

WellCore Corporation

Tel:4168824606 Fax: (905) 761 5408

Email:alex@wellcorecorporation.ca

www.wellcorecorporation.ca

Estimate

Project: (second floor addition, basement remodeling, first floor restoration)

Date: May 24 , 2013

Customer: Rita & Miguel

Total area of the project (sq. ft.) (22.4 X 28 2 d floor addition, ba 1260.00

	Total	HST	Total with HST
<u>Permits and design</u>			
HVACs Design & Permits	incl		
Plumbing Design & Permit (optional)	incl		
Electrical Permit	incl		
Engineer approval	incl		
Drawings for the project, designer consultations	\$ 6,500.00	\$ 845.00	\$ 7,345.00
Obtaining a city permits service	incl		
City Fee`s (apprx)	\$ 816.20	\$ 106.11	\$ 922.31
Committee of adjustment (city fee`s) (Depends on the project and its fit to city`s by law`s)	\$ -		\$ -
Total Permits & Design	\$ 7,316.20	\$ 951.11	\$ 8,267.31

	627.2		
2nd floor addition (and related structural works)	Total	HST	Total with HST
<u>Demolish and waste removal</u>			
Demolishing & Connection to existing structure	\$ 1,296.00	\$ 168.48	\$ 1,464.48
Garbage	\$ 2,000.00	\$ 260.00	\$ 2,260.00
Landscaping restoration (simple, grass in damage areas 1000 sq.foot)	\$ 2,479.50	\$ 322.34	\$ 2,801.84
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<u>Frame</u>	\$ -	\$ -	\$ -
Increase ceiling on first floor	\$ 806.50	\$ 104.85	\$ 911.35
Steel bolts, J bolts for frame	\$ 270.00	\$ 35.10	\$ 305.10
Supply & Install Bearing walls, second floor (lumber, 9 foot ceilings, 2X6 SPF) (also included lumber for structural on elements on ground floor) (also included lumber for stairs shaft)	\$ 3,061.94	\$ 398.05	\$ 3,459.99
LVL for structural reinforcements of addition	\$ 750.77	\$ 97.60	\$ 848.36
Steel beam in basement for reinforcement of second floor addition	\$ 1,050.00	\$ 136.50	\$ 1,186.50
Supply & Install floors joist (2d floors)	\$ 1,535.22	\$ 199.58	\$ 1,734.80
Supply & Install floor plywood	\$ 988.50	\$ 128.51	\$ 1,117.01
Supply & Install Walls (OSB)	\$ 805.50	\$ 104.72	\$ 910.22

