

WellCore Corporation

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Estimate

Project: new home on block foundation

Wednesday, July 14, 2021

**Total area of the project (sq. ft.) (addition of both floors,
detached Garage excluded)**

	2124			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.)	\$ 2,587.50	\$ -	\$ 2,587.50	
Machine demolition of foundation	\$ 2,070.00	\$ -	\$ 2,070.00	
Garbage	\$ -	\$ 6,000.00	\$ 6,000.00	
Brick removal	\$ 690.00	\$ 1,650.00	\$ 2,340.00	
Concrete removal	\$ 345.00	\$ 550.00	\$ 895.00	
garbage for construction	\$ -	\$ 2,400.00	\$ 2,400.00	
Asphalt removal (optional)	\$ 500.00	\$ 450.00	\$ 950.00	
Dirt removal (10 bins)	\$ -	\$ 4,500.00	\$ 4,500.00	
Tree protection, basic landscaping works, protection of concrete outside slab NOT APLICABLE	\$ 600.00	\$ 700.00	\$ 1,300.00	
	\$ -	\$ -	\$ -	\$ 23,042.50
<u>Foundation (all new foundation)</u>				
Excavation	\$ 4,140.00	\$ -	\$ 4,140.00	
Water proofing	\$ 2,875.00	\$ -	\$ 2,875.00	
Supply and Install footing	\$ 1,200.00	\$ 500.00	\$ 1,700.00	
Supply and pour concrete for footing	\$ 1,035.00	\$ 2,112.00	\$ 3,147.00	
Concrete pump	\$ 1,242.00	\$ -	\$ 1,242.00	
Back fill and rough grading	\$ 2,070.00	\$ -	\$ 2,070.00	
Steel (rebar, j bolts,)	\$ 690.00	\$ 3,300.00	\$ 3,990.00	
Supply & install new footing for wooden columns (6 spots new,)	\$ -	\$ -	\$ -	
New slab for addition part, including garage (1040 sq. ft steel mash, 4" thick, 24 mpa)	\$ 7,774.00	\$ -	\$ 7,774.00	
Leveling the basement (dry pack, 2" thick) NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install foundation blocks (full basement at the back and garage , 780 blocks)	\$ 12,109.50	\$ 8,613.00	\$ 20,722.50	
Two pre cast concrete step on side for side door NOT APLICABLE	\$ -	\$ -	\$ -	
Gravel for new weeping tiles, footings, slab (72 tones,)	\$ 632.50	\$ 3,247.20	\$ 3,879.70	
Sump pump	\$ -	\$ 1,320.00	\$ 1,320.00	
New drainage connections through out the house(no city connection),	\$ -	\$ 3,300.00	\$ 3,300.00	
Foam insulation for crawling spaces NOT APLICABLE	\$ -	\$ -	\$ -	

Water proofing for addition only NOT APLICABLE	\$ -	\$ -	\$ -	
Porch	\$ -	\$ -	\$ -	\$ 56,160.20
Supply and Install footing frame	\$ 345.00	\$ 275.00	\$ 620.00	
Supply and pour concrete for footing	\$ 276.00	\$ 352.00	\$ 628.00	
Supply and Install foundation blocks (,150 blocks)	\$ 897.00	\$ 638.00	\$ 1,535.00	
Installing 12' sonotube as foundation columns	\$ -	\$ -	\$ -	
Supply and pour concrete for foundation columns (assume no pump needed) NOT APLICABLE	\$ -	\$ -	\$ -	
Slab for landing (35 sq. ft steel mash, 4" thick, 25 mpa)	\$ 920.00	\$ 352.00	\$ 1,272.00	
Concrete for front stairs	\$ 575.00	\$ 704.00	\$ 1,279.00	
Self insulated door (cost allocated for door \$350)	\$ 80.00	\$ 350.00	\$ 430.00	
Metal for reinforcement	\$ 345.00	\$ 220.00	\$ 565.00	
concrete pump	\$ 828.00	\$ -	\$ 828.00	
Back porch NOT APLICABLE	\$ -	\$ -	\$ -	\$ 7,157.00
Supply and Install footing frame	\$ -	\$ -	\$ -	
Supply and pour concrete for footing	\$ -	\$ -	\$ -	
Supply and Install foundation blocks (, 200 blocks)	\$ -	\$ -	\$ -	
Installing 12' sonotube as foundation columns	\$ -	\$ -	\$ -	
Supply and pour concrete for foundation columns (assume no pump 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 NOT APLICABLE	\$ -	\$ -	\$ -	\$ -
excavation of additional depth	\$ 1,656.00	\$ -	\$ 1,656.00	
Water proofing	\$ 1,280.00	\$ -	\$ 1,280.00	
Supply and Install footing	\$ 345.00	\$ 330.00	\$ 675.00	
Steel (rebar, j bolts,)	\$ 345.00	\$ 330.00	\$ 675.00	
Supply and pour concrete for footing	\$ 414.00	\$ 352.00	\$ 766.00	
Back fill and rough grading	\$ 920.00	\$ -	\$ 920.00	
Supply and Install foundation blocks (full basement at the back and garage , 270 blocks)	\$ 2,242.50	\$ 1,595.00	\$ 3,837.50	
Gravel for new weeping tiles, footings, slab (24 tones,)	\$ 316.25	\$ 1,082.40	\$ 1,398.65	
Drains connected to sum pump pit as per code	\$ 862.50	\$ -	\$ 862.50	
Framing stairs	\$ 690.00	\$ 220.00	\$ 910.00	
Slab for landing (steel mash, 4" thick, 25 mpa)	\$ 690.00	\$ 352.00	\$ 1,042.00	
Concrete for stairs	\$ 920.00	\$ 704.00	\$ 1,624.00	
concrete pump	\$ 828.00	\$ -	\$ 828.00	
Underpinning of existing part of the house. (Price subject to confirmation) NOT APLICABLE	\$ -	\$ -	\$ -	\$ 16,474.65
Demolishing of existing concrete slab NOT APLICABLE	\$ -	\$ -	\$ -	
Soil removal (8 bins included in the work) NOT APLICABLE	\$ -	\$ -	\$ -	
Drain alteration (NOT APLICABLE, HAVE TO BE CHECKED) NOT APLICABLE	\$ -	\$ -	\$ -	
Concrete works for footing (Budgeted 16 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)

