

WellCore Corporation

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Estimate

Project: Expansion with second floor addition

Total area of the project (sq. ft.) (addition 2d floor, rear addition, basement) Garage excluded

	2190			Total for each phase
	Total labour	Total material	Total	
Second floor addition, no excavation				
<u>Demolishing and waste removal</u>				
Demolishing & Connection to existing structure (new openings, demolishing of existing house including ground floor and attic, etc)	\$ 4,012.00	\$ -	\$ 4,012.00	
Garbage	\$ -	\$ 6,600.00	\$ 6,600.00	
Brick removal	\$ 826.00	\$ 1,815.00	\$ 2,641.00	
Concrete removal	\$ 826.00	\$ 1,815.00	\$ 2,641.00	
garbage for construction	\$ -	\$ 2,640.00	\$ 2,640.00	
Asphalt removal (optional)	\$ -	\$ -	\$ -	
Dirt removal (4 bins) price subject to adjustments	\$ -	\$ 1,800.00	\$ 1,800.00	
Tree protection, basic landscaping works, protection of concrete outside slab NOT APLICABLE	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ 20,334.00
	\$ -	\$ -	\$ -	
<u>Foundation</u>				
Excavation for addition	\$ 4,248.00	\$ -	\$ 4,248.00	
Secondary unit (to move dirt upfront)	\$ 2,124.00	\$ -	\$ 2,124.00	
Water proofing exiting walls	\$ -	\$ -	\$ -	
Supply and Install footing	\$ 360.00	\$ 600.00	\$ 960.00	
Supply and pour concrete for footing	\$ 708.00	\$ 1,232.00	\$ 1,940.00	
Supply and Install concrete pump	\$ 849.60	\$ -	\$ 849.60	
Back fill and rough grading	\$ 1,274.40	\$ -	\$ 1,274.40	
Steel (rebar, j bolts,)	\$ 330.40	\$ 247.50	\$ 577.90	
Supply & install new footing for wooden columns (4 spots new,)	\$ 330.40	\$ 352.00	\$ 682.40	
New slab for addition part (210 sq. ft steel mash, 3" thick, 24 mpa)	\$ 1,610.70	\$ 704.00	\$ 2,314.70	
Leveling the basement (dry pack, 2" thick) NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install foundation blocks (full basement at the back and garage , 400 blocks)	\$ 3,610.80	\$ 1,900.80	\$ 5,511.60	
Two pre cast concrete step on side for side door NOT APLICABLE	\$ -	\$ -	\$ -	
Gravel for new weeping tiles, footings, slab (48 tones,)	\$ 389.40	\$ 2,164.80	\$ 2,554.20	
Sump pump	\$ -	\$ 1,100.00	\$ 1,100.00	
New drainage connections through out the house(no city connection),	\$ 826.00	\$ 3,300.00	\$ 4,126.00	
Foam insulation for crawling spaces NOT APLICABLE	\$ -	\$ -	\$ -	

Water proofing for addition only	\$ 1,770.00	\$ -	\$ 1,770.00	
Porch	\$ -	\$ -	\$ -	\$ 30,032.80
Supply and Install footing frame	\$ 826.00	\$ 715.00	\$ 1,541.00	
Supply and pour concrete for footing	\$ 330.40	\$ 352.00	\$ 682.40	
Supply and Install foundation blocks (, 100 blocks)	\$ 1,180.00	\$ 605.00	\$ 1,785.00	
Installing 12' sonotubes as foundation colums	\$ -	\$ -	\$ -	
Supply and pour concrete for foundtion colums (assume no pupm needed)	\$ -	\$ -	\$ -	
Slab for landing (35 sq. ft steel mash, 4" thick, 25 mpa)	\$ 472.00	\$ 352.00	\$ 824.00	
Concrete for front stairs	\$ 590.00	\$ 352.00	\$ 942.00	
Self insulated door (cost allocated for door \$350)	\$ -	\$ -	\$ -	
Metal for reinforcement	\$ 247.80	\$ 220.00	\$ 467.80	
Back pourch NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install footing frame	\$ -	\$ -	\$ -	
Supply and pour concrete for footing	\$ -	\$ -	\$ -	
Supply and Install foundation blocks (, 200 blocks)	\$ -	\$ -	\$ -	
Installing 12' sonotubes as foundation colums	\$ -	\$ -	\$ -	
Supply and pour concrete for foundtion colums (assume no pupm needed) NOT APLICABLE	\$ -	\$ -	\$ -	
Slab for landing (35 sq. ft steel mash, 4" thick, 25 mpa)	\$ -	\$ -	\$ -	
Concrete for front stairs NOT APLICABLE	\$ -	\$ -	\$ -	
Self insulated door (cost allocated for door \$350)	\$ -	\$ -	\$ -	
Metal for reinforcement	\$ -	\$ -	\$ -	
Walk out	\$ -	\$ -	\$ -	\$ 6,242.20
excavation of additional depth	\$ -	\$ -	\$ -	
Water proofing	\$ -	\$ -	\$ -	
Supply and Install footing	\$ -	\$ -	\$ -	
Steel (rebar, j bolts,)	\$ -	\$ -	\$ -	
Supply and pour concrete for footing	\$ -	\$ -	\$ -	
Back fill and rough grading	\$ -	\$ -	\$ -	
Supply and Install foundation blocks (full basement at the back and garage , 70 blocks)	\$ -	\$ -	\$ -	
Gravel for new weeping tiles, footings, slab (10 tones,)	\$ -	\$ -	\$ -	
Drains connected to sum pump pit as per code	\$ -	\$ -	\$ -	
Framing stairs	\$ -	\$ -	\$ -	
Slab for landing (steel mash, 4" thick, 25 mpa)	\$ -	\$ -	\$ -	
Concrete for stairs	\$ -	\$ -	\$ -	
Underpining of existing part of the hosue. (Price subject to confirmation)	\$ -	\$ -	\$ -	\$ -
Demolishing of existing conscrete slab NOT APLICABLE	\$ -	\$ -	\$ -	
Soil removal (1 bins included in the work) NOT APLICABLE	\$ -	\$ -	\$ -	
Drain alteration (NOT APLICABLE, HAVE TO BE CHECKED) NOT APLICABLE	\$ -	\$ -	\$ -	
Concrete works for footing (Budgeted 30 linier ft.)	\$ -	\$ -	\$ -	
New slab (890 sq. ft steel mash, 4" thick, 32 mpa) NOT APLICABLE	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	

