



From: Bill Davis wmdavis@telus.net  
Subject: Fwd: 3767 Waring Place - new home
Date: February 18, 2026 at 5:00 PM
To: Brad Hall bradhall@remax.net

BD

Brad.
Andrew's reply regarding building costs.

----- Forwarded message -----

From: **Andrew Tidman** <atidman@tidmangroup.com>
Date: Wed, Feb 18, 2026, 2:20 p.m.
Subject: 3767 Waring Place - new home
To: <steven987@gmail.com>
Cc: Bill Davis <wmdavis@telus.net>, TG-Vicki <vrivet@tidmangroup.com>, Dan Carrier <dcarrier@tidmangroup.com>, TG-Kathy <karcher@tidmangroup.com>

Hi Steven –

As discussed in our telcon on the weekend, I am following up with information on the new home proposed for 3767 Waring Place.

In our telcon I had indicated that the estimated cost of construction, based on the preliminary plans by Step One Designs drg set 110725, dated Nov 4, 2025, would be in a range between \$500 - \$515 / sq.ft.. This is based on a mid-range specification and is based on construction costs only. A defined specification of Finishes & Materials can vary this cost estimate. Site services, demo of existing house (leaving existing foundation in place), archeological remediation, furnishings & appliances and landscaping, would be additional.

The Archeological Permit Application has been submitted, and we hope to receive the Archeological Permit in the next 2 months. Once the Archeological Permit has been granted, the archeological consultant that has been engaged, will commence with required site test and remediation of any found historical artifacts. Once this process has been completed, then a Building Permit can be submitted for at The District of Saanich. The District of Saanich can take approx. 8+ weeks to review and approve Building Permit submissions. We often utilize the time with our clients while permit submissions are being reviewed/approved by the District, so choose a specification of Finishes & Materials and create a Preliminary Budget based on our clients specification choices.

As discussed, I have attached a copy of our DRAFT Construction Management Agreement for your review. We work strictly on a Management Fee/Cost Plus basis.

Please feel free to connect with me should you have any further questions. I'm happy to assist.

Best regards,

TIDMAN CONSTRUCTION LTD.

per; Andrew Tidman

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