LVL rim Board for new joists

New Floor joists ground floor (11 1/2 TJI 110)

Supply & Install flooring covering (OSB) partial cover only

Supplies (special steel bolts, nails, anchors, etc.)

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)

Framing of balcony in family room

New two story house

Partial faming of ground floor to provide 10 ft ceilings

Steel bolts, J bolts for frame

Supply & Install Bearing walls, (lumber, 9 foot ceilings on ground floor, 9 ft ceiling on second floor. 9 ft on third floor (peak) 2X6, 2X8, 2X10, 2X12 (SPF) as per drawings)

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

Metal posts (2 pc) not applicable

Metal beam

Supply & Install floors joist

Supply & Install flooring (OSB)

Supply & Install Walls (OSB)

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)

Supply & Install interior boxes (lumber, 10 ft on ground floor, 9 foot ceilings on second floor, 2X4 SPF)

Roof installations

Supply & Install Roof trusses (price subject to confirmation with Eng. Drawings)

Supply & Install roof joist second floor,

Supply and Install roof perimeter

Supply and Install dormers

Supply and Install porch roof

LVL for structural elements (1.5", 1 3/4" X11 7/8 LVL) NOT APLICABLE

Supply & Install Roof plywood

Supply & Install Shingles roof and porch (Color to be confirmed by customer)

Flat roof

Flat roof balcony

	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
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	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ 552.00	\$ 1,320.00	\$ 1,872.00	
	\$ 12,397.00	\$ 6,105.00	\$ 18,502.00	
	\$ 1,380.00	\$ 2,156.00	\$ 3,536.00	
	\$ 828.00	\$ 1,050.00	\$ 1,878.00	
	\$ 690.00	\$ 1,000.00	\$ 1,690.00	
	\$ 6,085.80	\$ 6,174.63	\$ 12,260.43	
	\$ 1,380.00	\$ 2,464.00	\$ 3,844.00	
	\$ 2,070.00	\$ 3,619.00	\$ 5,689.00	
	\$ 2,277.00	\$ 3,135.00	\$ 5,412.00	
	\$ 690.00	\$ 1,650.00	\$ 2,340.00	
	\$ -	\$ -	\$ -	\$ 57,023.43
	\$ -	\$ -	\$ -	
	\$ 3,381.00	\$ 3,850.00	\$ 7,231.00	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ 690.00	\$ 660.00	\$ 1,350.00	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ 828.00	\$ 1,782.00	\$ 2,610.00	
	\$ -	\$ 6,930.00	\$ 6,930.00	
	\$ -	\$ -	\$ -	
	\$ 920.00	\$ -	\$ 920.00	