Frame (for both floors, minimum framing in basement only, blanket insulation for walls, PLEASE NOTE that cost break down is for information purposes only, WellCore corporation guarantee the final cost of the project only, all other cost may be different from actual)

Increase basement floors (minimal rough framing in basement only as required. Also include structural elements for the future frame construction) NOT APLICABLE

	\$	-	\$	-	\$	-	
LVL rim Board for new joists	\$	885.00	\$	1,082.40	\$	1,967.40	
New Floor joists ground floor (11 1/2 TJI 110) including adition	\$	3,313.44	\$	9,614.00	\$	12,927.44	
Supply & Install flooring covering (OSB) partial cover only	\$	885.00	\$	2,431.00	\$	3,316.00	
Supplies (special steel bolts, nails, anchors, etc)	\$	442.50	\$	660.00	\$	1,102.50	
Rough framing for posts, staircases and bearing walls only (no strapping, framing or any other rough framing included, beside minimum required for above structural framing, 2X6 SPF)	\$	442.50	\$	1,760.00	\$	2,202.50	
Framing of balcony in family room	\$	-	\$	-	\$	-	\$ 21,515.84

Second floor addition and main house alteration

Partial faming of ground floor to provide 10 ft ceilings	\$	2,124.00	\$	4,416.50	\$	6,540.50	
Steel bolts, J bolts for frame	\$	708.00	\$	1,320.00	\$	2,028.00	
Supply & Install Bearing walls, (lumber, 10 foot ceilings on ground floor, 9 ft ceiling on second floor. 2X6, 2X8, 2X10, 2X12 (SPF) as per drawings)	\$	6,244.56	\$	9,075.00	\$	15,319.56	
LVL for structural elements (1.5", 1 3/4" X11 7/8 LVL)	\$	1,770.00	\$	3,696.00	\$	5,466.00	
Metal posts (5 pc) not aplicable	\$	-	\$	-	\$	-	
Supply & Install floors joist second floor, partial first floor	\$	3,313.44	\$	9,614.00	\$	12,927.44	
Supply & Install flooring (OSB) (new flooring only)	\$	885.00	\$	2,431.00	\$	3,316.00	
Supply & Install Walls (OSB)	\$	1,593.00	\$	4,361.50	\$	5,954.50	
Supply & Install interior partitions and strapping for ground floor and second floor (lumber, 10 ft on ground floor, 9 foot ceilings on second floor, 2X4 SPF)	\$	4,071.00	\$	9,680.00	\$	13,751.00	
	\$	-	\$	-	\$	-	\$ 65,303.00

Roof installations

Supply & Install Roof trusses (price subject to confirmation with Eng Drawings)	\$	2,548.80	\$	6,600.00	\$	9,148.80	
Supply & Install roof joist second floor,	\$	-	\$	-	\$	-	
Supply and Install roof perimeter	\$	-	\$	-	\$	-	
Supply and Install dormers	\$	-	\$	-	\$	-	
Supply and Install porch roof	\$	1,770.00	\$	2,000.00	\$	3,770.00	
LVL for structural elements (1.5", 1 3/4" X11 7/8 LVL) NOT APLICABLE	\$	-	\$	-	\$	-	
Supply & Install Roof plywood	\$	1,593.00	\$	5,500.00	\$	7,093.00	
Supply & Install Shingles roof and porch (Color to be confirmed by customer)	\$	-	\$	9,680.00	\$	9,680.00	
Flat roof	\$	-	\$	-	\$	-	
Flat roof balcony	\$	-	\$	-	\$	-	
Flat roof on porch	\$	2,360.00	\$	-	\$	2,360.00	

Supply and Install skylight (this work include, installing skylight, framing, water proofing, cost allocated for skylight: 2X2 \$350.00 each, 3X3 \$460.00, 2X4 \$460.00, 4X4 \$700.00) NOT APLICABLE

Metal for roof ridges

Metal for flat roof edges

Supplies (nails, anchors, etc)

Crane NOT APLICABLE

Car pot and pourch installations NOT APLICABLE

LVL for structural elements (1.5", 1 3/4" X11 7/8 LVL)

Metal posts (5 pc)

Supply and Install parapets

Flat roof for canopy and car pot

Metal for roof edges canopy and carpot

Metal for roof edges NOT APLICABLE

Windows & Doors

Supply & Install windows large (9 windows, above average, energy star with color ,grills, cost allocated for windows) price subject to confirmation

Supply & Install Windows regular (4 windows, above average, energy star with color ,grills, cost allocated for windows)

Supply and Install transoms (1 window, above average, energy star, cost allocated for window \$300) NOT APLICABLE

Supply and Install special windows for roof attic (3 windows, one is round, cost allocated for windows) NOT APLICABLE

Supply & Install front Door (Cost allocated for front door \$2500)

Supply and Install 1 pc 8 ft double French doors (cost allocated for each door \$1900)

Supply and Install 16 FT side door with glass (cost allocated for door \$2100.00)

Supply and Install regular sliding door (cost alocated for door \$1200, 8 ft doors)

Supply and Install 7FT side door with glass (cost allocated for each door \$650.00)

