



Victoria Drain Services Ltd

31 Regina Ave. Victoria, B.C. V8Z 1H8

Phone: (250) 818-1609

Invoice

Invoice No: 20818
Date: 12/12/2024
Purchase Order No: 8009263
GST / HST No: 832441414

Invoice To:	Job Location:
Capreit Limited Partnership 370 McCowan Road Regional Office, Suite 100 Toronto, ON M1J 1J3	1855 Fort St.

		Work Order #
--	--	--------------

Qty	Description	Rate	Amount
1	PARTIAL PERIMETER DRAIN SYSTEM REPLACEMENT AND PARKING LOT ASPHALT REPLACEMENT -locate existing services within work area -cut, break, and remove concrete and or asphalt necessary for perimeter drain replacement along back wall of the building -remove asphalt from entire parking lot -excavate down below basement slab level for perimeter pipe replacement -clean and inspect exposed foundation walls -repair minor cracks in exposed foundation walls with sealing concrete -apply roll-on damp-proofing to exposed foundation walls -install a two pipe, 4" PVC perimeter drain system as per BC building and plumbing code -connect new perimeter drain system to existing system -install an appropriately sized catch basin in mechanical room landing and connect to system -camera inspect, clean and flush remainder of system, (up to 4 hours) -bed and cover perforated pipes with cleaned crushed gravel -backfill with crushed gravel where asphalt and concrete are to be repaired -backfill remainder with native soil -install new poured concrete to repair removed landing sections (match existing finish) -replace asphalt for parking lot, thickness to be 3" due to heavy truck traffic -remove excess fill from site	61,450.00	61,450.00

Payment due upon completion of work 3.0% Compounding interest on over due accounts	Total
	Payments / Credits
	Balance Due

Web Site: www.victoriadrains.com

E-mail: info@victoriadrains.com

Payment is accepted by cheque.



Victoria Drain Services Ltd

31 Regina Ave. Victoria, B.C. V8Z 1H8

Phone: (250) 818-1609

Invoice

Invoice No: 20818
Date: 12/12/2024
Purchase Order No: 8009263
GST / HST No: 832441414

Invoice To:	Job Location:
Capreit Limited Partnership 370 McCowan Road Regional Office, Suite 100 Toronto, ON M1J 1J3	1855 Fort St.

		Work Order #
--	--	--------------

Qty	Description	Rate	Amount
1	This estimate includes matting to cover work areas, permits and inspections where necessary, hand excavation where necessary, site safety, temporary entrance ramps, shoring in regulation with Worksafe BC guidelines and labour and materials to complete the items listed in the scope of work. This estimate "does not" include any repair or replacement of irrigation system, landscaping, shrub replacement, arborist fees, contaminated soil disposal, asbestos material removal or disposal, damage to existing drains or property caused by the cleaning process, the breaking of ground rock should it be encountered and need to be removed or any other work not listed in the scope of work. All included concrete removal and replacement pricing is based on 4" slab thickness. Estimate to replace the perimeter drain an the North East (left when looking at front entrance from street) side of building and installing the parking lot catch basin. Pipe not replaced as quoted, with more investigation we found the lateral heading to the street was the main problem, we installed a liner in this section. Costs were higher than the estimate to replace the other but we will honor Est 521821 pricing. The cleaning/camera inspection at 1855 Fort St revealed heavy root intrusion and broken clay perimeter drains, the existing system is not draining. A new 2'X2'X2' catch basin should be provided for the parking lot.	9,685.00	9,685.00

Payment due upon completion of work 3.0% Compounding interest on over due accounts	Total
	Payments / Credits
	Balance Due

Web Site: www.victoriadrains.com

E-mail: info@victoriadrains.com

Payment is accepted by cheque.