Flat roof on porch	\$ -	\$ -	\$ -	
Skylights and Moon lights (price for references 2X2 \$350.00 each, 3X3 \$460.00, 2X4 \$460.00, 4X4 \$700.00)	\$ -	\$ -	\$ -	
Skylight 2X4 (work include installing skylight, framing, water proofing with flashing and membrane, cost allocated for skylight is \$460.00) please refer to drywall section for other skylight works. 2 PIECES	\$ 1,035.00	\$ 460.00	\$ 1,495.00	
Moon Light (work included standard moon light per spot, water proofing, flashing, cost allocated for moon light is \$450 per one moon light)	\$ 1,035.00	\$ 450.00	\$ 1,485.00	
	\$ -	\$ -	\$ -	
Metal for roof ridges	\$ -	\$ 1,100.00	\$ 1,100.00	
Metal for flat roof edges	\$ -	\$ -	\$ -	
Supplies (nails, anchors, etc.)	\$ -	\$ 1,100.00	\$ 1,100.00	
Crane NOT APLICABLE	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ 24,221.00
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
<u>Windows & Doors</u>	\$ -	\$ -	\$ -	
Supply & Install windows large (6 windows, above average, energy star with color ,grills,) price subject to confirmation	\$ 1,012.00	\$ 7,200.00	\$ 8,212.00	
Supply & Install Windows regular (15 windows, above average, energy star with color ,grills,)	\$ 253.00	\$ 1,000.00	\$ 1,253.00	
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)	\$ 253.00	\$ 4,500.00	\$ 4,753.00	
Supply and Install 1 pc 8 ft double French doors (cost allocated for each door \$1900)	\$ 189.75	\$ 1,900.00	\$ 2,089.75	
Supply and Install 1 pc 6.8 ft double French doors (cost allocated for each door \$1700)	\$ 166.65	\$ 1,700.00	\$ 1,866.65	
Supply and Install 16 FT side door with glass (cost allocated for door \$1800.00)	\$ -	\$ -	\$ -	
Supply and Install regular sliding door (cost allocated for door \$1200,8 ft doors)	\$ 253.00	\$ 1,600.00	\$ 1,853.00	
Supply and Install regular sliding door (cost allocated for door \$1200,7 ft doors)	\$ -	\$ -	\$ -	
Supply and Install 7FT side door with glass (cost allocated for each door \$550.00)	\$ 189.75	\$ 650.00	\$ 839.75	
Supply and Install self closing single door (2 regular, colored \$550 each, no glass,)	\$ -	\$ -	\$ -	
1 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)	\$ 69.00	\$ 300.00	\$ 369.00	
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)	\$ 207.00	\$ 240.00	\$ 447.00	\$ 21,236.15
	\$ -	\$ -	\$ -	

<u>Exterior works</u>	\$ -	\$ -	\$ -	
Siding works	\$ -	\$ -	\$ -	
Supply and Install vinyl siding on side wall (1500 sq. ft, 4.50 per sq. ft. Price subject to confirmation upon confirmation of final siding selection) NOT ALPICABLE	\$ -	\$ -	\$ -	
Cedar/mybec siding finish as per drawings (price subject to confirmation with suppliers, allocated \$4.5 per sq. ft for material, 450 sq. allocated in budget) NOT APLICABLE	\$ -	\$ -	\$ -	
Stain of cedar (customer to choose color) NOT ALPICABLE	\$ -	\$ -	\$ -	
Rent of scaffold for cedar installation NOT APLICABLE	\$ -	\$ -	\$ -	\$ -
Stucco works	\$ -	\$ -	\$ -	
Supply and Install Stucco (3000) sq. ft	\$ -	\$ -	\$ -	
Stucco finish on windows	\$ -	\$ -	\$ -	
Windows Sills stucco (4ft standard sills, 21 pc, cost of each sill \$30.00)	\$ -	\$ -	\$ -	
Key stone (6 pc incl, over garage and entrance) NOT APLICABLE	\$ -	\$ -	\$ -	
Moldings around façade windows (cost per window allocated \$250, material and installation)	\$ -	\$ -	\$ -	
Porch assembly with stucco columns	\$ -	\$ -	\$ -	\$ -
Brick/stone works	\$ -	\$ -	\$ -	
Supply and Install lintels (21 pc)	\$ 1,092.50	\$ 950.00	\$ 2,042.50	
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 (3000 sq. ft \$0.61 per brick incl, 11700 bricks)	\$ 23,400.00	\$ 7,625.00	\$ 31,025.00	
Stone/ Brick sills (4ft standard sills, concrete, \$15 per sill allocated in budget, 27pc)	\$ -	\$ -	\$ -	
Window sills (33 pc)	\$ 621.00	\$ 405.00	\$ 1,026.00	
Key stone (5 pc incl, over garage and entrance) NOT APLICABLE	\$ -	\$ -	\$ -	
Precast molding for windows (average cost of each molding is \$650, COST SUBJECT TO VERIFICATION UPON FINAL DESIGN APROVED) NOT APLICABLE	\$ -	\$ -	\$ -	
Precast moldings 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 included, COST SUBJECT TO VERIFICATION UPON FINAL DESIGN APROVED)	\$ -	\$ -	\$ -	
Precast band moldings, 3 walls, 2 lines, 390 linier ft. (cost allocated \$25.00 per linier ft. ft, COST SUBJECT TO VERIFICATION UPON FINAL DESIGN APROVED) NOT APLICABLE	\$ -	\$ -	\$ -	\$ 34,093.50
Stone veneer/brick veneer works	\$ -	\$ -	\$ -	
Supply & install Stone As per drawings , (\$5 per sq. ft for stone allocated in budget 160 sq. ft, sq.ft. , area adjusted for openings)	\$ -	\$ -	\$ -	
Supply and Install Bricks (2850 sq. ft \$0.61 per brick incl, 11115 bricks)	\$ -	\$ -	\$ -	\$ -
Aluminum/paneling works	\$ -	\$ -	\$ -	
Supply and Install James Harding paneling (260 sq. ft.,)	\$ 2,392.00	\$ 1,560.00	\$ 3,952.00	
Soffit, Downspouts, Eavestrough, Caulking	\$ 7,130.00	\$ -	\$ 7,130.00	
Caulking	\$ 2,070.00	\$ -	\$ 2,070.00	
aluminum porch roof	\$ -	\$ -	\$ -	