Supply and Install self closing single door (1 regular, colored \$650 each, no glass,)

2 Garage doors (steel with windows, non -insulated , side garage opener, color)

Locks and handles (including door for cold room)

Supply and Install front door locks (cost allocated for hardware \$150.00 per each door)

Supply and Install Other doors hardware (2 holes per door, 1 First hole hole: handle/knob, second hole: deadlock, \$20.00 per each hole, \$40 per slab))

Exterior works

Sidding works

Supply and Install vinyl siding on side wall (00 sq. ft, 4.50 per sq. ft. Price subject to confirmation upon confirmation of final siding selection) NOT ALPICABLE

\$	-	\$	-	\$	-	
\$	-	\$	825.00	\$	825.00	
\$	-	\$	-	\$	-	
\$	-	\$	1,100.00	\$	1,100.00	
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	\$ 33,976.80
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	\$
\$	-	\$	-	\$	-	-
\$	1,150.50	\$	7,200.00	\$	8,350.50	
\$	767.00	\$	2,500.00	\$	3,267.00	
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	
\$	306.80	\$	2,500.00	\$	2,806.80	
\$	-	\$	-	\$	-	
\$	306.80	\$	2,100.00	\$	2,406.80	
\$	-	\$	-	\$	-	
\$	230.10	\$	650.00	\$	880.10	
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	\$ 17,711.20
\$	82.60	\$	150.00	\$	232.60	
\$	82.60	\$	80.00	\$	162.60	
\$	-	\$	-	\$	-	\$ 395.20
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	
\$	-	\$	-	\$	-	

Cedar/mybec siding finish as per drawings (price subject to confirmation with suppliers, allocated \$4.5 per sq. ft for material, 1200 sq. allocated in budget) NOT APLICABLE	\$ -	\$ -	\$ -	
Stain of cedar (customer to choose color) NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install cement board siding (James hardy or allura, fire rated) 3 sq ft. \$4.5 per sq ft for material	\$ 1,770.00	\$ 1,980.00	\$ 3,750.00	
Corners and mouldings around windows (840 linier ft) Material only, labour is part of siding installation costs	\$ -	\$ -	\$ -	
caulking for siding	\$ -	\$ -	\$ -	
Sills NOT APLICABLE	\$ -	\$ -	\$ -	
Rent of scaffold for cedar installation	\$ 472.00	\$ -	\$ 472.00	
Stucco works	\$ -	\$ -	\$ -	\$ 4,222.00
Supply and Install Stucco (2400) sq. ft	\$ 22,656.00	\$ -	\$ 22,656.00	
Stucco finish on windows	\$ -	\$ -	\$ -	
Windows Sills stucco (4ft standard sills, 16 pc, cost of each sill \$30.00)	\$ 424.80	\$ 360.00	\$ 784.80	
Key stone (6 pc incl, over garage and entrance) NOT APLICABLE	\$ -	\$ -	\$ -	
Moldings around façade windows (cost per window allocated \$250, material and installation)	\$ 1,180.00	\$ -	\$ 1,180.00	
Pourch assembly with stucco colums NOT APLICABLE	\$ 1,416.00	\$ -	\$ 1,416.00	
Brick/stone works	\$ -	\$ -	\$ -	\$ 26,036.80
Supply and Install linteles (21 pc)	\$ -	\$ -	\$ -	
Supply & install Stone As per drawings , (\$5 per sq. ft for stone allocated in budget 210 sq. ft, sq.ft. , area adjusted for openings)	\$ -	\$ -	\$ -	
Supply and Install columns (pre cast columns, 14 pc , \$800 per column, price subject to confirmation) NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install Bricks (2850 sq. ft \$0.61 per brick incl, 11115 bricks) NOT APLICABLE	\$ -	\$ -	\$ -	
Stone/ Brick sills (4ft standard sills, concrete, \$15 per sill allocated in budget, 21pc)	\$ -	\$ -	\$ -	
Window sills (33 pc)	\$ -	\$ -	\$ -	
Key stone (5 pc incl, over garage and entrance) NOT APLICABLE	\$ -	\$ -	\$ -	
Precast moulding for windows (avarage cost of each moulding is \$650, COST SUBJECT TO VERIFICATION UPON FINAL DESIGN APROVED) NOT APLICABLE	\$ -	\$ -	\$ -	
Precast moulding for windows where regular stone installed (\$100 per each pc allocated in budget, 15 pc)	\$ -	\$ -	\$ -	
Precast assembly on top of Bay window NOT APLICABLE (cost allocated \$4000 labour inluded, COST SUBJECT TO VERIFICATION UPON FINAL DESIGN APROVED)	\$ -	\$ -	\$ -	
Precast band moulding, 3 walls, 2 lines, 390 linier ft. (cost allocated \$25.00 per linier ft, COST SUBJECT TO VERIFICATION UPON FINAL DESIGN APROVED) NOT APLICABLE	\$ -	\$ -	\$ -	
Stone veneer/brick veneer works	\$ -	\$ -	\$ -	\$ -
Supply & install Stone As per drawings , (\$6 per sq. ft for stone allocated in budget 300 sq. ft, sq.ft. , area adjusted for openings)	\$ 6,372.00	\$ 1,800.00	\$ 8,172.00	
Supply and Install Bricks (2850 sq. ft \$0.61 per brick incl, 11115 bricks)	\$ -	\$ -	\$ -	
Aluminium/panelling works	\$ -	\$ -	\$ -	\$ 8,172.00
Supply and Install James Harding paneling (1100 sq. ft.,) NOT APLICABLE	\$ -	\$ -	\$ -	
Soffit, Downspouts, Eavestrough, Caulking	\$ 8,496.00	\$ -	\$ 8,496.00	

