approximately 12" and 24".

Final dimensions, reinforcement, pile connections, and steel connection details are subject to the structural engineer's issued-for-construction drawings.

HVAC / Heat Pump System $9,738.30

Supply and installation of a local heat pump system for the Click Davis modular home, including exterior condenser, interior head/unit as required, refrigerant lines, condensate line, exterior mounting/support, electrical coordination, start-up, and

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commissioning.

Click Modular is supplying the HRV system pre-installed in the home, but the heat pump system, exterior condenser, refrigerant lines, and final HVAC installation are to be completed by our local HVAC contractor.

Scope to include coordination with Click Modular's pre-installed line-set/conduit location and final placement of the exterior condenser, taking into account the elevated floor height and flood construction level requirements.

Plumbing Service Connections $8,918.00

This section covers all on-site plumbing work outside the modular unit to connect the new home to your existing water, sanitary sewer, and storm/drainage systems.

Included:

- Piping from the home to existing service connection points

- Supply and installation of water, sanitary sewer, and storm/drainage lines as required

- Required cleanouts, shut-off valves, and backflow/pressure-regulating devices per code

- Connection and inspection coordination with the DOS and utility providers

- Pressure testing and commissioning of the new service lines

- Pipe insulation and heat trace

Assumptions / Exclusions:

- A municipal service upgrade allowance is carried separately in the site servicing scope. Final service sizing and District requirements remain subject to confirmation.

- Service connection points are within a typical distance of the home and do not require cutting roads/sidewalks or working in traffic lanes

- Any major municipal off-site work, unexpected repairs to existing lines, or rock/obstruction removal would be quoted separately if required.

- No lift station required

Electrical Service $17,734.33

This section covers everything needed to power the new home safely and legally, including any required upgrades to your existing service.

Included:

- Electrical permit, inspections, and coordination with BC Hydro

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- Supply and installation of feeder/conduit from the existing service to the new home connection point (in coordination with excavation)

- Connect the new home to the existing BC Hydro / property electrical service in accordance with the manufacturer's specifications

- Load calculations and any required upgrade

- Labelling, testing, and commissioning of the new circuits

Assumptions / Exclusions:

- The current estimate includes the planned electrical service upgrade and connection work identified to date. Any additional BC Hydro utility-side work not currently identified, such as pole, transformer, or other off-site work, would be reviewed separately if required.

- Optional extras such as EV chargers, hot tubs, or other non-standard loads would be priced separately if requested.

Landscaping & Yard Restoration $10,140.00

This line allows for bringing the yard back to a clean, finished state after construction, plus a modest upgrade around the new home.

Included (allowance):

- Topsoil and new grass/turf in disturbed areas

- Basic planting beds (shrubs/perennials) around the home as space allows

- Simple hardscaping such as gravel paths, stepping stones, or a small sitting pad

- Final raking, cleanup, and removal of construction debris from the work area

Assumptions / Exclusions:

- This is a standard landscaping allowance, not a full custom landscape design

- Irrigation systems, large retaining walls, decks, fences, extensive planting plans, or specialty features (firepits, outdoor kitchens, etc.) are not included and can be added as a separate quote if desired.

Final cleaning & Handover $2,600.00

This section covers the final professional clean and move-in preparation so the home is ready for use or tenancy at the end of the project.

Included:

- Full interior clean: dusting, vacuuming, mopping, kitchen and bathroom sanitizing

- Wiping down cabinets, counters, fixtures, and reachable interior glass

- Removal of construction debris, stickers, and packaging

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- Light exterior clean around entries, stairs, and decks

- Preparation for final walkthrough so the unit is presented in “turnkey” condition

Assumptions / Exclusions:

- Does not include exterior window washing at height, post-move-in cleaning, or ongoing housekeeping services, which can be arranged separately if desired.

PROJECT CONTINGENCY $27,000.00

This estimate carries a visible 6% contingency allowance for genuine project unknowns that cannot be fully resolved at the pre-construction stage.

Examples may include:

- Unexpected site conditions

- Minor design changes required by engineers or the municipality

- Small construction adjustments or rework

- Unforeseen material or coordination requirements

The contingency is not intended for elective owner upgrades or scope additions.

We recommend keeping the contingency in place while the remaining foundation, servicing, delivery, and construction unknowns are resolved. As the project progresses and these risks are reduced, the remaining contingency can be reviewed with the owners.

Final treatment of any unused contingency will be confirmed as part of the construction contract.

Potential Driveway Replacement $0.00

Optional future scope – not included in the current estimate total.

Removal and replacement of the existing driveway after modular home delivery and crane installation are complete.

Scope to include:

- Removal and disposal of existing driveway surface

- Minor subgrade preparation and grading as required

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- Supply and installation of new driveway base material as required *- New asphalt driveway surface* *- Final tie-in to existing road / property access* *- Final grading and cleanup around driveway edges*	
Total	$399,687.00

Subtotal	$399,687.00
GST: GST (5%)	$19,881.84
Total	**$419,568.84**

APPROVAL

This Estimate has been accepted on _____ by _____

Signature: _____

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