aluminum side roof NOT APLICABLE	\$ -	\$ -	\$ -	\$ 13,152.00
Railings	\$ -	\$ -	\$ -	
Railings for balcony (10 linier ft, \$150 per linier ft)	\$ 1,500.00	\$ -	\$ 1,500.00	
Railings for porch,(20 linier ft, \$150 per linier ft)	\$ 3,000.00	\$ -	\$ 3,000.00	
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	\$ -	\$ -	\$ -	\$ 4,500.00
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
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,)	\$ 13,915.00	\$ -	\$ 13,915.00	
Low voltage lights (under cabinets light in kitchen, rope light for shadow lights (2 lines, \$150 each)	\$ 300.00	\$ -	\$ 300.00	
Conduit pipes NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install electrical fireplace in master bedroom (\$500 allocated for insert) NOT APLICABLE	\$ -	\$ -	\$ -	
Pot lights (\$80 per light , 40 pc included)	\$ -	\$ 3,200.00	\$ 3,200.00	
Electrical heated floors (master washroom only) price subject to confirmation NOT APLICABLE	\$ 950.00	\$ -	\$ 950.00	
Lighting fixture	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 17,415.00
HVAC	\$ -	\$ -	\$ -	
HVAC Design and new duct roots (1 New furnace and 1 AC, American standard units)	\$ 19,435.00	\$ -	\$ 19,435.00	
HRV 1 pc	\$ 1,800.00	\$ -	\$ 1,800.00	
New gas lines for kitchen & 1 Fireplaces	\$ 920.00	\$ -	\$ 920.00	
Supply and Install New gas fire place (1 pc, cost allocated for gas fireplace in family room \$3500)	\$ 747.50	\$ 3,500.00	\$ 4,247.50	\$ 22,155.00
Radiant heat (not applicable)	\$ -	\$ -	\$ -	
PEX lines for driveway (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) (possible switch for water tank, price subject of confirmation) NOT APLICABLE	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ -	\$ -	\$ -	
Plumbing (16 spots,)	\$ 15,640.00	\$ -	\$ 15,640.00	
Basement plumbing rough ins and water only connections (6 spots)	\$ 2,760.00	\$ -	\$ 2,760.00	\$ 15,640.00
City Utilities	\$ -	\$ -	\$ -	
New electrical service (200 amps) (price to be adjust, depends on the site condition)	\$ 2,760.00	\$ -	\$ 2,760.00	
New drain installation (owner part)	\$ 1,725.00	\$ -	\$ 1,725.00	
New water line (owner part only) Price subject to confirmation with the city, cost for owner part allocated in budget \$2530)	\$ 1,150.00	\$ -	\$ 1,150.00	
smart home and other non essential features	\$ -	\$ -	\$ -	\$ 5,635.00