Caulking	\$ 2,596.00	\$ -	\$ 2,596.00	
aluminium pourch roof NOT APLICABLE	\$ -	\$ -	\$ -	
aluminium side roof NOT APLICABLE	\$ -	\$ -	\$ -	
Ralings	\$ -	\$ -	\$ -	\$ 11,092.00
Railings for balcony (24 linier ft, \$150 per linier ft)	\$ -	\$ -	\$ -	
Railings for porch,(18 linier ft, \$110 per linier ft)	\$ 1,980.00	\$ -	\$ 1,980.00	
Railings for french doors on second floor and façade deck/bridge (30 linier ft, 150 per linier ft, glass) Price subject to confirmation upon finial design	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ 1,980.00
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Utilities				
Electrical				
Electrical rough in & Finish (Electrical permit, new wiring OBC, price do not include any city connection or new service, simple lighting fixtures included,)	\$ 15,576.00	\$ -	\$ 15,576.00	
Low voltage lights (under cabinets light in kitchen, rope light for shadow lights (2 lines, \$150 each)	\$ 150.00	\$ -	\$ 150.00	
Conduit pipes NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install electrical fireplace in master bedroom (\$500 allocated for insert) NOT APLICABLE	\$ -	\$ -	\$ -	
Pot lights (\$80 per light , 30 pc included)	\$ -	\$ 2,400.00	\$ 2,400.00	
Electrical heated floors (master washroom only) price subject to confirmation NOT APLICABLE	\$ -	\$ -	\$ -	
HVAC	\$ -	\$ -	\$ -	\$ 18,126.00
HVAC Design and new duct roots (1 New furnace and 1 AC, american standart units)	\$ 20,355.00	\$ -	\$ 20,355.00	
HRV 1 pc NOT APPLICABLE	\$ -	\$ -	\$ -	
New gas lines for kitchen & 1 Fireplaces	\$ 944.00	\$ -	\$ 944.00	
Supply and Install New gas fire place (1 pc, cost allocated for gas fireplace in family room \$1500)	\$ 885.00	\$ 1,500.00	\$ 2,385.00	
Radiant heat (not applicable)	\$ -	\$ -	\$ -	\$ 23,684.00
PEX lines for dryway (872 sq.ft.) NOT APLICABLE	\$ -	\$ -	\$ -	
PEX lines for main house (975 sq. ft) NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install thermal mass concrete Price subject to confirmation (1-1/2 inch thickness) price subject to more research, ground and second floor only, basement is covered by regular concrete as per foundation works NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install manifold	\$ -	\$ -	\$ -	
Supply and Install boiler (price subject to confirmation) (possiable switch for water tank, price subject of confirmation) NOT APLICABLE	\$ -	\$ -	\$ -	
Plumbing	\$ -	\$ -	\$ -	\$ -
Plumbing (14 spots,)	\$ 14,042.00	\$ -	\$ 14,042.00	
Basement plumbing rough ins and water only connections (5 spots)	\$ 2,360.00	\$ -	\$ 2,360.00	
City Utilities	\$ -	\$ -	\$ -	\$ 16,402.00

New electrical service (200 amps) (price to be adjust, depends on the site condition)	\$ 2,714.00	\$ -	\$ 2,714.00	
New drain installation (owner part)	\$ -	\$ -	\$ -	
New water line (owner part only) Price subject to confirmation with the city, cost for owner part allocated in budget \$2300)	\$ -	\$ -	\$ -	
smart home and other non essential features	\$ -	\$ -	\$ -	\$ 2,714.00
Special smart home light switches (currently allocating 45 pc, \$40 per switch, 150 for control unit)	\$ -	\$ -	\$ -	
Rough in wires for CCTV (6 spots)	\$ -	\$ -	\$ -	
Alarm system (Design and features to be confirmed, price subject to confirmation)	\$ -	\$ -	\$ -	
Wiring for 8 speakers in family room (location to be confirmed, no speakers)	\$ -	\$ -	\$ -	
wireing for CAT 6 cable 8 spots	\$ -	\$ -	\$ -	
smart Thermostat (3 spots, \$150 per thermostat)	\$ -	\$ -	\$ -	
Rough -ins for central VAC (8 Spots total one per each floor ground, second floor, basement, as per customer confirmed location, VAC is not included) NOT AVAILABLE	\$ -	\$ -	\$ -	
CAT6 outlets	\$ -	\$ -	\$ -	
Video cabelaes	\$ 354.00	\$ -	\$ 354.00	
Phone cables	\$ 354.00	\$ -	\$ 354.00	
	\$ -	\$ -	\$ -	\$ 708.00
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
<u>Insulation and drywall</u>	\$ -	\$ -	\$ -	
Supply and Install insulation R-24, vapor barrier	\$ 2,212.50	\$ 3,850.00	\$ 6,062.50	
Supply and Install R-24 insulation in garage NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and install basement insulation R-20 blanket	\$ 826.00	\$ 1,320.00	\$ 2,146.00	
Supply and Install R-31 in all angels roof NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install foam insulation on flat roof area (660 sq. ft , r-31) subject to confirmation with city NOT	\$ -	\$ -	\$ -	
Attic Insulation (R-60)	\$ -	\$ 1,644.50	\$ 1,644.50	
Blown insulation (balcony, stairs, garage 410 sq. ft)	\$ -	\$ -	\$ -	
Joist space blown insulation and any joist cavities for water pipes in outside walls (280 sq. ft)	\$ -	\$ 1,540.00	\$ 1,540.00	
Supply & Install Drywall (10 foot ceilings ground floor, and 9 ft ceiling second floor,)	\$ 10,620.00	\$ 10,450.00	\$ 21,070.00	
Taping	\$ 10,620.00	\$ 3,300.00	\$ 13,920.00	
Supplies (drywall screws, delivery, corners etc)	\$ -	\$ 550.00	\$ 550.00	
Garage drywall	\$ -	\$ -	\$ -	
Taping of garage only (first coat only)	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ 46,933.00
<u>Interior finish 1st floor</u>	\$ -	\$ -	\$ -	
<u>Powder room</u>	\$ -	\$ -	\$ -	
Vanity installations and other non plumbing fixture (Cost of vanity allocated in budget \$650.00)	\$ 82.60	\$ 650.00	\$ 732.60	
Supply and Install tiles (20 sq.f floors, N/A sq.ft shower walls, n/a sq.ft. shower floors \$4.5 dollar per sq.f allocated for tiles, Cost include 5% waste)	\$ 188.80	\$ 99.00	\$ 287.80	

