

STAIRS
AND
RAILINGS



The Oak Stair Limited

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October 4, 2023

PLAZA CORP

Attention: **Mahdi Alavi and/or Tony Murdocca**

Quotation/Sales Agreement

Re: Additional models + optional upgrades. King East. King, ON

We are pleased to submit the following:

Legend:

STAIR STYLE

S = straight, W = winder, C = circular, CW = circular winder, F = flared (*) = finished areas

MATERIAL

PG = Paint/construction grade stringers and treads with particle board risers

OAK = Oak veneered stringers and risers with solid red oak treads

BL 50B

2010 (Units 2, 5)

s(*) 14 risers in total. OAK. Ground floor to basement
w(*) 16 risers in total. OAK. Ground floor to 2nd floor

Cost per unit: \$5,300.00

2030 (Units 3,4,6)

s(*) 14 risers in total. OAK. Ground floor to basement
w(*) 16 risers in total. OAK. Ground floor to 2nd floor

Cost per unit: \$5,400.00

2030S (Units 1,7)

s(*) 14 risers in total. OAK. Ground floor to basement
w(*) 16 risers in total. OAK. Ground floor to 2nd floor

Cost per unit: \$5,400.00

BL51B

2010 (Units 2,3,4)

s(*) 14 risers in total. OAK. Ground floor to basement
w(*) 16 risers in total. OAK. Ground floor to 2nd floor

Cost per unit: \$5,400.00

2030 (Units 5,6)

s(*) 14 risers in total. OAK. Ground floor to basement
w(*) 16 risers in total. OAK. Ground floor to 2nd floor

Cost per unit: \$5,400.00

2030 (Units 1,7)

s(*) 14 risers in total. OAK. Ground floor to basement
w(*) 16 risers in total. OAK. Ground floor to 2nd floor

Cost per unit: \$5,400.00

BL52B**2030 (Units 1-8)**

s(*) 15 risers in total. OAK. Ground floor to basement
w(*) 16 risers in total. OAK. Ground floor to 2nd floor

Cost per unit: \$5,520.00

BL53B**1920 (Unit 2)**

s(*) 14 risers in total. OAK. Ground floor to basement
w(*) 16 risers in total. OAK. Ground floor to 2nd floor

Cost per unit: \$5,400.00

2010 (Unit 3)

s(*) 14 risers in total. OAK. Ground floor to basement
w(*) 16 risers in total. OAK. Ground floor to 2nd floor

Cost per unit: \$5,400.00

2030 (Units 1,4,5)

s(*) 14 risers in total. OAK. Ground floor to basement
w(*) 16 risers in total. OAK. Ground floor to 2nd floor

Cost per unit: \$5,400.00

2225-S (Unit 6)

s(*) 14 risers in total. OAK. Ground floor to basement
w(*) 16 risers. OAK. Ground floor to 2nd floor

Cost per unit: \$4,650.00

2350

c(*)	14 risers. OAK. Ground floor to basement
c(*)	16 risers. OAK. Ground floor to 2 nd floor

Cost per unit: \$8,125.00

Optional upgrades (over and above standard cost):

1. Open to base: + \$5,000.00
2. Open risers (ground to basement): + \$9,100.00
3. Open risers (ground floor to 2nd floor): \$10,400.00

2665

s(*)	14 risers in total. OAK. Ground floor to basement
s(*)	16 risers in total. OAK. Ground floor to 2 nd floor (2 structural/hockey sticks)

Cost per unit: \$6,950.00

******This model has been priced with 2 structural/hockey stick stringers "in total" in order to support landings leading from ground floor to 2nd floor. Landings to be filled in, framed, and finished by others******

1. Open to base: N/A part of standard
2. Open risers (ground to basement): + \$9,250.00 (2 structural/stringers added. Framing required to support. By others:
3. Open risers (ground floor to 2nd floor): \$10,200.00 (2 additional structural/hockey sticks included)

2670

c(*)	14 risers. OAK. Ground floor to basement
c(*)	16 risers. OAK. Ground floor to 2 nd floor

Cost per unit: \$8,550.00

Optional upgrades (over and above standard cost):

1. Open to base: + \$5,000.00
2. Open risers (ground to basement): + \$9,100.00
3. Open risers (ground floor to 2nd floor): \$10,400.00

2700

s(*)	14 risers in total. OAK. Ground floor to basement
s(*)	16 risers in total. OAK. Ground floor to 2 nd floor

Cost per unit: \$4,350.00

Optional upgrades (over and above standard cost):

1. Open to base: + N/A part of standard
2. Open risers (ground to basement): + \$6,650.00
3. Open risers (ground floor to 2nd floor): \$7,600.00