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)	\$ -	\$ -	\$ -	
wiring 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 cables	\$ 345.00	\$ -	\$ 345.00	
Phone cables	\$ 345.00	\$ -	\$ 345.00	
	\$ -	\$ -	\$ -	\$ 690.00
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
<u>Insulation and drywall</u>	\$ -	\$ -	\$ -	
Supply and Install insulation R-24, vapor barrier	\$ 1,868.75	\$ 2,887.50	\$ 4,756.25	
Supply and Install R-24 insulation in garage NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and install basement insulation R-20 blanket	\$ 1,035.00	\$ 924.00	\$ 1,959.00	
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)	\$ -	\$ 1,487.20	\$ 1,487.20	
Blown insulation (balcony, stairs, garage 200 sq. ft)	\$ -	\$ 1,100.00	\$ 1,100.00	
Joist space blown insulation and any joist cavities for water pipes in outside walls (300 sq. ft)	\$ -	\$ 1,650.00	\$ 1,650.00	
Supply & Install Drywall (10 foot ceilings ground floor, and 9 ft ceiling second floor,)	\$ 8,970.00	\$ 6,600.00	\$ 15,570.00	
Taping	\$ 8,970.00	\$ 4,400.00	\$ 13,370.00	
Finishing skylights shafts (1 pc)	\$ 690.00	\$ -	\$ 690.00	
Supplies (drywall screws, delivery, corners etc.)	\$ -	\$ 550.00	\$ 550.00	
Garage drywall (900 sq. ft)	\$ -	\$ -	\$ -	
Taping of garage only (first coat only)	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ 41,132.45
<u>Interior finish 1st floor</u>	\$ -	\$ -	\$ -	
Powder room	\$ -	\$ -	\$ -	
Vanity installations and other non plumbing fixture (Cost of vanity allocated in budget \$650.00)	\$ 69.00	\$ 650.00	\$ 719.00	
Supply and Install tiles (20sq.f floors, N/A sq.ft shower walls, n/a sq.ft. shower floors \$4.5 dollar per sq.ft allocated for tiles, Cost include 5% waste)	\$ 184.00	\$ 99.00	\$ 283.00	
Supply and Install plumbing fixture (Water closet, fixture cost allocated per each fixture, water closet \$150.00, faucet \$150)	\$ -	\$ 300.00	\$ 300.00	
Dry pack for shower base NOT APLICABLE	\$ -	\$ -	\$ -	
Glass shower door (PRICE SUBJECT TO CONFIRMATION UPON FINAL DESIGN IS CONFIRMED) NOT APLICABLE	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ 1,302.00
Entrance with closet	\$ -	\$ -	\$ -	

Supply and Install tiles (MUD room, pantry, stairs landing, 30 sq.ft floors, \$4.5 dollar per sq.ft allocated for tiles, Cost include 5% waste)	\$ 276.00	\$ 163.35	\$ 439.35	
Supply and Install tiles (ENTRANCE 80 sq. ft \$4.5 dollar per sq.ft allocated for tiles, Cost include 5% waste)	\$ 736.00	\$ 435.60	\$ 1,171.60	
Supply and Install build in shelves NOT APLICABLE	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ 1,610.95
Kitchen & other custom cabinetry (laminated or acrylic 550 per linier foot, price subject to change upon final design and material)	\$ -	\$ -	\$ -	
Supply and Install tiles (150 sq.ft floors,\$4.5 dollar per sq.ft allocated for tiles, Cost include 5% waste) HARDWOOD TO BE INSTALLED	\$ -	\$ -	\$ -	
Supply and Install tiles IN PANTRY (49 sq.ft floors,\$4.5 dollar per sq.ft 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.ft for material incl 70 sq. ft)	\$ 690.00	\$ 346.50	\$ 1,036.50	
Granit counter tops (\$52 per sq. foot, 50 sq.ft)	\$ 3,640.00	\$ -	\$ 3,640.00	
Kitchen sink and faucet	\$ 300.00	\$ -	\$ 300.00	
Kitchen and island, (40 linier foot, approx., may change in final drawings (buffet included)	\$ 22,000.00	\$ -	\$ 22,000.00	
Supply and Install build in shelves DINING/FAMILY ROOM SET	\$ 2,750.00	\$ -	\$ 2,750.00	
<u>Rest of the first floor</u>	\$ -	\$ -	\$ -	
Supply & Install Floor Hardwood with sanding and screwing (Cost allocated cost of hardwood \$4.50 per sq. ft: living 169.4 sq. ft. dining 116 sq.ft, family room 342 sq.ft., landing 24 sq. ft., buffet area N/A sq.ft. office n/a sq. ft, hallway 50 sq. ft, Total 702 sq. ft. Total to purchase 500 sq.ft.)	\$ 1,614.60	\$ 3,159.00	\$ 4,773.60	
Closet shelves (pre assembled set, \$750 per set)	\$ -	\$ 750.00	\$ 750.00	
Closet shelves (regular)	\$ -	\$ -	\$ -	
Trims	\$ -	\$ -	\$ -	\$ 5,523.60
Noising and reducers for stairs and where applicable, oak quarter rounds, oak noising, oak shoe mold	\$ 690.00	\$ 660.00	\$ 1,350.00	
Supply & Install interior casings (standard MDF finish, 252 linier foot, Cost of casing allocated in budget \$1.00 per linier ft, cost of material assumes 5% waste)	\$ 811.44	\$ 270.00	\$ 1,081.44	
Supply & Install interior baseboards (standard MDF finish, baseboards, 130 linier foot. Cost allocated for baseboard with shoe mold \$1.50 per linier ft , cost of material assumes 5% waste)	\$ 418.60	\$ 217.50	\$ 636.10	
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	\$ -	\$ -	\$ -	
Doors	\$ -	\$ -	\$ -	
Supply and Install interior doors (8 ft, hollow core, 3 doors, cost allocated per door, \$160.00 per door slab)	\$ 552.00	\$ 480.00	\$ 1,032.00	
Supply and Install pocket interior doors (8 ft, hollow core, 1 doors, cost allocated per door, \$160.00 per door slab, \$20 per door for hardware, prebuild pocket frame \$170)	\$ -	\$ -	\$ -	