Supply and Install plumbing fixture (Water closet, fixture cost allocated per each fixture, water closet \$250.00, faucet \$150)	\$ -	\$ 400.00	\$ 400.00	
Dry pack for shower base NOT APLICABLE	\$ -	\$ -	\$ -	\$ 1,420.40
Glass shower door (PRICE SUBJECT TO CONFIRMATION UPON FINAL DESIGN IS CONFIRMED) NOT APLICABLE	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Master washroom first floor	\$ -	\$ -	\$ -	
Supply and Install tiles (floor 63 sq.f, Shower walls 90 sq. ft, shower floor 20 sq. ft \$4.5 material incl, Cost include 5% waste)	\$ -	\$ -	\$ -	
Dry pack for shower base	\$ -	\$ -	\$ -	
Inserts in tiles (\$115 allocated for labor, \$50 for material)	\$ -	\$ -	\$ -	
Supply and Install Vanity (Cost of each Vanity allocated in budget \$800.00)	\$ -	\$ -	\$ -	
Supply and Install plumbing fixture (water closet \$150, shower \$200, bath tube fixture \$250.00, vanity fixtures \$150.00 each)	\$ -	\$ -	\$ -	
Glass shower door (price subject to verification upon confirmation of final design)	\$ -	\$ -	\$ -	
Supply and Install Marble thresholds (\$50 per pc allocated in cost, 6 ft a pc, 5 pc)	\$ -	\$ -	\$ -	
Supply and Install free standing bath tub (Cost of bathtub allocated \$950.00, including drywall fixing after installation)	\$ -	\$ -	\$ -	
				\$ -
Entrance with closet	\$ -	\$ -	\$ -	
Supply and Install tiles (MUD room, pantry, stairs landing, 22 sq.f floors, \$4.5 dollar per sq.f allocated for tiles, Cost include 5% waste)	\$ 207.68	\$ 128.70	\$ 336.38	
Supply and Install tiles (ENTRANCE & WALKING CLOSET 88 sq. ft \$4.5 dollar per sq.f allocated for tiles, Cost include 5% waste)	\$ 830.72	\$ 485.10	\$ 1,315.82	
Supply and Install build in shelves NOT APLICABLE	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ 1,652.20
<u>Kitchen & other custom cabinetry (laminated or acrylic 550 per linier foot, price subject to change upon final design and material)</u>	\$ -	\$ -	\$ -	
Supply and Install tiles (160 sq.f floors,\$4.5 dollar per sq.f allocated for tiles, Cost include 5% waste)	\$ 1,510.40	\$ 891.00	\$ 2,401.40	
Supply and Install tiles IN PANTRY (49 sq.f floors,\$4.5 dollar per sq.f allocated for tiles, Cost include 5% waste) NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install Tiles (back splash) kitchen (price subject to change, upon final design confirmation, \$4.5 sq.f for material incl 80 sq. ft)	\$ 708.00	\$ 396.00	\$ 1,104.00	
Granit counter tops (\$52 per sq foot, 70 sq.f)	\$ 3,640.00	\$ -	\$ 3,640.00	
Kitchen sink and faucet	\$ 300.00	\$ -	\$ 300.00	
Kitchen and island, (34 linier foot, approx, may change in final drawings	\$ 18,700.00	\$ -	\$ 18,700.00	
Supply and Install pantry (10 linier ft, aprox, may change in finial drawings.	\$ 5,500.00	\$ -	\$ 5,500.00	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ 31,645.40

