



ESTIMATE PROVIDED TO: RM OF BIG ARM
LOCATION: IMPERIAL, SK
PHONE: (306) 963 - 7787
E-MAIL: rm251reeve@icloud.com
ESTIMATE FOR: 48 x 100 - 18' STICK FRAME BUILDING
ESTIMATE DATE: FEBRUARY 18, 2026
ESTIMATE PROVIDED BY: LUKE UNGER

ESTIMATE INCLUDES:

- Engineered blueprints for foundation and structural scopes
- Building envelope energy modelling and code review for permits
- Treated 2 x 8 bottom plates, sill gasket, anchor bolts
- 2 x 8 wall construction 16" on center, with mid-span blocking @ 4' o/c
- 7/16" OSB wall sheathing with house wrap
- Engineered commercial truss 4' on center with 2' overhang, attached with engineered fasteners
- 2 x 6 spruce #2 or better roof strapping 2' on center
- Vented metal soffit and fascia
- 29-gauge Tuff-Rib colored roof metal with ridge venting
- 29-gauge Tuff-Rib colored wall metal and trims
- (3) 36" commercial steel, insulated walk door with lock set
- (2) 24 x 16' TD134 overhead doors with operators and transmitters, LVL headers, 3" hardware
- Interior finish
 - R28 wall insulation
 - R50 attic insulation
 - CGSB poly vapor barrier with acoustical caulking and tuck tape
 - 1 x 4 spruce wall strapping 2' on center
 - 29-gauge colored Tuff-rib wall and ceiling finish
- Concrete
 - Place/pack 6" base layer (customer supplied)
 - Engineered steel screw piles at 10' on center
 - 32" insulated grade beam, void form
 - Entire slab to have 2" korolite styro underneath with 5/8" commercial grade heat lines @ 12" o/c, manifold



- 6" concrete slab with rebar at 16" on center
- Machine finished with expansion lines cut
- 50' commercial u-drain system with a 24" sump pit and checkerplate lid
- Silicote spec sealer
- Minimum 30 MPA
- Labor included to construct building, install overhead doors, finish interior, blow in attic, prep/place/finish all concrete, travel/mileage
- Material delivery and disposal, porta potty

TOTAL MATERIAL & LABOR PACKAGE

\$ 438,870.00

Plus Applicable Taxes

ESTIMATE DOES NOT INCLUDE:

- Permits, construction insurance
- Site preparation, grading, leveling, excavation
- Gravel/ base product below all concrete
- Plumbing, heating and electrical
- Utility locates, Survey
- Winter heating, extra drilling costs due to rocks, frost, etc.

NOTE: BUILDING SITE REQUIREMENTS

- **A MINIMUM OF 10' LEVEL GRADE AROUND BUILDING IS REQUIRED**
- **A MINIMUM OF 20' WORKING SPACE AROUND BUILDING SITE REQUIRED**
- **ADDITIONAL LABOR CHARGES WILL APPLY AT CONTRACTOR DISCRETION IF SITE CONDITIONS NOT APPROPRIATELY MET**

CONTRACT

Personal Information:

Customer Name: _____

Business Name: _____

Mailing Address: _____

Job Site Legal Land Location: _____

Phone Number: _____ **Fax Number:** _____

Cellular Number: _____

Email Address: _____

This estimate is furnished for 7-day acceptance only from February 18, 2026. Clerical errors and errors of omission subject to correction. Nothing whatsoever not specifically listed will be furnished under this estimated amount.

Estimate provided is quoted as a complete project in substance.

Any reduction in the project must be explicitly and precisely agreed to at that time. Work or product initially included in this quote will be credited only as quoted at the discretion of Zak's Building Group management, not at customer discretion or retail levels. Reductions in this project in any form will be verified in writing to the customer, otherwise the contract is binding in its entirety.

Any extra charges not included in this quotation, whether agreed to verbally or in writing, will be billed direct and are over and above the amount quoted herein. Any work undertaken over and above listed specifications which will result in additional charges should only be executed upon an Additional Work Authorization form being completed and endorsed by the customer.

Account and contract subject to credit approval. Upon approval terms of this contract are:

- 1) 10% due upon acceptance of contract.
- 2) Monthly billing of costs as accumulated at each month end to be provided to customer not later than the 7th of the month following the month end.
- 3) Payment for the total amount invoiced to be due no later than the 15th day of the month following the invoice date (less 10% holdback if applicable). ALL LATE PAYMENTS WILL BE SUBJECT TO 1% SERVICE CHARGE, COMPOUNDED MONTHLY.

IN THE EVENT ARRANGEMENTS HAVE NOT BEEN MADE FOR PAYMENT, WORK ON PROJECT WILL STOP AND A BUILDER'S LIEN WILL BE REGISTERED ON THE SAID PROPERTY.

- 4) Zak's Building Group carries a commercial liability and insurance package with Programmed Insurance Brokers Inc. However, construction insurance is the responsibility of RM of Big Arm.

The specifications and conditions and pricing listed herein are satisfactory and by our / my signature(s) hereon, we authorize Zak's Building Group to perform the project as detailed herein.

Customer

Zak's Authorized Representative

Customer

Date