Supply and Install interior doors (7 ft, hollow core, 1 doors, cost allocated per door \$120 per door, cost allocated for hardware \$20 per door)	\$ -	\$ -	\$ -	
Door hardware (Locks, handles/knobs, etc.)	\$ -	\$ -	\$ -	\$ 4,099.54
Supply and Install handles/locks (cost allocated for hardware \$20.00 per each door)	\$ 103.50	\$ 60.00	\$ 163.50	
Supply and Install Door stoppers (spring, \$1 per opening, Cost offset by WELLCORE)	\$ -	\$ -	\$ -	
Barn door (dining room, regular doors, NOT RECLAIMED WOOD)	\$ -	\$ -	\$ -	
Supply and Install barn door (price allocated for door \$350)	\$ -	\$ -	\$ -	
Supply and Install barn mechanism (price allocated for barn mechanism \$250)	\$ -	\$ -	\$ -	
Supply and Install handles (cost allocated for handles \$30)	\$ -	\$ -	\$ -	\$ 163.50
Painting of barn door	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Stairs				
Stairs (red oak veneer stringer, risers with solid 11/16" thick steps, from second floor to ground floor, curved, price subject to confirmation upon final design	\$ 6,900.00	\$ -	\$ 6,900.00	\$ -
Half Stairs (red oak veneer stringer, risers with solid 11/16" thick steps, , 2 pc one with curves)	\$ -	\$ -	\$ -	
Supply and Install stairs into basement (red oak veneer stringer, risers with solid 11/16" thick steps, from ground floor to basement, no curves) NOT APLICABLE	\$ -	\$ -	\$ -	
painting	\$ -	\$ -	\$ -	
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	\$ 11,178.00	\$ 2,000.00	\$ 13,178.00	\$ -
Stain of stairs (42 steps from basement to second floor, color to be confirmed by customer, basement stairs not included)	\$ 3,220.00	\$ -	\$ 3,220.00	
Paint doors	\$ 1,150.00	\$ -	\$ 1,150.00	
	\$ -	\$ -	\$ -	
Railings				
Supply and Install railings on main stairs (Iron pickets & wooden railings, 52 linier ft, \$110 per linier ft)	\$ 5,720.00	\$ -	\$ 5,720.00	
Posts (wooden, design to be confirmed, \$60 per post)	\$ -	\$ 480.00	\$ 480.00	\$ 10,090.00
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 stairs	\$ 345.00	\$ 550.00	\$ 895.00	
Fire place mantel	\$ -	\$ -	\$ -	
Supply and Install wooden box	\$ -	\$ -	\$ -	
Supply and Install cement board	\$ -	\$ -	\$ -	
Stone installation around (pc work, price subject to confirmation of final design,)	\$ -	\$ -	\$ -	\$ 895.00
Wooden elements (corners, top plate, etc. , costs subject to confirmation of final design)	\$ -	\$ -	\$ -	
Fireplace wall cabinetry or other custom design, price subject to confirmation	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Waffled ceiling in family room or any other room	\$ -	\$ -	\$ -	
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.ft, Shower walls 126 sq. ft, shower floor 24 sq. ft \$4.5 material incl, Cost include 5% waste)	\$ 2,152.80	\$ 1,098.00	\$ 3,250.80	
Dry pack for shower base	\$ 287.50	\$ -	\$ 287.50	
Inserts in tiles (\$115 allocated for labor, \$50 for material)	\$ -	\$ -	\$ -	
Supply and Install Vanity (Cost of each Vanity allocated in budget \$800.00)	\$ 57.50	\$ 1,600.00	\$ 1,657.50	
Supply and Install plumbing fixture (water closet \$150, shower \$200, bath tube fixture \$250.00, vanity fixtures \$150.00 each)	\$ -	\$ 900.00	\$ 900.00	
Glass shower door (price subject to verification upon confirmation of final design)	\$ 1,380.00	\$ -	\$ 1,380.00	\$ 6,095.80
Supply and Install Marble thresholds (\$50 per pc allocated in cost, 6 ft a pc, 5 pc)	\$ 115.00	\$ 250.00	\$ 365.00	
Supply and Install free standing bath tub (Cost of bathtub allocated \$950.00, including drywall fixing after installation)	\$ 276.00	\$ 950.00	\$ 1,226.00	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Bedroom 2&study washroom	\$ -	\$ -	\$ -	
Supply and Install tiles (floor 40 sq.ft, Shower/bathtub walls 65 sq. ft, shower floor N/A sq. ft \$4.5 material incl, Cost include 5% waste)	\$ 966.00	\$ 517.50	\$ 1,483.50	
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)	\$ 138.00	\$ 650.00	\$ 788.00	
Supply and Install plumbing fixture (water closet \$150, shower \$200, , faucets each \$150)	\$ -	\$ 500.00	\$ 500.00	
Glass shower door (price subject to verification upon confirmation of final design)	\$ -	\$ -	\$ -	\$ 2,271.50
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)	\$ 115.00	\$ 350.00	\$ 465.00	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Bedroom 1 washroom	\$ -	\$ -	\$ -	
Supply and Install tiles (floor 40 sq.ft, Shower walls /bathtub walls 65 sq. ft, shower floor N/A sq. ft \$4.5 material incl, Cost include 5% waste)	\$ 966.00	\$ 569.25	\$ 1,535.25	
Dry pack for shower base	\$ 250.00	\$ -	\$ 250.00	
Inserts in tiles (\$115 allocated for labor, \$50 for material)	\$ -	\$ -	\$ -	\$ 2,250.25
Supply and Install Vanity (cost of each Vanity allocated in Budget \$650)	\$ 115.00	\$ 650.00	\$ 765.00	
Supply and Install plumbing fixture (water closet \$150, shower \$200, , faucets each \$150)	\$ -	\$ 500.00	\$ 500.00	