Rest of the first floor

Supply & Install Floor Hardwood with sanding and screwing (Cost allocated cost of hardwood \$5.50 per sq. ft: living 152 sq. ft. dining 90 sq.f, family room 208 sq.ft., landing 24 sq. ft., buffet area n/a sq.ft. office n/a sq. ft, hallway n/a sq. ft, Master bedroom n/a sq.ft. Total 474 sq. ft. Total to purchase 520 sq.ft.)	\$ 1,118.64	\$ 3,146.00	\$ 4,264.64	
Noising and reducers for stairs and where applicable, oak quarter rounds, oak noising, oak shoe mold	\$ 826.00	\$ 1,100.00	\$ 1,926.00	
Supply & Install interior casings (standard MDF finish, 240 linier foot, Cost of casing allocated in budget \$1.00 per linier ft, cost of material assumes 5% waste)	\$ 726.88	\$ 264.00	\$ 990.88	
Supply & Install interior baseboards (standard MDF finish, baseboards, 180 linier foot. Cost allocated for baseboard with shoe mold \$1.50 per linier ft , cost of material assumes 5% waste)	\$ 594.72	\$ 330.00	\$ 924.72	
Supply and install Crown moldings on ground floor (Cost allocated for Crown moldings 1.15 per linier ft, cost of material assumes 7% waste) NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install interior doors (8 ft, hollow core, 1 doors, cost allocated per door, \$160.00 per door slab, \$20 per door for hardware)	\$ 188.80	\$ 198.00	\$ 386.80	
Supply and Install pocket interior doors (8 ft, hollow core, 2 doors, cost allocated per door, \$160.00 per door slab, \$20 per door for hardware, prebuild pocket frame \$170)	\$ 377.60	\$ 418.00	\$ 795.60	
Supply and Install interior doors (7 ft, hollow core, 2 doors, cost allocated per door \$120 per door, cost allocated for hardware \$20 per door)	\$ -	\$ -	\$ -	
Stairs (red oak veneer stringer, risers with solid 11/16" thick steps, from second floor to ground floor, curved, price subject to confirmation upon finial design	\$ 7,080.00	\$ -	\$ 7,080.00	
Half Stairs (red oak veneer stringer, risers with solid 11/16" thick steps, f)	\$ -	\$ -	\$ -	
Supply and Install stairs into basement (red oak veneer stringer, risers with solid 11/16" thick steps, from ground floor to basement, no curves)	\$ -	\$ -	\$ -	
Supply and Install railings on main stairs (Iron pickets & wooden railings, 28 linier ft, \$110 per linier ft)	\$ 3,080.00	\$ -	\$ 3,080.00	
Supply and Install railings in family room (Iron pickets with wooden railings, 10 linier ft, \$110 per linier ft) NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install simple railings into basement and half staires	\$ 354.00	\$ 550.00	\$ 904.00	
Posts (\$80 per post) 5 pc	\$ -	\$ 400.00	\$ 400.00	
Closet shelves (simple, white, two closets)	\$ 283.20	\$ 330.00	\$ 613.20	
Painting 2 coats (1st and 2d floor) on walls - flat paint; in washrooms- eggshell; all wood- semi gloss, trim preparation. Doors white color, allocated for paint \$2000	\$ 14,278.00	\$ 2,750.00	\$ 17,028.00	
Stain of stairs (28 steps from basement to second floor, color to be confirmed by customer, basement stairs not included)	\$ 3,304.00	\$ -	\$ 3,304.00	
Fire place mantel	\$ -	\$ -	\$ -	\$ 41,697.84
Supply and Install wooden box	\$ 388.50	\$ 385.00	\$ 773.50	
Supply and Install cement board	\$ 310.80	\$ 110.00	\$ 420.80	
Stone installation around (pc work, price subject to confirmation of final design,) NOT APLICABLE	\$ -	\$ -	\$ -	

Wooden elements (corners, top plate, etc , costs subject to confirmation of final design) NOT APLICABLE	\$	-	\$	-	\$	-	
Waffled ceiling in family room NOT APLICABLE	\$	-	\$	-	\$	-	\$ 1,194.30
Supply and Install framing waffled ceilings family room	\$	-	\$	-	\$	-	
Dry walling and taiping of waffled ceiling in family room	\$	-	\$	-	\$	-	
Supply and Install crown moldings in squares (260 linier ft, cost allocated for crown moldings \$1.15 per linier ft, 5 % waste included in material cost)	\$	-	\$	-	\$	-	
Second trim element (260 linier ft , cost allocated for trim, \$.45 per linier ft, 5% waste included in material cost)	\$	-	\$	-	\$	-	
Painting, caulking and preparation	\$	-	\$	-	\$	-	\$ -
<u>Interior finish Second Floor</u>	\$	-	\$	-	\$	-	
Master washroom	\$	-	\$	-	\$	-	
Supply and Install tiles (floor 84 sq.f, Shower walls 126 sq. ft, shower floor 24 sq. ft \$4.5 material incl, Cost include 5% waste)	\$	2,208.96	\$	1,125.00	\$	3,333.96	
Dry pack for shower base	\$	295.00	\$	-	\$	295.00	
Inserts in tiles (\$115 allocated for labor, \$50 for material)	\$	177.00	\$	-	\$	177.00	
Supply and Install Vanity (Cost of each Vanity allocated in budget \$800.00)	\$	118.00	\$	1,600.00	\$	1,718.00	
Supply and Install plumbing fixture (water closet \$250, shower \$200, bath tube fixture \$250.00, vanity fixtures \$150.00 each)	\$	-	\$	1,000.00	\$	1,000.00	
Glass shower door (price subject to verification upon confirmation of final design)	\$	1,600.00	\$	-	\$	1,600.00	
Supply and Install Marble thresholds (\$50 per pc allocated in cost, 6 ft a pc, 5 pc)	\$	118.00	\$	250.00	\$	368.00	
Supply and Install free standing bath tub (Cost of bathtub allocated \$950.00, including drywall fixing after installation)	\$	165.20	\$	950.00	\$	1,115.20	
	\$	-	\$	-	\$	-	\$ 9,607.16
	\$	-	\$	-	\$	-	
Bedroom 3&2&1 washroom	\$	-	\$	-	\$	-	
Supply and Install tiles (floor 50 sq.f, Shower/bathtub walls 65 sq. ft, shower floor N/A sq. ft \$4.5 material incl, Cost include 5% waste)	\$	1,085.60	\$	540.00	\$	1,625.60	
Dry pack for shower base	\$	-	\$	-	\$	-	
Inserts in tiles (\$115 allocated for labor, \$50 for material)	\$	177.00	\$	-	\$	177.00	
Supply and Install Vanity (cost of each Vanity allocated in Budget \$650)	\$	70.80	\$	1,300.00	\$	1,370.80	
Supply and Install plumbing fixture (water closet \$250, shower \$200, , faucets each \$150)	\$	-	\$	750.00	\$	750.00	
Glass shower door (price subject to verification upon confirmation of final design)	\$	-	\$	-	\$	-	
Supply and Install Marble thresholds (\$50 per pc allocated in cost, 6 ft a pc, 4 pc)	\$	-	\$	-	\$	-	
Supply and Install bathtub (\$350 cost allocated for bathtub)	\$	141.60	\$	350.00	\$	491.60	
	\$	-	\$	-	\$	-	\$ 4,415.00
Bedroom 1 washroom	\$	-	\$	-	\$	-	
Supply and Install tiles (floor 40 sq.f, Shower walls /buthtub walls 65 sq. ft, shower floor N/A sq. ft \$4.5 material incl, Cost include 5% waste)	\$	-	\$	-	\$	-	
Dry pack for shower base	\$	-	\$	-	\$	-	

