

Demolishing and waste removal	Total Labor	Total Material	Total
Demolishing {{tbr}}	\$4,400.00	\$0.00	\$4,400.00
Bins for mixed garbage removal	\$7,000.00	\$0.00	\$7,000.00
Bins for concrete and bricks removal	\$1,300.00	\$0.00	\$1,300.00
Concrete removal {{tbr}}	\$1,300.00	\$0.00	\$1,300.00
Garbage for construction {{tbr}}	\$3,080.00	\$0.00	\$3,080.00
Asphalt removal (optional) {{tbr}}	\$660.00	\$0.00	\$660.00
Excovation {{tbr}}	\$4,400.00	\$0.00	\$4,400.00
Bins for dirt (clean fill) removal	\$0.00	\$10,800.00	\$10,800.00
Demolishing and waste removal Total:			\$32,940.00
Foundation	Total Labor	Total Material	Total
Shoring	\$0.00	\$0.00	\$0.00
Supply and Install footing (framing)	\$1,925.00	\$1,050.00	\$2,975.00
Concrete walls 8 ft. Hight	\$41,866.00	\$0.00	\$41,866.00
Steel rebars for walls , j bolts	\$4,114.00	\$0.00	\$4,114.00
Water proofing and weeping tiles	\$3,300.00	\$0.00	\$3,300.00
Gravel	\$825.00	\$4,483.50	\$5,308.50
New drains	\$4,620.00	\$0.00	\$4,620.00
Sump pump	\$1,320.00	\$0.00	\$1,320.00
New concrete slab 1176 sq.ft.	\$9,702.00	\$0.00	\$9,702.00
Back fill and rough grading	\$2,200.00	\$0.00	\$2,200.00
Foundation Total:			\$75,405.50
Porch {{tbr}}	Total Labor	Total Material	Total
Framing of steps and landing {{tbr}}	\$1,540.00	\$1,050.00	\$2,590.00
Metal for reinforcements (rebars) {{tbr}}	\$385.00	\$315.00	\$700.00
Pour slab and steps {{tbr}} 4step, smooth/brush finish	\$4,400.00	\$672.00	\$5,072.00
concrete pump {{tbr}}	\$792.00	\$0.00	\$792.00
Supply and Install metal insulated door {{tbr}}	\$308.00	\$450.00	\$758.00
Porch {{tbr}} Total:			\$9,912.00
Walk out {{tbr}}	Total Labor	Total Material	Total
walk up			
additional excavation {{tbr}}	\$1,188.00	\$0.00	\$1,188.00
supply and Install footing {{tbr}}	\$770.00	\$525.00	\$1,295.00
Supply and Install rebars {{tbr}}	\$770.00	\$756.00	\$1,526.00
Supply and Install blocks {{tbr}} concrete walls as per drawings	\$8,096.00	\$0.00	\$8,096.00

Water proofing {{tbr}}	\$990.00	\$0.00	\$990.00
Drains connected to sump pump {{tbr}}	\$1,100.00	\$0.00	\$1,100.00
Gravel for new water roofing and drains {{tbr}}	\$385.00	\$1,386.00	\$1,771.00
Stairs framing {{tbr}}	\$770.00	\$1,050.00	\$1,820.00
Supply and Install rebars {{tbr}}	\$770.00	\$220.50	\$990.50
Pour slab and steps {{tbr}}	\$1,650.00	\$1,176.00	\$2,826.00
concrete pump {{tbr}}	\$880.00	\$0.00	\$880.00
Walk out {{tbr}} Total:			\$22,482.50
Framing	Total Labor	Total Material	Total
Steal bolts, j bolts	\$825.00	\$630.00	\$1,455.00
Supply and Install bearing walls and required structure 2X6,2X8,2X10 as per drawings, 10 ft. first floor except garage area , 9 ft. second floor, SPF grade lumber	\$5,857.50	\$7,654.50	\$13,512.00
Sheer wall surcharge (1/2 plywood)	\$825.00	\$1,050.00	\$1,875.00
LVL for structural beams	\$1,650.00	\$2,520.00	\$4,170.00
Metal posts	\$990.00	\$787.50	\$1,777.50
Supply and Install floor joists	\$6,144.60	\$13,124.16	\$19,268.76
Supply and Install Sub floors	\$1,815.00	\$3,675.00	\$5,490.00
Supply and Install walls	\$2,970.00	\$5,433.75	\$8,403.75
Supply and Install interior partitions	\$4,620.00	\$8,400.00	\$13,020.00
supply and install first floor step surcharge for structural for first floor step	\$660.00	\$252.00	\$912.00
Framing Total:			\$69,884.01
Roof	Total Labor	Total Material	Total
Supply and Install roof trusses	\$3,234.00	\$7,875.00	\$11,109.00
roof plywood	\$1,125.00	\$2,475.00	\$3,600.00
Supply and Install roof porch	\$1,650.00	\$1,029.00	\$2,679.00