Glass shower door (price subject to verification upon confirmation of final design)	\$ 1,840.00	\$ -	\$ 1,840.00	
Supply and Install Marble thresholds (\$40 per pc allocated in cost, 6 ft a pc, 4 pc)	\$ 115.00	\$ 275.00	\$ 390.00	
Supply and Install bathtub (\$350 cost allocated for bathtub)	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Bedroom washroom	\$ -	\$ -	\$ -	
Supply and Install tiles (floor 40 sq.ft, Shower/bathtub 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 (\$50 per pc allocated in cost, 6 ft a pc, 4 pc)	\$ -	\$ -	\$ -	\$ -
Supply and Install bathtub (\$350 cost allocated for bathtub)	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Laundry on second floor NOT APLICABLE	\$ -	\$ -	\$ -	
Supply and Install ceramic tiles (floor 36 sq.ft, \$4.5 per sq. ft. allocated for tiles, Cost include 5% waste)	\$ 331.20	\$ 198.00	\$ 529.20	
Dry pack	\$ 287.50	\$ -	\$ 287.50	
Supply and Install Marble thresholds (\$50 per pc allocated in cost, 6 ft a pc, 4 pc)	\$ 115.00	\$ 100.00	\$ 215.00	\$ 816.70
Basic pre manufactured cabinets	\$ 3,105.00	\$ -	\$ 3,105.00	
Supply and Install basic sink (alocated \$350 for laundry sink)	\$ 51.75	\$ 385.00	\$ 436.75	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
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 164 sq. ft , WC 77 sq.ft, Bedroom 2 with wc 140 sq.ft, Bedroom 1 with wc 140 sq. ft, bedroom 4 with WC n/a sq.ft. studdy room 77 sq. ft, hallway/den 100 sq. ft, landing n/a sq. ft. Total 698 sq. ft. Total to purchase 740)	\$ 1,605.40	\$ 3,663.00	\$ 5,268.40	\$ 3,541.75
Closet shelves (pre assembled set, \$750 per set)	\$ -	\$ 3,750.00	\$ 3,750.00	
Closet shelves (regular)	\$ -	\$ -	\$ -	
Trims	\$ -	\$ -	\$ -	
Noising and reducers for stairs and where applicable, oak quarter rounds, oak noising, oak shoe mold	\$ 690.00	\$ 660.00	\$ 1,350.00	
Supply & Install interior casings (standard MDF finish, 336 linier foot, Cost of casing allocated in budget \$1.00 per linier ft, cost of material assumes 5% waste)	\$ 1,081.92	\$ 380.00	\$ 1,461.92	\$ 5,100.00
Supply & Install interior baseboards (standard MDF finish, baseboards, 260 linier foot. Cost allocated for baseboard with shoe mold \$1.50 per linier ft , cost of material assumes 5% waste)	\$ 837.20	\$ 435.00	\$ 1,272.20	