Inserts in tiles (\$115 allocated for labor, \$50 for material)	\$ -	\$ -	\$ -	
Supply and Install Vanity (cost of each Vanity allocated in Budget \$650)	\$ -	\$ -	\$ -	
Supply and Install plumbing fixture (water closet \$150, shower \$200, , faucets each \$150)	\$ -	\$ -	\$ -	
Glass shower door (price subject to verification upon confirmation of final design)	\$ -	\$ -	\$ -	\$ -
Supply and Install Marble thresholds (\$40 per pc allocated in cost, 6 ft a pc, 4 pc)	\$ -	\$ -	\$ -	
Supply and Install bathtub (\$350 cost allocated for bathtub)	\$ -	\$ -	\$ -	
Bedroom 3 washroom NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install polished porcelain or travertine tiles (floor 42 sq.f, walls around bath tube 90 sq. ft \$3.5 material incl)	\$ -	\$ -	\$ -	
Supply and Install vanities installation (cost of vanity allocated in budget \$800)	\$ -	\$ -	\$ -	
Inserts in tiles	\$ -	\$ -	\$ -	
Supply and Install bathtub (\$400 cost allocated for bathtub)	\$ -	\$ -	\$ -	
Supply and Install plumbing fixture (water closet \$150, shower \$200, faucet \$150)	\$ -	\$ -	\$ -	\$ -
Laundry on second floor	\$ -	\$ -	\$ -	
Supply and Install ceramic tiles (floor 42 sq.f, \$3.5 per sq. ft. allocated for tiles, Cost include 5% waste)	\$ 396.48	\$ 247.50	\$ 643.98	
Dry pack	\$ 295.00	\$ -	\$ 295.00	
Supply and Install Marble thresholds (\$40 per pc allocated in cost, 6 ft a pc, 4 pc)	\$ 118.00	\$ 110.00	\$ 228.00	
Basic pre manufactured cabinets NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install basic sink (\$80 allocated for sink, \$80 for faucet)	\$ 106.20	\$ 176.00	\$ 282.20	
	\$ -	\$ -	\$ -	\$ 1,449.18
Rest of the 2d floor	\$ -	\$ -	\$ -	
Supply & Install Floor Hardwood with sanding and screwing (cost of hardwood allocated in budget \$4.50 per sq. ft, Master bedroom 221 sq. ft, WC 36 sq.f, WC#2 n/a sq.ft. Bedroom 2 with wc 130 sq.ft, Bedroom 1 with wc 104 sq. ft, bedroom 4 with WC n/a sq.ft. Bedroom 3 115 sq. ft, hallway/den 80 sq. ft, landing N/A sq. ft. Total 686 sq. ft. Total to purchase 710)	\$ 1,618.96	\$ 3,514.50	\$ 5,133.46	
Noising and reducers for opening and where applicable, oak quarter rounds, oak noising, oak shoe mold	\$ -	\$ -	\$ -	
Supply & Install interior casings (standard MDF finish, 610 linier foot, Cost of casing allocated in budget \$1.00 per linier ft, cost of material assumes 5% waste)	\$ 1,916.32	\$ 671.00	\$ 2,587.32	
Supply & Install interior baseboards (standard MDF finish, baseboards, 400 linier foot. Cost allocated for baseboard with shoe mold \$1.50 per linier ft, cost of material assumes 5% waste)	\$ 1,321.60	\$ 726.00	\$ 2,047.60	
Supply and install Crown moldings on ground floor (Cost allocated for Crown moldings 1.15 per linier ft, cost of material assumes 7% waste) NOT APLICABLE	\$ -	\$ -	\$ -	

Supply and Install interior doors (7 ft doors, hollow core, 13 doors, cost allocated per door \$120, cost allocated for hardware \$20 per door)	\$ 1,300.00	\$ 1,820.00	\$ 3,120.00	
Interior pocket doors (7 ft doors, hollow core, 2 doors, cost allocated per door slab \$60 , allocated for hardware \$20 per door, cost allocated per frame \$120)	\$ 188.80	\$ 209.00	\$ 397.80	
Barn door	\$ -	\$ -	\$ -	
Supply and Install barn door (price allocated for door \$350)	\$ -	\$ -	\$ -	
Supply and Install barn mechanism (price allocated for barn mechanism \$450)	\$ -	\$ -	\$ -	
Supply and Install handeles (cost allocated for handeles \$30)	\$ -	\$ -	\$ -	
Painting of barn door	\$ -	\$ -	\$ -	\$ -
Closet organizers master bedroom (optional) NOT APLICABLE	\$ -	\$ -	\$ -	
Closet shelves (simple, white, 6 closets)	\$ 944.00	\$ 660.00	\$ 1,604.00	
Painting 2 coats of walls flat paint; in washrooms- eggshell; all wood-semi gloss, caulking where required in rooms, kitchen and washroom. (included in cost of first floor)	\$ -	\$ -	\$ -	
Master bedroom fireplace mantel Dry walled box for electric fireplace (price subject to confirm upon final design, no stone, connection for electric fireplace is included) NOT APLICABLE	\$ -	\$ -	\$ -	\$ 14,890.18
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
<u>Landscaping</u>	\$ -	\$ -	\$ -	
Soil removal (excavator)	\$ -	\$ -	\$ -	
Soil moval on the property (bobcat)	\$ -	\$ -	\$ -	
Soil removal (approximately 2 ft. deep average, 6 bins) NOT APLICABLE	\$ -	\$ -	\$ -	
Gables wall installation (price subject to confirmation upon design and site condition)	\$ -	\$ -	\$ -	
Grass installation and min garading works 1500 sq. ft.	\$ -	\$ -	\$ -	
Finish grade (24 tones of top soil included) NOT APPLICABLE	\$ -	\$ -	\$ -	
New concrete driveway (heated 550 sq. ft) NOT APLICABLE	\$ -	\$ -	\$ -	
Gravel for new driveway (24 tones)	\$ -	\$ -	\$ -	
New regular asphalt driveway (600 sq. ft) PATCHING ONLY	\$ -	\$ -	\$ -	
Interlock on a side of driveway and porch NOT APLICABLE	\$ -	\$ -	\$ -	
Trees removal (One very large tree on front) NOT APLICABLE	\$ -	\$ -	\$ -	
Tree protection PAID BY WELLCORE CORPORATION	\$ -	\$ -	\$ -	
Plates for downspouts	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Deck	\$ -	\$ -	\$ -	
Supply and Install 8" Son tubes (9 pc)	\$ 495.60	\$ 990.00	\$ 1,485.60	
Supply and Install 6X6 posts to connect son tubes with main structure	\$ 413.00	\$ 121.00	\$ 534.00	