Supply and Install Shingles	\$9,075.00	\$0.00	\$9,075.00
metal for roof ridges	\$1,650.00	\$0.00	\$1,650.00
Supply and Install flat roof on porch	\$1,650.00	\$0.00	\$1,650.00
metal cap for porch and balconies	\$1,100.00	\$0.00	\$1,100.00
Supplies	\$0.00	\$1,050.00	\$1,050.00
Roof Total:			\$31,913.00
Roof skylight	Total Labor	Total Material	Total
2X4 skylight	\$825.00	\$460.00	\$1,285.00
framing of skylight	\$825.00	\$525.00	\$1,350.00
4X4 skylight	\$1,237.50	\$680.00	\$1,917.50
framing of 4X4 skylight shaft	\$2,062.50	\$1,312.50	\$3,375.00
Roof skylight Total:			\$7,927.50
Windows and Doors	Total Labor	Total Material	Total
Supply and Install windows regular {{tbr}} energy start, medium, 11 windows	\$1,331.00	\$9,350.00	\$10,681.00
Supply and Install transom {{tbr}}	\$121.00	\$450.00	\$571.00
Supply and Install Front door {{tbr}}	\$242.00	\$3,500.00	\$3,742.00

Supply and Install 12'-16 {{tbr}}	\$242.00	\$3,000.00	\$3,242.00
Supply and Install 80 {{tbr}}	\$242.00	\$2,800.00	\$3,042.00
Supply and Install regular 80 {{tbr}}	\$181.50	\$850.00	\$1,031.50
Supply and Install metal 80 {{tbr}} refer to foundation works	\$0.00	\$0.00	\$0.00
supply and Install garage doors {{tbr}}	\$0.00	\$2,000.00	\$2,000.00
supply and install motor {{tbr}}	\$0.00	\$1,000.00	\$1,000.00
Fire shutters 1 pc	\$4,800.00	\$0.00	\$4,800.00
Windows and Doors Total:			\$30,109.50
Locks & hardware	Total Labor	Total Material	Total
Supply and Install door lock	\$66.00	\$250.00	\$316.00
Supply and Install door handle sliding doors	\$66.00	\$100.00	\$166.00
Supply and Install regular door handles and dead lock	\$66.00	\$120.00	\$186.00
Locks & hardware Total:			\$668.00
Exterior works Stucco To be confirmed with city, fir rated walls require special covering in some cases and may require different cladding price subject to confirmation with city and customer	Total Labor	Total Material	Total
Supply and Install stucco including garage , 3200 sq. ft.	\$31,680.00	\$0.00	\$31,680.00
Windows sills 20 pc	\$660.00	\$660.00	\$1,320.00
Mouldings on facade openings \$250 per opening 5 openings	\$2,000.00	\$0.00	\$2,000.00
Porch assembly porch columns and rest of the porch final costs and design to be confirmed with customer	\$1,650.00	\$0.00	\$1,650.00
Exterior works Stucco Total:			\$36,650.00
Aluminum works/ paneling / Soffits	Total Labor	Total Material	Total
Soffit, downspouts, eavestrough, caulking	\$7,000.00	\$0.00	\$7,000.00
Aluminum works/ paneling / Soffits Total:			\$7,000.00
Electrical system	Total Labor	Total Material	Total
standard electrical system throughout the house	\$13,310.00	\$0.00	\$13,310.00
Low voltage line for undercabinet light	\$300.00	\$0.00	\$300.00
Conduit pipes for tv	\$150.00	\$0.00	\$150.00
Supply and Install spotlights	\$3,200.00	\$0.00	\$3,200.00
Electrical system Total:			\$16,960.00
HVAC system	Total Labor	Total Material	Total
Supply and Install ducts as per drawings	\$14,490.00	\$0.00	\$14,490.00
Supply and Install furnace and AC	\$6,500.00	\$0.00	\$6,500.00
Supply and Install HRV	\$2,200.00	\$0.00	\$2,200.00
Supply and Install Gas lines	\$900.00	\$0.00	\$900.00
HVAC system Total:			\$24,090.00
Fireplace	Total Labor	Total Material	Total

Supply and Install fireplace	\$0.00	\$2,500.00	\$2,500.00
Supply and Install venting system	\$1,045.00	\$600.00	\$1,645.00
Fireplace Total:			\$4,145.00
Plumbing System	Total Labor	Total Material	Total
Supply and Install regular spot	\$16,720.00	\$0.00	\$16,720.00
Fridge line	\$495.00	\$0.00	\$495.00
water meter installation	\$495.00	\$0.00	\$495.00