Supply & Install interior partitions (lumber, 9 foot ceilings, 2X4 SPF)	\$ 927.36	\$ 120.56	\$ 1,047.92
Supply & Install Roof Traces	\$ 2,905.50	\$ 377.72	\$ 3,283.22
Supply & Install Roof plywood	\$ 1,488.23	\$ 193.47	\$ 1,681.69
Supply & Install Roof shingles (for entire roof of the house requested by customer)	\$ 5,544.00	\$ 720.72	\$ 6,264.72
Supply & Install Windows, (5 windows , above average, energy star with color , no grills)	\$ 1,935.00	\$ 251.55	\$ 2,186.55
Supplies (nails, anchors, etc)	\$ 315.00	\$ 40.95	\$ 355.95
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Exterior works			
Stucco on addition & front wall over garage (please refer to "additional works" for additional charge if stucco would be installed on entire house)	\$ 8,159.25	\$ 1,060.70	\$ 9,219.95
Soffit, Downspouts, East Rough, Caulking	\$ 1,980.00	\$ 257.40	\$ 2,237.40
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Utilities ("please refer to additional works" for utilities upgrade)	\$ -	\$ -	\$ -
Electrical rough in & finish incl new washroom (new wiring according OBC, electrical permit) (customer supplies light fixtures only, no pot lights, new sub electrical box)	\$ 1,485.00	\$ 193.05	\$ 1,678.05
Plumbing (no plumbing fixture, rough -ins & final connection)	\$ 3,877.50	\$ 504.08	\$ 4,381.58
HVAC Design and new duct roots (do not including new furnace, addition only)	\$ 2,200.00	\$ 286.00	\$ 2,486.00
Pot lights (optional \$70 per light)	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Insulation and drywall			
Supply and Install insulation, vapor barrier	\$ 1,853.10	\$ 240.90	\$ 2,094.00
Attic Insulation (R-50)	\$ 724.19	\$ 94.14	\$ 818.33
Supply & Install Drywall (addition & stairs shaft)	\$ 2,481.90	\$ 322.65	\$ 2,804.55
Taping	\$ 1,612.50	\$ 209.63	\$ 1,822.13
Supplies (drywall screws, delivery, Corners etc)	\$ 315.00	\$ 40.95	\$ 355.95
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Interior finish			
Floor Hardwood in addition (labor only)	\$ 925.10	\$ 120.26	\$ 1,045.36
Ceramic tiles installation (ceramic, labor only, no marble or granite) (floors 104 sq. foot, shower 113 sq foot for two walls 9 ft, laundry 30 sq foot)	\$ 988.00	\$ 128.44	\$ 1,116.44
Glass shower wall & door (supply & installation)	\$ 1,900.00	\$ 247.00	\$ 2,147.00
Supply & Install interior finish wood (standard MDF finish, casing around doors and windows, 3.5")	\$ 636.75	\$ 82.78	\$ 719.53
Supply & Install interior finish wood (standard MDF finish 3" 7/8", baseboards))	\$ 700.80	\$ 91.10	\$ 791.90
Interior doors (9 doors)	\$ 1,188.00	\$ 154.44	\$ 1,342.44

Painting 2 coats (addition & stair shaft) on walls - flat paint; in washrooms- eggshell; all wood- semi gloss, caulking where required in rooms	\$ 1,650.00	\$ 214.50	\$ 1,864.50
Stairs & railings (9 steps, wood, wooden railings & pickets)	\$ 2,090.00	\$ 271.70	\$ 2,361.70
Electrical Heated floors (optional not included)	\$ -	\$ -	\$ -
Custom build cabinetry (make up table & Bar, term foil)	\$ 2,541.00	\$ 330.33	\$ 2,871.33
Shelves in closets and washroom (3 closets, simple, osb, white_	\$ 636.00	\$ 82.68	\$ 718.68
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Total for ground floor and second floor addition	\$ 66,103.10	\$ 8,593.40	\$ 74,696.50

Total per sq. Foot

\$ 119.10

Total area of	627
----------------------	------------

Basement finish

Demolishing and waste removal

Open floors for new drainage for kitchen (partially)	\$ 216.00	\$ 28.08	\$ 244.08
Garbage	\$ 500.00	\$ 65.00	\$ 565.00
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Frame	\$ -	\$ -	\$ -

Supply & Install strapping on outside walls, partitions for washroom and two walls, boxes for utilities, (lumber, 8 feet ceilings, 2X4 SPF)	\$ 1,501.08	\$ 195.14	\$ 1,696.22
Supplies (nails, anchors, etc)	\$ 210.00	\$ 27.30	\$ 237.30
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Utilities

Electrical rough in & finish (new wiring according OBC, electrical permit) (customer supplies light fixtures only, no pot lights, no electrical box)	\$ 990.00	\$ 128.70	\$ 1,118.70
HVAC Design and new duct roots	\$ 1,050.00	\$ 136.50	\$ 1,186.50
Pot lights (optional)	\$ -	\$ -	\$ -
New plumbing & Drainage connections(new3 pc washroom, new kitchen)	\$ 2,068.00	\$ 268.84	\$ 2,336.84
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Insulation and drywall