2X10 Rim Board and beams(to connect frame to the house, and beams, treated wood)	\$ 660.80	\$ 704.00	\$ 1,364.80	
2X10 single joist (treated wood, green)	\$ 495.60	\$ 492.80	\$ 988.40	
Railing Posts and railings	\$ 495.60	\$ 594.00	\$ 1,089.60	
Supply and Install 2X4 for picket frames	\$ 495.60	\$ 387.20	\$ 882.80	
1X6X8 (cover plates,)	\$ 1,239.00	\$ 594.00	\$ 1,833.00	
Supplies of bolts, anchors, hangers, etc	\$ -	\$ 440.00	\$ 440.00	
Fencing On property NOT APLICABLE	\$ -	\$ -	\$ -	
Steps (4 steps)	\$ 755.20	\$ -	\$ 755.20	
	\$ -	\$ -	\$ -	\$ 9,373.40
	\$ -	\$ -	\$ -	
Deck 2 treated wood	\$ -	\$ -	\$ -	
Supply and Install 8" Son tubes (3 pc)	\$ -	\$ -	\$ -	
Supply and Install 4X4 posts to connect son tubes with main structure	\$ -	\$ -	\$ -	
2X10 Rim Board and beams(to connect frame to the house, and beams, treated wood)	\$ -	\$ -	\$ -	
2X10 single joist (treated wood, green)	\$ -	\$ -	\$ -	
Railing Posts and railings	\$ -	\$ -	\$ -	
Supply and Install 2X4 for picket frames	\$ -	\$ -	\$ -	
1X6X8 (cover plates,) including steps	\$ -	\$ -	\$ -	
Supplies of bolts, anchors, hangers, etc	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	
Balcony (treated wood)	\$ -	\$ -	\$ -	
Supply and Install 4X4 posts to connect son tubes with main structure	\$ -	\$ -	\$ -	
Supply and Install base structure on flat roof	\$ -	\$ -	\$ -	
1X6X8 (cover plates,)	\$ -	\$ -	\$ -	
Supply and Install 2X4 for picket frames	\$ -	\$ -	\$ -	
Railing (2X4, 2X2 parallel)	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -
Total for ground floor and second floor addition	\$ 278,985.10	\$ 193,940.80	\$ 472,925.90	

Total per sq. Foot

\$ 215.95

Overhead charges			
Disconnect and temporary seal utility connections (plumbing, electrical, etc)	\$ 1,000.00	\$ 130.00	\$ 1,130.00
Supervising and Back office (liability insurance, builders risk insurance, WSIB, federal taxes, temporary washroom, etc incl)	\$ 56,751.11	\$ 7,377.64	\$ 64,128.75
Fence protection (paid by WellCore corporation)	\$ -	\$ -	\$ -
WSIB	\$ -	\$ -	\$ -
Federal & provincial labor tax	\$ -	\$ -	\$ -

Temporary washroom	\$ -	\$ -	\$ -
Insurance	\$ -	\$ -	\$ -
Scaffold rental for house 3 month (to use for installation of frame, drywall)	\$ -	\$ -	\$ -
Small scaffolding rent for interior finish discount	\$ (5,000.00)	\$ (650.00)	\$ (5,650.00)
Total overhead	\$ 52,751.11	\$ 6,857.64	\$ 59,608.75

Total need to accomplish the project	\$ 525,677.01	\$ 68,338.01	\$ 594,015.02
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Total need to accomplish the project with HST			\$ 594,015.02
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Total per sq. Foot	\$ 240.04		\$ 271.24
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Utilities charges non essential for construction and may be suspended (all cost are approximate, price are subject to city by laws)			
New water pipe installation (owner part) OPTIONAL	\$ -	\$ -	\$ -
New drainage pipe installation (owner part) OPTIONAL	\$ -	\$ 273.00	\$ 2,373.00
Excavation (owner property) NOT APLICCABLE	\$ -	\$ -	\$ -
New water city part (estimated) OPTIONAL	\$ 6,500.00	\$ 845.00	\$ 7,345.00
New drainage pipe installation city part (estimated) OPTIONAL NOT REQUIRED	\$ 12,000.00	\$ 1,560.00	\$ 13,560.00
New gas service (estimated) NOT APLICABLE	\$ -	\$ -	\$ -
Appliances (estimated)	\$ 12,000.00	\$ 1,560.00	\$ 13,560.00
Lighting fixture (estimated)	\$ 2,000.00	\$ 260.00	\$ 2,260.00
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
total	\$ 32,500.00	\$ 4,225.00	\$ 36,725.00

Total need to accomplish utiities	\$ 32,500.00	\$ 4,225.00	\$ 36,725.00
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