water tank installation	\$495.00	\$0.00	\$495.00
hose bibs	\$770.00	\$0.00	\$770.00
humidifier	\$275.00	\$0.00	\$275.00
Plumbing System Total:			\$19,250.00
City Connections	Total Labor	Total Material	Total
Drain pipe owner part	\$2,500.00	\$0.00	\$2,500.00
Drain part city part customer responsible for this work	\$0.00	\$0.00	\$0.00
Water pipe owner part	\$1,500.00	\$0.00	\$1,500.00
Water pipe city part customer responsible for this work	\$0.00	\$0.00	\$0.00
Electrical service	\$2,200.00	\$0.00	\$2,200.00
gas customer responsible for this work	\$0.00	\$0.00	\$0.00
City Connections Total:			\$6,200.00
Smart home and other low voltage features	Total Labor	Total Material	Total
low voltage lines	\$660.00	\$0.00	\$660.00
Smart home and other low voltage features Total:			\$660.00
Insulation & Drywall	Total Labor	Total Material	Total
Supply and Install insulation R24	\$2,970.00	\$4,704.00	\$7,674.00
Supply and Install Basement blanket insulation	\$2,062.50	\$1,260.00	\$3,322.50
Supply and Install R31 insulation (sloped roof)	\$825.00	\$201.60	\$1,026.60
Supply and Install blown insulation (attic)	\$1,573.00	\$0.00	\$1,573.00
Supply and Install foam insulation exposed parts (cantilever, garage, etc.)	\$1,430.00	\$0.00	\$1,430.00
Supply and Install Foam insulation joists pockets	\$2,184.00	\$0.00	\$2,184.00
Supply and Install Drywall	\$12,100.00	\$7,455.00	\$19,555.00
Taping	\$12,100.00	\$2,625.00	\$14,725.00
Supplies (screws, corner bids, delivery)	\$0.00	\$1,000.00	\$1,000.00
Insulation & Drywall Total:			\$52,490.10
Garage drywall	Total Labor	Total Material	Total
Supply and Install insulation R24 no insulation	\$0.00	\$0.00	\$0.00
Supply and Install Drywall	\$1,100.00	\$651.00	\$1,751.00
Taping for gas proofing	\$825.00	\$210.00	\$1,035.00
Garage drywall Total:			\$2,786.00

Powder room	Total Labor	Total Material	Total
Vanity installation	\$66.00	\$650.00	\$716.00
Supply and Install tiles 32 sq.f floors, N/A sq.f.t shower walls, n/a sq.ft. shower floors \$5 dollar per sq. ft. allocated for tiles, Cost include 10% waste	\$281.60	\$180.00	\$461.60
Supply and Install plumbing fixtures	\$0.00	\$400.00	\$400.00
supply and install bathroom fixture	\$33.00	\$150.00	\$183.00
Powder room Total:			\$1,760.60
Entrance with closet	Total Labor	Total Material	Total
Supply and Install tiles 80 sq. ft. floors, \$5 dollar per sq. ft. allocated for tiles, Cost include 10% waste	\$704.00	\$440.00	\$1,144.00
Entrance with closet Total:			\$1,144.00
Mud room (side entrance)	Total Labor	Total Material	Total
Supply and Install tiles 40 sq. ft. floors, \$5 dollar per sq. ft. allocated for tiles, Cost include 10% waste	\$352.00	\$220.00	\$572.00
Mud room (side entrance) Total:			\$572.00
Kitchen	Total Labor	Total Material	Total
Supply and Install tiles 36 sq. ft. floors, \$5 dollar per sq. ft. allocated for tiles, Cost include 10% waste	\$316.80	\$210.00	\$526.80
Supply and Install tiles in pantry 36 sq. ft. floors, \$5 dollar per sq. ft. allocated for tiles, Cost include 10% waste	\$316.80	\$205.00	\$521.80
Supply and Install back splash tiles 40 sq.ft. \$5 dollar per sq. ft. allocated for tiles, Cost include 10% waste	\$880.00	\$220.00	\$1,100.00
Supply and Install Kitchen Cabinets 26 linier foot, approx., may change in final drawings, \$600 per linier ft.	\$15,600.00	\$0.00	\$15,600.00
supply and install kitchen countertop quartz, \$52 per sq. ft. including pantry	\$5,200.00	\$0.00	\$5,200.00
Kitchen sink and faucet	\$300.00	\$0.00	\$300.00