3020 COR

c(*)	14 risers in total. OAK. Ground floor to basement
c(*)	16 risers in total. OAK. Ground floor to 2 nd floor

Cost per unit: \$8,550.00

Optional upgrades (over and above standard cost):

1. Open to base: + \$5,000.00
2. Open risers (ground to basement): + \$9,100.00
3. Open risers (ground floor to 2nd floor): \$10,400.00

3250

s	14 risers in total. PG. Basement
s(*)	16 risers in total. OAK. Ground floor to 2 nd floor

Cost per unit: \$3,090.00

Optional upgrades (over and above standard cost):

1. Open to base: + \$3,900.00 (Oak stairs in basement + 2 structural/hockey stick stringers main floor to 2nd floor)
2. Open risers (ground to basement): + \$9,250.00 (2 structural/stringers added. Framing required to support. By others:
3. Open risers (ground floor to 2nd floor): \$10,200.00 (2 additional structural/hockey sticks included)

3400

s	14 risers in total. PG. Basement
s(*)	16 risers in total. OAK. Ground floor to 2 nd floor

Cost per unit: \$3,140.00

1. Open to base: + \$3,900.00 (Oak stairs in basement + 2 structural/hockey stick stringers main floor to 2nd floor)
2. Open risers (ground to basement): + \$9,250.00 (2 structural/stringers added. Framing required to support. By others:
3. Open risers (ground floor to 2nd floor): \$10,200.00 (2 additional structural/hockey sticks included)

3625 Lot 36 Ph 2

c(*)	14 risers. OAK. Ground floor to basement
s(*)	2 risers. OAK. Mud room
c(*)	16 risers. OAK. Ground floor to 2 nd floor

Cost per unit: \$7,890.00

1. Open to base: + \$5,000.00
2. Open risers (ground to basement): + \$9,100.00
3. Open risers (ground floor to 2nd floor): \$10,400.00

3250 Lot 78-B-C2A-10 (OPTIONAL)

s(*)	14 risers in total. OAK. Ground floor to basement
s(*)	3 risers. OAK. Foyer
s(*)	2 risers. OAK. Mud room
s(*)	16 risers in total. OAK. Ground floor to 2 nd floor (OPEN RISERS)

Cost per unit: \$17,900.00

******This model has been priced with 4 structural/hockey stick stringers "in total" in order to support landings leading from ground floor to 2nd floor. Landings to be filled in, framed, and finished by others******

OPTIONAL PANEL LANDING (1 ¾" in thickness – red oak) (to be used as a landing cover/top in lieu of traditional framed landing): *applicable only where structural/hockey stick stringers are used with open riser stairs.*

Cost per panel: \$2,000.00

Additional costs for risers not showing or specified on plans:

<u>Straight stairs</u>	(up to 48" in width)	(49-60" in width)	(61 – 72" in width)
PG	\$60.00 per riser		
OAK	\$150.00 per riser	\$180.00 per riser	\$210.00 per riser

*****Any stair exceeding 72" in width will need to be priced on a custom basis, and approved via purchase order prior to production*****

Circular stairs (up to 48" in width)

OAK	\$250.00 per riser
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Winder-box (up to 48" in width)

PG	\$500.00 per box
OAK	\$650.00 per box

*****Any circular stair or winder-box landing exceeding 48" in width will need to be priced on a custom basis, and approved via purchase order prior to production*****

Extended stringers (used to support floor headers):

0-12"	\$150.00
13-24"	\$300.00
25-36"	\$450.00

*****Any stringer exceeding 36" in length will need to be priced on a custom basis, and approved via purchase order prior to production*****

Temporary stair cost: \$43.00/ris (based on minimum order of 20 sets per delivery)

Labour/service rate: \$120.00/hour ***** (no hold-backs to be taken for repairs/service work. No statutory declarations require to receive payment for said work)*****

Payment draw structure: 85% (delivery of upper stairs)
15% (delivery of basement stairs)

Note:

- ***The Oak Stair Limited*** is not responsible for the removal and/or installation of temporary stairs and railings
- **ALL PRICING IS "AS PER PLAN" and may be subject to change once final confirmed layout and dimensions have been confirmed**
- Landings to be supplied, installed and supported by others
- openings to be adjusted (bolted/packed) by others if required
- any open to below scenarios will require revised pricing
- In the event that a structural stringer is required to create a self-supporting landing; there will be an additional cost of \$1,300.00 per (1) structural stringer. To be filled in, framed and finished by others
- pricing based on minimum of 6 complete lots per delivery
- **due to unpredictability regarding cost and supply of lumber, prices for this project may be subject to change**

Prices effective until: December 31, 2023

H.S.T. EXTRA!

Lorenzo G Bonofiglio

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