

## **Exhibit 9**



| ESTIMATE # | DATE       | EXPIRES    |
|------------|------------|------------|
| 103        | 05/26/2026 | 06/26/2026 |

Title: 603 NE 13th St - Shell Permit - REV.4

## CUSTOMER

Queen Progress Investments INC  
64 Shaft Road  
Toronto, ON M9W 4M2

### Div 01 - General Conditions

General Requirements  
Scissors - Lift Rental  
Project Management / Permitting  
Property Manager  
Contingency & Allowance  
Sub Adjustment

**Subtotal: \$58,000.00**

### Div 02 - Demolition

Demolition Lumpsum  
Sub Adjustment

**Subtotal: \$4,300.00**

### Div 03 - Concrete

Concrete Slab Repair Lumpsum  
Adjusted - Linear Foot Pourback  
Sub Adjustment

**Subtotal: \$2,300.00**

### Div 04 - Masonry

CMU Repair Lumpsum  
Sub Adjustment



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**Subtotal: \$500.00**

**Div 05 - Metals**

Metal Lumpsum  
Sub Adjustment

**Subtotal: \$1,000.00**

**Div 06 - Wood & Composites**

Wood & Composites Lumpsum  
6" Wood Base at Perimeter  
Sub Adjustments

**Subtotal: \$1,900.00**

**Div 07 - Thermal and Moisture Protection**

Thermal & Moisture Lumpsum  
Sub Adjustment

**Subtotal: \$2,500.00**

**Div 08 - Openings**

Windows, Doors & Hardware Lumpsum  
Sub Adjustments

**Subtotal: \$3,900.00**

**Div 09 - Finishes**

Drywall & Framing  
Double Wall Height - Drywall Three (3) Int Wall  
Drywall (1HR Rated)  
Painting  
Wall Tiles  
Floor Tile (Bathrooms ONLY)  
Flooring - Epoxy (Paint)  
Sub Adjucstment



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#### Div 09 - Finishes

External Finishes

**Subtotal: \$41,700.00**

#### Div 10 - Specialties

Specialties Lumpsum

Sub Adjustment

**Subtotal: \$1,600.00**

#### Div 11 - Equipment - NIC

**Subtotal: \$0.00**

#### Div 15 - Plumbing

Plumbing Lumpsum (REVISED SUB QUOTE)

**Subtotal: \$12,500.00**

#### Div 15 - Mechanical

Mechanical Lumpsum

Exposed Spiral Ductwork

**Subtotal: \$38,300.00**

#### Div 15 - Fire Sprinklers - NIC

**Subtotal: \$0.00**

#### Div 16 - Electrical

Electrical Lumpsum

LED Ceiling Lighting

Receptacle Outlets on Perimeter Wall

Sub Adjustment

**Subtotal: \$16,500.00**



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#### Markup

Contractor Overhead & Profit - ADJUSTED

**Subtotal: \$30,000.00**

Subtotal \$215,000.00

Tax: (0%) \$0.00

**Total \$215,000.00**

FINANCING AVAILABLE

**Get Started!**



#### INCLUSIONS

1. Construction Schedule is based on one (1) mobilization.
2. Project duration is based on eight (8) Weeks.
3. Dumpsters are included.
4. Test and Balance for A/C System is included.

#### EXCLUSIONS

1. Permit Fees are excluded.
2. Payment and Performance Bond is excluded.
3. Hazardous Material Survey and Abatement is excluded.
4. Material Testing is excluded.
5. Roofing repairs is excluded.



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6. Temporary Water is Excluded. By Owner.
7. Temporary Power is Excluded. By Owner.
8. Fire Alarm Systems is excluded. None existing and no design provided.
9. Fire Suppression System is excluded.
10. Low Voltage Cabling/wiring and terminations excluded.
11. Any work not list above is excluded.





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#### TERMS & CONDITIONS

Sagoma Construction Services Inc. is pleased to present this Proposal which, unless rescinded earlier, shall remain open for up to 30 days. The scope of work described above supersedes any and all prior communication about this Proposal. By accepting this Proposal, the Customer understands that changes to the scope for any reason not controlled by Sagoma Construction may result in additional charges. Invoices for work completed shall be presented at least monthly and shall be due as noted in billing terms.