supply and Install Pantry basic shelving only 2 sets	\$700.00	\$0.00	\$700.00
supply and install bar 10 linier ft, \$600 per linier ft.	\$6,000.00	\$0.00	\$6,000.00
Kitchen Total:			\$29,948.60
Master washroom	Total Labor	Total Material	Total
Supply and Install tiles 78sq. ft. floors, 108 sq.f.t shower walls, 18 sq.ft. shower floors \$5 dollar per sq. ft. allocated for tiles,	\$1,795.20	\$1,125.00	\$2,920.20
supply and install dry pack	\$275.00	\$0.00	\$275.00
Supply and Install marble threshold	\$110.00	\$300.00	\$410.00
Supply and Install vanities	\$66.00	\$1,600.00	\$1,666.00
Supply and Install Plumbing fixtures	\$0.00	\$1,000.00	\$1,000.00
Supply and Install bathroom fixture	\$33.00	\$400.00	\$433.00
Supply and Install glass shower doors and walls	\$1,600.00	\$0.00	\$1,600.00
Supply and Install free standing bath tub	\$264.00	\$950.00	\$1,214.00
Master washroom Total:			\$9,518.20

bedroom 1 washroom	Total Labor	Total Material	Total
Supply and Install tiles floor 36 sq.ft., Shower/bathtub walls 96 sq. ft., shower floor 12 a a sq. ft \$5 material incl, Cost include 10% waste	\$1,267.20	\$800.00	\$2,067.20
supply and install dry pack	\$275.00	\$0.00	\$275.00
Supply and Install marble threshold	\$110.00	\$200.00	\$310.00
Supply and Install vanities	\$66.00	\$650.00	\$716.00
Supply and Install plumbing fixture	\$0.00	\$600.00	\$600.00
Supply and Install Bathroom fixture	\$33.00	\$200.00	\$233.00
Supply and Install Glass shower door and walls	\$2,400.00	\$0.00	\$2,400.00
bedroom 1 washroom Total:			\$6,601.20
Bedroom 2 washroom	Total Labor	Total Material	Total
Supply and Install tiles floor 48 sq.ft., Shower/bathtub walls 75 sq. ft., shower floor n/a a sq. ft \$5 material incl, Cost include 10% waste	\$1,082.40	\$699.95	\$1,782.35
Supply and Install vanities	\$66.00	\$650.00	\$716.00
Supply and Install plumbing fixture	\$0.00	\$600.00	\$600.00
Supply and Install Bathroom fixture	\$30.00	\$200.00	\$230.00
Supply and Install bathtub	\$264.00	\$450.00	\$714.00
Bedroom 2 washroom Total:			\$4,042.35
Laundry on second floor	Total Labor	Total Material	Total
Supply and Install tiles	\$387.20	\$250.00	\$637.20
Supply and Install dry pack	\$275.00	\$0.00	\$275.00
Supply and Install marble threshold	\$110.00	\$100.00	\$210.00
Supply and Install basic sink	\$150.00	\$0.00	\$150.00
Laundry on second floor Total:			\$1,272.20
Floors	Total Labor	Total Material	Total
Supply and Install hardwood 1st floor: office n/a sq.ft., living room 228 sq.ft. great room 380 sq.ft. sq.ft. guest bedroom n/a sq.ft., hall 120 sq.ft. foyer 60 sq.ft. 2nd floor: bedroom 1 with closet 140 sq.ft., bedroom 2 140 sq.ft., bedroom 3 with closet n/a sq.ft., game area/office 120 sq.ft., master bedroom 154 sq.ft. , closet 60 sq.ft. hall 100 sq.ft. Total to install 1502 , total to purchase 1620, cost of hardwood allocated in budget \$5.00 per sq.ft.	\$3,634.84	\$8,000.00	\$11,634.84
Supply and Install noising	\$825.00	\$420.00	\$1,245.00
Floors Total:			\$12,879.84
Doors	Total Labor	Total Material	Total
Supply and Install Interior door 96	\$825.00	\$750.00	\$1,575.00
Supply and Install interior door 80	\$3,575.00	\$2,600.00	\$6,175.00
Supply and Install interior pocket door 80	\$275.00	\$390.00	\$665.00
Doors Total:			\$8,415.00
Door hardware	Total Labor	Total Material	Total
Supply and Install handles	\$528.00	\$672.00	\$1,200.00
Supply and Install door stoppers	\$528.00	\$16.00	\$544.00
Supply and Install pocket door locks	\$132.00	\$140.00	\$272.00

