



Quote to Supply & Relocate a 2-Door Garage

*The quote is conditional upon final review of route and will act as a “Letter of Intent” until the condition is fulfilled. Route review process is subject a non-refundable route review fee equal to 1% of agreement subtotal.

CDS maintains the right to review pricing and/or cancel the agreement in the event the route is deemed unsuitable or problematic.

Date: January 1, 2025 **File No.** B2501

Contract Between: 2088099 Ontario Inc. operating as CDS Building Movers
(Herein referred to as CDS)
4107 Belgreen Dr, Ottawa, ON K1G 3N2
RBQ #8347-2985-01

AND

Client: TBD

Building Description: ≈ 22ft x 20ft – 2-Door Garage

Building’s Present Location: 1604 Apeldoorn Ave, Ottawa, ON K2C 1V5

Building’s Future Location: TBD

CDS Responsibilities:

- Relocation of the 2-door garage from its current location at 1604 Apeldoorn Ave, Ottawa to its future location at **TBD**.
- Lower onto new foundation/slab supplied by client or contractor.

Variable Cost Items:

Item	Total / Billing Structure	Estimated Totals	Status
A. Supply of Relocation Permits and Police Escorts	Third-Party Invoice +25% Admin. Fee	≈ \$3200 (Varies based on future location TBD)	Required

Client’s Responsibilities:

- Supply CDS with new foundation plans/drawings prior to raising
- Supply all required permits and engineer drawings
- Removal of all items within the building.
- Ensure that the general working area is clear and free of obstructions. General working area includes the entrance to site, the area surrounding building, and underneath building/within basement.
- To do before lowering (Contact CDS for more details):
 - Ensure that the new foundation is backfilled prior to CDS’s return to lower building
 - Ensure that sill plate(s) are installed prior to CDS’s return to lower building. The client must make sure that non of the bolt, nut or washer protrudes through the thickness of the plate.
- Understand and agree with *CDS Building Movers Terms and Conditions*, see attached

Compensation:	CDS Professional Services	
	Supply & Relocation of the Building	\$ 9,800.00
	Insurance	\$ 725.20
	Sub Total	\$ 10,525.20
	HST	\$ 1,368.28
	Total	\$ 11,893.48

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Payment Schedule:	1% route review fee due prior to route review (non-refundable):	\$ 118.93
	34% of contract due when contract is signed:	\$ 4,043.78
	55% of contract due when CDS arrives on site:	\$ 6,541.41
	10% of contract (+ applicable <i>Additional Options / Variable Cost Items</i>) due 5 days prior to lowering house or building, before CDS' final visit to remove equipment	\$ 1,189.35
		\$ 11,893.48

- i. The client agrees to pay CDS the total amount of the contract in accordance with 'Payment Terms' as described in Paragraph 2.1 in 'CDS Building Movers Terms and Conditions'.
- ii. The contracted work will not be scheduled until the initial payment is received by CDS.
- iii. Contract price is valid for twenty-one (21) days from date of this document.

Termination of Contract

If the Client is not ready to proceed with the job on the agreed date or within sixty (60) days of the signing of this contract, the Client will forfeit the full deposit to CDS Building Movers as liquidated damages and CDS Building Movers shall no longer be under any obligation to perform this contract.

Media Release

The client authorizes CDS to use images (pictures / video) of the building for promotional purposes

Initial

In Witness Whereof, the parties' hereto have caused this Contract to be executed by their duly authorized representatives, effective as of the day and year of the signing of this Contract.

CLIENT

CDS BUILDING MOVERS

Signature

Name

Date

Signature

Name

Date

- i. Owner or approved contractor signified acceptance of this estimate by signing and returning to CDS Building Movers.
- ii. The document will be validated by CDS and signed by authorized personnel within 48 hours of receipt
- iii. Minor corrections – if required – will be attended to by CDS. An executed copy will be returned to client.



CDS Building Movers Terms and Conditions

No terms, conditions, deletions, modifications, or other understandings, oral or written, in any way purporting to vary these terms and conditions, whether contained in purchaser's forms or elsewhere, shall be binding upon CDS Building Movers unless approved in writing and signed by CDS Building Movers (herein referred to as CDS).

1. VALIDITY

1.1. Validity Period: This quote or contract price is valid for 21 days, cancelled in the event of causes beyond the control of CDS occur.

1.2. This quote or contract may be canceled and/or delayed due to the following:

- a) Delays occasioned by strikes
- b) Acts of God, force majeure
- c) Failure or delay in the obtention of the necessary permissions by government authorities or utility authorities
- d) Weather events causing suspension of operations

1.3. Any claims must be submitted via email (or writing) within 48 hours of work completion, otherwise shall have deemed to have satisfactorily fulfilled its obligations under the terms of the contract.

