

Appendix B Proposal Fee Form

Construction Management Fees relate directly to project size, complexity, location and the schedule for completion of the work. The fees proposed below are based on our understanding of project scope, budget and schedule as summarized below.

Scope

Construction management services for the phased renovation and expansion of Clearview Lodge Expansion & Modernization project at 4730 50 Avenue, Taber, Alberta, based on the current permit drawing set dated March 2026. The project includes renovation of the existing seniors housing facility, relocation of a 12 bedroom pod on site, construction of a new three-storey plus basement addition, associated site improvements, and delivery in an occupied senior-care environment requiring careful phasing, resident protection, and continuity of operations.

Budget

Construction budget / planning budget To be confirmed by Owner

Schedule

Pre-construction Phase	As proposed by Proponent	Based on issued documents and Owner milestones
Construction Phase	As proposed by Proponent	Based on phased delivery strategy
Post-Construction / Warranty Support	As proposed by Proponent	In accordance with CCDC 5B – 2025

Fees

Provide pricing for the project and schedule described above in accordance with CCDC 5B – 2025. Value Added Taxes excluded.

ARTICLE A-5 FEE FOR PRE-CONSTRUCTION SERVICES

5.1 State the proposed fee basis for the Pre-construction Services.

5.2 The Fee for Pre-construction Services is comprised of one or more of the following:

- .1

A total fixed fee of Fifteen Thousand Dollars

\$ 15,000.00

Broken down, if desired, as follows:

(1) Design development / construction documents phase

\$ 10,000.00

(2) Procurement phase

\$ 5,000.00
- .2

An amount based on time-based rates for personnel employed by the *Construction Manager* and engaged in providing the *Pre-construction Services* to the level of effort agreed before commencement of the *Pre-construction Services* based on the rates set out in Schedule C – TIME-BASED RATES FOR CONSTRUCTION MANAGER’S PERSONNEL.

ARTICLE A-6 REIMBURSABLE EXPENSES FOR PRE-CONSTRUCTION SERVICES

6.1 The reimbursable expenses for Pre-construction Services are the actual expenses, supported by receipts or invoices, that the Construction Manager incurs in performing the Pre-construction Services and that are identified in the proposal. State any administrative charge applied to such expenses.

Estimated reimbursable expenses for Pre-construction Services:

1. Travel and subsistence expenses of the <i>Construction Manager's</i> personnel outside a radius of 50km from the <i>Place of the Work</i> .	\$ 0.00
2. Charges for long distance telephone and facsimile communications, courier services, reproduction of trade contract documents incurred in relation to the performance of this <i>Contract</i> .	\$ 0.00
3. The cost of <i>Project</i> specific information technology support in accordance with the method determined by the parties.	\$ 0.00
4. Deposits lost, provided that they are not caused by negligent acts or omissions of the <i>Construction Manager</i> and the <i>Pre-construction Services</i> are performed in accordance with this <i>Contract</i> .	\$ 0.00
5. The costs to the <i>Construction Manager</i> that result from any <i>Subcontractor's</i> insolvency or failure to perform.	\$ 0.00
6. Charges levied by authorities having jurisdiction at the <i>Place of the Work</i> .	\$ 161,000.00
7. Royalties, patent licence fees and damages for infringement of patents and cost of defending suits therefore.	\$ 0.00
8. Any adjustment in taxes and duties directly related to the <i>Project</i> for which the <i>Construction Manager</i> is liable.	\$ 0.00
9. Losses and expenses sustained by the <i>Construction Manager</i> for matters which are the subject of the insurance coverages obtained pursuant to GC 11.1 – INSURANCE when such losses and expenses are not recoverable because the amounts are in excess of collectible amounts, within the deductible amounts or are not insurable.	\$ 0.00
10. The costs incurred due to emergencies affecting the safety of persons or property.	\$ 0.00
11. Legal costs, incurred by the <i>Construction Manager</i> in relation to the performance of the <i>Pre-construction Services</i> provided that they are not caused by negligent acts or omissions of the <i>Construction Manager</i> and the <i>Pre-construction Services</i> are performed in accordance with this <i>Contract</i> .	\$ 0.00
Total estimated reimbursable expenses	\$ 161,000.00

ARTICLE A-7 FEE FOR CONSTRUCTION SERVICES / SCHEDULE C & D RATES

State the proposed Fee for Construction Services and provide the time-based personnel rates and, where applicable, Construction Equipment rates that may be used under the Contract. Own-forces work, if proposed, shall only be performed where permitted by the Contract Documents and expressly approved by the Owner.