Door hardware Total:			\$2,016.00
Trims	Total Labor	Total Material	Total
Supply and Install casings standard MDF finish, first floor 210' foot, second floor 798' Cost of casing allocated in budget \$1.50 per linier ft., cost of material assumes 10% waste	\$5,544.00	\$1,980.00	\$7,524.00
Supply and Install Baseboards and shoe moulds standard MDF finish, first floor 156' linier foot. second floor 340' Cost allocated for baseboard with shoe mold \$1.80 per linier ft. , cost of material assumes 10% waste	\$2,728.00	\$1,089.00	\$3,817.00
Trims Total:			\$11,341.00
Stairs	Total Labor	Total Material	Total
Supply and Install stairs (red oak veneer stringer, risers with solid 11/16" thick steps, from crawl space to ground floor to second floor, price subject to confirmation upon finial design staires calculated with winders	\$11,000.00	\$0.00	\$11,000.00
Supply and install stairs gaps finish	\$1,237.50	\$500.00	\$1,737.50
Stairs Total:			\$12,737.50
Interior Railings	Total Labor	Total Material	Total
Supply and install railings Iron pickets & wooden railings, 25 linier ft., \$140 per linier ft.	\$3,500.00	\$0.00	\$3,500.00
Supply and Install posts	\$165.00	\$300.00	\$465.00
Interior Railings Total:			\$3,965.00
Fireplace /mantel/ wall	Total Labor	Total Material	Total
Supply and Install Frame box	\$660.00	\$1,260.00	\$1,920.00
Supply and Install cement board/drywall for the box	\$660.00	\$375.00	\$1,035.00
Niches	\$375.00	\$0.00	\$375.00
Taping {{tbr}}	\$825.00	\$0.00	\$825.00
Fireplace /mantel/ wall Total:			\$4,155.00
Painting	Total Labor	Total Material	Total
Painting 2 coats (1st and 2d floor)	\$14,520.00	\$3,000.00	\$17,520.00
Stain of stairs	\$3,300.00	\$0.00	\$3,300.00
Painting Total:			\$20,820.00
Closets shelves	Total Labor	Total Material	Total
Closet shelves (regular, one shelve and one rod) 7 set	\$1,848.00	\$0.00	\$1,848.00
Closets shelves Total:			\$1,848.00
Exterior Railings	Total Labor	Total Material	Total
Supply and Install Metal railings	\$2,800.00	\$0.00	\$2,800.00
Supply and Install railings for walk outs no pickets or posts galvanised custom railings. Price subject to confirmation upon design. current budget allocates \$80 per linier ft.	\$1,600.00	\$0.00	\$1,600.00
Exterior Railings Total:			\$4,400.00
Deck	Total Labor	Total Material	Total
Supply and Install Posts	\$302.50	\$46.20	\$348.70

Supply and Install frame	\$1,237.50	\$189.00	\$1,426.50
Supply and Install floors planks	\$1,237.50	\$210.00	\$1,447.50
Supply and Install regular wooden railings	\$1,188.00	\$0.00	\$1,188.00
supply and install steps	\$825.00	\$500.00	\$1,325.00
concrete plates under last step	\$330.00	\$20.00	\$350.00
Deck Total:			\$6,085.70
Landscaping	Total Labor	Total Material	Total
Cleaning prior landscaping works	\$825.00	\$0.00	\$825.00
Soil movement on property	\$1,800.00	\$0.00	\$1,800.00
Grass installation 2500 sq. ft., finial area subject to confirmation. Cost may be adjusted based on actual area. budget allocates \$2.00 per sq. ft.	\$8,750.00	\$0.00	\$8,750.00
Preparation of driveway	\$1,980.00	\$882.00	\$2,862.00
Asphalt driveway \$4.5 per sq.ft., 400 sq. ft. area to be confirmed on site. Current budget allocates	\$2,200.00	\$0.00	\$2,200.00
Regular walkways	\$825.00	\$200.00	\$1,025.00
Landscaping Total:			\$17,462.00
Sub Total:			\$612,457.30
Management Fees:			\$61,245.73
Total:			\$673,703.03
Sq. Foot:			\$314.67
HST:			\$87,581.39
Grand Total:			\$761,284.42
Sq. Foot:			\$355.57
HST Discount:			-\$43,790.70
Total After Discount:			\$717,493.73