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	\$ -	\$ -	\$ -	
Doors	\$ -	\$ -	\$ -	
Supply and Install interior doors (8 ft, hollow core, 3 doors, cost allocated per door, \$160.00 per door slab)	\$ -	\$ -	\$ -	\$ 2,734.12
Supply and Install pocket interior doors (7 ft, hollow core, 3 doors, cost allocated per door, \$70.00 per door slab, prebuild pocket frame \$190)	\$ 241.50	\$ 570.00	\$ 811.50	
Supply and Install interior doors (7 ft, hollow core, 13 doors, cost allocated per door \$140 per door)	\$ 1,495.00	\$ 1,820.00	\$ 3,315.00	
Door hardware (Locks, handles/knobs, etc.)	\$ -	\$ -	\$ -	\$ 4,126.50
Supply and Install handles/locks (cost allocated for hardware \$20.00 per each door)	\$ 552.00	\$ 320.00	\$ 872.00	
Supply and Install Door stoppers (spring, \$1 per opening, Cost offset by WELLCORE)	\$ -	\$ -	\$ -	
Barn door (game room, regular doors, NOT RECLAIMED WOOD)	\$ -	\$ -	\$ -	
Supply and Install barn door (price allocated for door \$350)	\$ -	\$ -	\$ -	
Supply and Install barn mechanism (price allocated for barn mechanism \$250)	\$ -	\$ -	\$ -	\$ 872.00
Supply and Install handles (cost allocated for handles \$30)	\$ -	\$ -	\$ -	
Painting of barn door	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
<u>Landscaping</u>	\$ -	\$ -	\$ -	
Soil removal (excavator)	\$ 1,800.00	\$ -	\$ 1,800.00	
Soil modal on the property (bobcat)	\$ 2,400.00	\$ -	\$ 2,400.00	
Soil removal (approximately 2 ft. deep average, 6 bins)	\$ 450.00	\$ -	\$ 450.00	
Gables wall installation (price subject to confirmation upon design and site condition)	\$ -	\$ -	\$ -	
Grass installation 2000 sq. ft.	\$ -	\$ 3,300.00	\$ 3,300.00	
Finish grade (24 tones of top soil included)	\$ 1,600.00	\$ 897.60	\$ 2,497.60	
New concrete driveway (heated 550 sq. ft) NOT APLICABLE	\$ -	\$ -	\$ -	
Gravel for new driveway (24 tones)	\$ 250.00	\$ 984.00	\$ 1,234.00	
New regular asphalt driveway (600 sq. ft)	\$ -	\$ 2,970.00	\$ 2,970.00	
Interlock on a side of driveway and porch NOT APLICABLE	\$ -	\$ -	\$ -	
Trees removal (One very large tree on front)	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 14,651.60
Tree protection PAID BY WELLCORE CORPORATION	\$ -	\$ -	\$ -	
Plates for downspouts	\$ 287.50	\$ 220.00	\$ 507.50	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Deck	\$ -	\$ -	\$ -	
Supply and Install 8" Son tubes (6 pc)	\$ 115.00	\$ 330.00	\$ 445.00	
Supply and Install 6X6 posts to connect son tubes with main structure	\$ 115.00	\$ 24.20	\$ 139.20	
2X10 Rim Board and beams(to connect frame to the house, and beams, treated wood)	\$ 230.00	\$ 88.00	\$ 318.00	

2X10 single joist (treated wood, green)	\$ 230.00	\$ 123.20	\$ 353.20	
Railing Posts and railings	\$ 230.00	\$ 138.34	\$ 368.34	
Supply and Install 2X4 for picket frames	\$ 230.00	\$ 96.80	\$ 326.80	
1X6X8 (cover plates,)	\$ 345.00	\$ 105.60	\$ 450.60	
Supplies of bolts, anchors, hangers, etc.	\$ -	\$ 220.00	\$ 220.00	\$ 2,401.14
Fencing On property NOT APLICABLE	\$ -	\$ -	\$ -	
Steps (5 steps)	\$ 460.00	\$ -	\$ 460.00	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
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	\$ 138.00	\$ 33.00	\$ 171.00	
Supply and Install base structure on flat roof	\$ 276.00	\$ 330.00	\$ 606.00	
1X6X8 (cover plates,)	\$ 138.00	\$ 140.80	\$ 278.80	
Supply and Install 2X4 for picket frames	\$ 207.00	\$ 100.87	\$ 307.87	
Railing (2X4, 2X2 parallel)	\$ 207.00	\$ 92.40	\$ 299.40	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ 1,663.07
Total overhead	\$ 319,423.36	\$ 189,339.44	\$ 508,762.80	

Total need to accomplish the project	\$ 508,762.80	\$ 66,139.16	\$ 574,901.96
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Total need to accomplish the project with HST	\$ 574,901.96
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Total per sq. Foot	\$ 239.53	\$ 270.67
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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) EVERYTHING IS INCLUDED IN MAIN BUDGET			
New water pipe installation (owner part) OPTIONAL	\$ -		
New drainage pipe installation (owner part) OPTIONAL	\$ -		
Excavation (owner property) NOT APLICABLE	\$ -		

New water city part (estimated) OPTIONAL	\$	-		
New drainage pipe installation city part (estimated) OPTIONAL NOT REQUIRED	\$	-		
New gas service (estimated) NOT APLICABLE	\$	-		
Appliances (estimated)	\$	-		
Lighting fixture (estimated)	\$	-		
	\$	-		\$ -
total	\$	-	\$ -	\$ -

Total need to accomplish utiities

\$	-	\$	-	\$	-
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