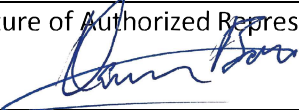
ARTICLE A-7 CONSTRUCTION MANAGER'S FEE FOR CONSTRUCTION SERVICES

7.1.2 A percentage fee of Five & three quarters percent (5.75 %) of the *Cost of the Work* payable in monthly progress payments. If the *Owner* furnishes labour or material at or below market cost, the *Cost of the Work* upon which the *Fee for Construction Services* is calculated shall be adjusted as if all labour and material were furnished and paid for at market prices at the same time of construction.

SCHEDULE C – TIME-BASED RATES FOR CONSTRUCTION MANAGER PERSONNEL

Provide time-based rates for personnel who may be charged in accordance with Schedule C of CCDC 5B – 2025. Identify which personnel are included in the base fee and which rates would only apply if specifically authorized by the Owner.

Refer to attached Schedule C & D from CCDC 5B – 2025.

Signature of Authorized Representative: 	Legal Name of Proponent: Ward Bros. Construction Ltd.
Printed Name of Authorized Representative: Darren Boras	Date: March 30, 2026
Title of Authorized Representative: Chief Financial Officer	

SCHEDULE C – TIME-BASED RATES FOR CONSTRUCTION MANAGER’S PERSONNEL

Personnel employed by the <i>Construction Manager</i> in the performance of the <i>Pre-construction Services</i>, <i>Construction Services</i> and the <i>Work</i>, and listed below, shall be chargeable at the rates provided. Personnel not listed, or not added to the list by written agreement of the parties, shall not be chargeable and shall be deemed to be included in the <i>Fee for Pre-construction Services</i> or the <i>Fee for Construction Services</i>. [The <i>Owner</i> may require the <i>Construction Manager</i> to provide, prior to commencement of the <i>Pre-construction Services</i>, an estimate of the <i>Fee for Pre-construction Services</i> to be performed based on time-based rates.] [Rates shall be increased on the anniversary date(s) of the Agreement by a percentage equal to the increase in the [Canadian Consumer Price Index] [] [as determined by the Bank of Canada inflation calculator] [or []% whichever is less].] *Provide a comprehensive list that includes: (1) trade labour in the direct employ of the <i>Construction Manager</i>; (2) the <i>Construction Manager</i>’s personnel stationed at the <i>Place of the Work</i>, in whatever capacity employed; (3) the <i>Construction Manager</i>’s personnel engaged at shops or on the road, in expediting the production or transportation of materials or equipment; (4) the <i>Construction Manager</i>’s office personnel engaged in a technical capacity, and (5) all other personnel identified by the parties as chargeable.	Unit	Rate
Site Superintendent - Gary Vanderlinden	monthly	\$16,500
Project Manager - Riley Boras	included	in fee
Project Coordinator - Tyson Dorchak	included	in fee
Health & Safety Manager - Danielle Moe	monthly	\$1,950
Journeyman Carpenter	hourly	\$80.00
Skilled Labourer	hourly	\$70.00
Equipment Operator	hourly	\$70.00
Unskilled Labourer	hourly	\$60.00
Team Lead - Colin Ward	included	in fee
Project Accountant if Stipulated Price option is not used	monthly	\$2,400

SCHEDULE D – CONSTRUCTION EQUIPMENT RATES

<i>Construction Equipment</i> owned and provided by the <i>Construction Manager</i> in the performance of the <i>Construction Services</i>, and listed below, shall be chargeable at the rates provided. <i>Construction Equipment</i> not listed or not added to the list, by written agreement of the parties, shall not be chargeable and shall be deemed to be included in the <i>Fee for Construction Services</i>. [Rates shall be increased on the anniversary date(s) of the Agreement by a percentage equal to the increase in the [Canadian Consumer Price Index] [] as determined by [the Bank of Canada inflation calculator] [or []%, whichever is less].]. *Provide a comprehensive list that includes all <i>Construction Equipment</i> anticipated to be required to complete the <i>Work</i>:	Unit	Rate
Telehandler	hourly	\$250.00
Skidsteer	hourly	\$125.00
3-ton Truck	hourly	\$125.00
1-ton Truck	hourly	\$100.00
weekly or monthly rates can be established once full requirements are determined		