2. PAYMENT TERMS

2.1. Payment schedule (unless otherwise stated on the quote)

- 35% of contract due when contract is signed
- 55% of contract due on day of lift
- 10% of contract due on day of lowering

2.2. Client agrees to pay each invoice when due. In the event client defaults on their obligation to pay each invoice when due. In the event of nonpayment:

- CDS shall have the option to withhold any further services until client's account is fully paid.
- CDS may, at its discretion, assess interest at the rate of 2% per month.
- CDS is entitled to place a lien pursuant to the provision of the Construction Lien Act of Ontario or the Province to which the structure is located.
- Client agrees to pay reasonable legal fees sustained by CDS in pursuit of payment
- If client cancels project for any reason, client forfeits initial payment.

2.3. Clients paying by credit card permits CDS to keep information on file until the contract is closed.

3. DISCLAIMERS

3.1. CDS will not be responsible for the following damages:

- a) Damages to thermal seals in windowpanes
- b) Damage to fireplaces(s), chimney(s), wood stove(s), or furnace(s), of flue
- c) Cracks or damages caused by normal building disturbance during the moving or raising operations
- d) Damage caused by trees or other objects in the path of the moving operation such as damage to eavestroughs, soffit and or fascia caused by overhanging branches.
- e) Damage or cracks to any hard surfaces including granite, terrazzo, ceramic, and concrete
- f) Cracking of brick & mortar
- g) Other damages to the structure related to the client not meeting contractual obligations
- h) Damages caused by water infiltration in instances where roof is required to be cut/removed to allow the building to be relocated
- i) Damages or cracks to drywall occurring during relocation
- j) Damages to or loss of internal contents/personal belonging of client remaining within structure



- k) CDS legal liability for loss or damage to the clients building or structure in their care, custody or control is limited to the value of this contract. Client may buy additional insurance.
- 3.2. *Upon receipt of clients two (2) weeks notice, CDS will schedule lower at earliest time possible
4. INSURANCE
- a) CDS recommends client notify their personal property insurer of project
 - b) The coverage applies from the time of the lifting, lowering, and raising of the insured property and continues until such property is placed at the designated point of destination
5. CDS SCOPE EXCLUSIONS
- 5.1. Permits, fees, drawings, and reports:
- a) The client is responsible for obtaining and paying for all permits, fees, drawings, environmental reports, sign-light crews, etc. (unless otherwise stated in contract). The client is to have all required permits in his possession prior to CDS' arrival at site.
 - b) Where an engineer has created drawings for the client, the engineer is required to sign off on drawings within 48 hours of completed work.
 - c) If client chooses to not provide drawings, a surcharge may apply if CDS needs to return
- 5.2. Client' Responsibilities:
- a) Provide suitable access to the building or structure and to the location to which the building is to be moved. Contact CDS for specific requirements
 - b) Obtention of written permission from neighbours when access requires use of lands owned by others.
 - c) Obtention of permits and other documentation required for the project
 - d) Verify/validate structural integrity of building before moving.
 - e) Removal of debris including environmentally hazardous material(s).
 - f) Clearly indicate location of septic field and tank using pickets, flags and/paint (if applicable)
 - g) Clearly indicate building's new location using pickets, flags and/paint (if applicable)
 - h) Provide clear base specifications
 - i) Co-ordinate construction of the new foundation with CDS personnel as to where openings in foundation should be to accommodate house-moving apparatus.
 - j) Removal and disposal of brick (if applicable)
 - k) Clean-up and restoration of site and landscape
 - l) Snow removal (if applicable)
 - m) Ensure that no water is present in basement or excavated area
 - n) Client and/or contractor is to be present during alignment of building on foundation.
 - o) Provide a minimum of two (2) weeks' notice regarding date for return to site for CDS to complete work* (see *Disclaimer 3.2*)
 - p) Disconnection and reconnection of utilities including water, sewer, hydro, gas, etc.
 - q) Excavation and backfilling as required
 - r) Removal of surrounding decks, patios, stairs, etc.
 - s) Site security; fencing of site perimeter
 - t) Anchoring of building to new foundation
 - u) Installation of structural beams and/or shoring posts unless otherwise stated (see *Additional Charges 6.5*)
 - v) Obtain a WETT inspection (applicable to Chimneys only)
 - w) If contact requires a roll, ensure basement is sufficiently backfilled with clean and semi compacted fill to allow for safe maneuver of CDS equipment
 - x) Structural reattachment of roof in event roof is removed for relocation purposes.