#### APPROVAL

This Estimate has been accepted on \_\_\_\_\_ by \_\_\_\_\_

Signature: \_\_\_\_\_

FL License #CGC1520331

Email [jordan@mrcbuilder.com](mailto:jordan@mrcbuilder.com)  
Office 954.793.1874

Revised

| Date     |
|----------|
| 05/21/26 |

|                                                              |
|--------------------------------------------------------------|
| Prepared for:                                                |
| Queen Progress Investments Inc Attn Dylan Lagi               |
| 400 NW 7th Ave # 395                                         |
| Fort Lauderdale FL                                           |
| Project location:                                            |
| 630 NE 13th St Unit C Fort Lauderdale FL                     |
| Proposal based on plans from Calc Engineering dated 12/10/24 |

| Item                                | Description                                                                                                                                                                                                                          | Total                                                            |            |              |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|------------|--------------|
| General Conditions                  | Project management, staff and supplies, temporary services, safety and clean up (among other items).                                                                                                                                 | \$ 10,000.00                                                     |            |              |
| Permit Administration               | MRC to provide all necessary permit apps and documentation to obtain required permits and permit administration for duration of project.                                                                                             | \$ 7,500.00                                                      |            |              |
| Demolition, Debris Removal          | Furnish all labor to preform demolition per plan.                                                                                                                                                                                    | \$ 3,965.00                                                      |            |              |
| Concrete                            | Cut, excavate, prep and repour trenches as needed for new plumbing layout Approx. 50Lft<br>Form, install required steel, pour and finish new 42"x 96" slab at back door.                                                             | \$ 7,840.00                                                      |            |              |
| Exterior Columns and Lentel         | Furnish all labor and materials to add 2 concrete columns and lentil for header above new exterior door per plan.                                                                                                                    | \$ 5,250.00                                                      |            |              |
| Exterior Doors                      | Furnish exterior door per plan. 1 72"x 84" Impact rated steel double door.                                                                                                                                                           | \$ 4,735.00                                                      |            |              |
| Exterior Window                     | Furnish and install 2 new impact window per plan.                                                                                                                                                                                    | \$ 7,740.00                                                      |            |              |
| Framing, GWB and Finish             | Furnish all labor and materials to install framing and drywall per plan.<br>Finish all walls to smooth level 3 finish.                                                                                                               | \$ 24,650.00                                                     |            |              |
| Interior doors                      | Furnish all labor and materials to install interior doors per plan.<br>3 36"x 80" hollow core paint grade doors                                                                                                                      | \$ 1,375.00                                                      |            |              |
| Electrical                          | Furnish all labor and materials to install electrical and lighting per plan<br>Standard lighting including emergency and exit lighting.                                                                                              | \$ 18,900.00                                                     |            |              |
| Lighting Package Allowance          | Allowance for lighting package                                                                                                                                                                                                       | \$ 6,500.00                                                      |            |              |
| Plumbing                            | Furnish all labor and materials to install all plumbing and fixtures per plan<br>Including new high low water fountain                                                                                                               | \$ 31,850.00                                                     |            |              |
| HVAC                                | Furnish and install new HVAC system per plan.<br>2 New Split systems with all duct work per plan                                                                                                                                     | \$ 64,345.00                                                     |            |              |
| Wall Paneling                       | Furnish and install FRP wall panels at mop sink area.                                                                                                                                                                                | \$ 1,750.00                                                      |            |              |
| Flooring                            | Allowance to furnish and install bathroom floor tile.<br>\$5 for labor and \$5 per foot for materials.<br>Paint single part solid color epoxy on floors throughout                                                                   | \$ 2,450.00<br>\$ 2,250.00                                       |            |              |
| Wall base                           | Furnish and install new wall base. 1"x 5" finger jointed pine                                                                                                                                                                        | \$ 1,950.00                                                      |            |              |
| Paint                               | Furnish all labor and materials to paint all surfaces one color                                                                                                                                                                      | \$ 6,250.00                                                      |            |              |
| Accessories and Hardware            | Furnish and install all ADA hardware and bathroom accessories<br>ADA Grab bars, bathroom mirrors and levered door hardware.                                                                                                          | \$ 2,250.00                                                      |            |              |
| Fire Extinguishers                  | Furnish and install new fire extinguisher per plan                                                                                                                                                                                   | \$ 750.00                                                        |            |              |
| Contingency Allowance               | Contingency at 10%                                                                                                                                                                                                                   | \$ 20,000.00                                                     |            |              |
| THIS PROPOSAL IS VALID FOR 15 DAYS. |                                                                                                                                                                                                                                      |                                                                  |            |              |
| *NOTES & Exclusions                 | 40% down payment required to commence drawings and permit administration.<br>Designer fixtures, Fans<br>Excludes all items not mentioned in scope.<br>Make checks payable to MRC.<br>3% Fee applied to all Credit Card transactions. | <table><tr><td>Total cost</td><td>\$232,300.00</td></tr></table> | Total cost | \$232,300.00 |
| Total cost                          | \$232,300.00                                                                                                                                                                                                                         |                                                                  |            |              |

Acceptance of Estimate: The above prices and specifications are satisfactory and are hereby accepted. You are authorized to do the proposed work. Payment will be made as agreed between GC and customer.

Signature

Date