Supply and Install insulation, vapor barrier (R-24)	\$ 1,203.75	\$ 156.49	\$ 1,360.24
Supply & Install Drywall	\$ 2,207.40	\$ 286.96	\$ 2,494.36
Taping	\$ 1,558.50	\$ 202.61	\$ 1,761.11
Supplies (drywall screws, delivery, Corners etc)	\$ 210.00	\$ 27.30	\$ 237.30
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Interior finish	\$ -	\$ -	\$ -
Floor laminate (labor only, family room only)	\$ 332.64	\$ 43.24	\$ 375.88
Install new tiles (in kitchen, laundry, washroom floors & around bathtub 56 sq.foot , (labor only, ceramic)	\$ 1,724.00	\$ 224.12	\$ 1,948.12
Supply & Install interior finish wood (standard MDF finish, casing around doors and windows, 3.5")	\$ 342.26	\$ 44.49	\$ 386.76
Supply & Install interior finish wood (standard MDF finish 3" 7/8", baseboards))	\$ 321.00	\$ 41.73	\$ 362.73
Interior doors (3 regular doors, 2 bi-fold doors for furnace room)	\$ 690.00	\$ 89.70	\$ 779.70
Painting 2 coats (walls flat paint, in washroom- eggshell; all wood-semi gloss, caulking where required in rooms)	\$ 1,365.00	\$ 177.45	\$ 1,542.45
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Kitchen, simple countertop, term foil, island, (appliances not including, pot light & counter lights are extras.)	\$ 6,534.00	\$ 849.42	\$ 7,383.42
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Total for basement	\$ 23,023.63	\$ 2,993.07	\$ 26,016.70

Total per sq. Foot

\$ 41.49

Total Area of			
	627		
First floor restoration and additional works requested by customer			
<i>Interior restoration on ground floor (under the new construction only)</i>			
Supply & Install insulation on outside walls R-24	\$ 1,402.20	\$ 182.29	\$ 1,584.49
Supply and install drywall	\$ 922.20	\$ 119.89	\$ 1,042.09
Taping	\$ 697.50	\$ 90.68	\$ 788.18
Existing Kitchen disassembling and reinstallation (customer should be aware that granite or marble countertops may be broken during the disassembling) (price will be adjusted if we can project it with plastic, with out disassembling)	\$ 432.00	\$ 56.16	\$ 488.16
Tiles in lobby (ceramic, labor only, 52 sq foot)	\$ 208.00	\$ 27.04	\$ 235.04
Supply & Install interior finish wood (standard MDF finish, casing around doors and windows, 3.5")	\$ 264.38	\$ 34.37	\$ 298.74

Supply & Install interior finish wood (standard MDF finish 3" 7/8", baseboards))	\$ 281.40	\$ 36.58	\$ 317.98
Hardwood change (labor only, 407 sq foote)	\$ 649.17	\$ 84.39	\$ 733.56
Electrical wiring partial reinstallation where applicable (3 new spots for ceiling lights incl)	\$ 500.00	\$ 65.00	\$ 565.00
	\$ -	\$ -	\$ -
New opening	\$ -	\$ -	\$ -
Increase existing opening for standard 5" door	\$ 300.00	\$ 39.00	\$ 339.00
Supply & installation new French door (price for doors incl \$958)	\$ 1,275.90	\$ 165.87	\$ 1,441.77
	\$ -	\$ -	\$ -
Exterior upgrades	\$ -	\$ -	\$ -
New stucco on existing walls (price adjusted for addition part of the walls, total area for walls is 1500 sq foot, price include moldings, sills)	\$ 12,375.00	\$ 1,608.75	\$ 13,983.75
12X9 New deck with wooden railings	\$ 2,073.00	\$ 269.49	\$ 2,342.49
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Utility upgrade	\$ -	\$ -	\$ -
New Heater (price subject to verification)	\$ 2,750.00	\$ 357.50	\$ 3,107.50
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Total	\$ 24,130.74	\$ 3,137.00	\$ 27,267.74

Total per sq. Foot

\$ 43.49

Overhead charges			
Disconnect and temporary seal utility connections (plumbing, electrical, etc)	\$ 250.00	\$ 32.50	\$ 282.50
Supervising and Back office (liability insurance incl)	\$ 11,325.75	\$ 1,472.35	\$ 12,798.09
	\$ -	\$ -	\$ -
WSIB	\$ -	\$ -	\$ -
Federal & provincial labor tax	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Total overhead	\$ 11,575.75	\$ 1,504.85	\$ 13,080.59