6. ADDITIONAL CHARGES:
 - 6.1. Raising of building above height described in contract will be subject to an additional charge of 135\$/pier/foot to a maximum total height of 11feet. Cost to raise above 11ft total height to be negotiated with client.
 - 6.2. Surcharge for rental of blocking, pads, and steel: after 30 days \$97 per day standard; \$345 per day for commercial contracts
 - 6.3. Delays in operations directly attributable to client, including but not limited to failure to do preparatory work, failure to obtain the municipal permits etc. are subject to a \$700/day surcharge
 - 6.4. Return to site for the relocation of an existing/installed pier, steel beams or other support(s) is subject to an additional charge of \$700/hour on a shop to shop, 4-hour minimum basis.
 - 6.5. Installation of beams and or shoring posts supplied by client subject to additional charge of \$600/hr; 2 hours minimum,
 - 6.6. Clients request to reschedule relocation projects where time sensitive permits are required are subject to additional fee of \$275.
 - 6.7. A time and materials surcharge will be applied by CDS Building Movers handling rock/bedrock.

CERTIFICATE OF INSURANCE

DATE
October 1, 2024

BROKER

JDI Ottawa
100-881 Lady Ellen Place
Ottawa, ON , K1Z 5L3
Tel: (613) 226-1350



This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policies below.

INSURED	COMPANIES AFFORDING COVERAGE	
2088099 Ontario Inc. o/a C.D.S. Building Movers 4107 Belgreen Drive Ottawa, ON K1G 3N2	COMPANY A	AVIVA Insurance Company of Canada
	COMPANY B	Strategic Underwriting Managers Inc.
	COMPANY C	
	COMPANY D	


COVERAGES
This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. **LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.**

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (YYYY/MM/DD)	POLICY EXPIRATION DATE (YYYY/MM/DD)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY	81794368	2024-07-31	2025-07-31		
	<input type="checkbox"/> CLAIMS MADE				BODILY INJURY & PROPERTY DAMAGE INCLUSIVE LIMITS	\$1,000,000
	<input checked="" type="checkbox"/> OCCURRENCE				GENERAL AGGREGATE	\$1,000,000
	<input checked="" type="checkbox"/> PRODUCTS AND/OR COMPLETED OPERATIONS				PRODUCTS / COMPLETED OPERATIONS AGGREGATE	\$1,000,000
	<input checked="" type="checkbox"/> PERSONAL INJURY				PERSONAL INJURY	\$1,000,000
	<input checked="" type="checkbox"/> EMPLOYER'S LIABILITY				EMPLOYERS' LIABILITY	Included
	<input checked="" type="checkbox"/> TENANTS LEGAL LIABILITY				TENANTS LEGAL LIABILITY	\$500,000
	<input checked="" type="checkbox"/> NON-OWNED AUTOMOBILE				NON-OWNED AUTOMOBILE	\$1,000,000
A	AUTOMOBILE	6741285324	2024-07-31	2025-07-31		
	<input checked="" type="checkbox"/> DESCRIBED AUTOMOBILES				THIRD PARTY LIABILITY	\$1,000,000
	<input type="checkbox"/> ALL OWNED AUTOS					
	<input type="checkbox"/> LEASED AUTOMOBILES					
	EXCESS LIABILITY	81794368	2024-07-31	2025-07-31		
	<input checked="" type="checkbox"/> UMBRELLA FORM				EACH OCCURRENCE	\$4,000,000
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				AGGREGATE	\$4,000,000
	<input type="checkbox"/>					
B	OTHER (SPECIFY)	SUM-EXC-35308-003	2024-07-31	2025-07-31		
	<input checked="" type="checkbox"/>				EACH OCCURRENCE	\$5,000,000
	<input type="checkbox"/>				AGGREGATE	\$5,000,000
	<input type="checkbox"/>					

DESCRIPTION OF OPERATIONS/LOCATIONS/SPECIAL CONDITIONS/OTHER: Note: Limits are Stated in Canadian Dollars.

Description of Operations: Operations normal to the business of the Insured.

This Certificate is issued as information only and confers no rights to the Certificate Holder.

CERTIFICATE HOLDER	CANCELLATION
Attn: Fax: <p style="text-align: center;">To Whom it May Concern</p>	Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail (0) days written notice to the certificate holder named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives. AUTHORIZED REPRESENTATIVE: Allison Binks JDI Ottawa <div style="text-align: right;"> Date:  2024.10.01 10:29:52 -04'00' </div>