

CONSTRUCTION COST ESTIMATE BREAKDOWN

CONTRACTOR					ADDRESS					
					TOTAL MATERIAL COST				\$	126,414
					TOTAL LABOR COST				\$	97,862
					SUBTOTAL				\$	224,276
					SALES TAX		13.00%		\$	16,434
					LABOR BURDEN		10.00%		\$	9,786
					OVERHEAD & PROFIT		25.00%		\$	56,069
					BONDING		2.00%		\$	6,131
					CONTINGENCY / WASTAGE		5.00%		\$	11,214
					PROPOSED PROJECT AMOUNT				\$	323,910
					TOTAL MANHOURS					1562.35
DATE	PROJECT NAME			SCOPE OF WORK		PROJECT LOCATION				
XYZ	FINISHED BASEMENT GROSS AREA: 2739 SF			COMPLETE G.C		157 LEXINGTON ROAD, WATERLOO, ON. CANADA				
LINE NO.	DWG REF./CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR		LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST		
	DIV. 01	GENERAL REQUIREMENTS			SUBTOTAL MATERIAL	\$ -	SUBTOTAL LABOR	\$ 16,600	\$ 16,600	\$ 23,688
1		PERMITS, SITE SUPERVISION, FINAL CLEANUP & DUMPSTER	LS	1			\$16,600.00	\$16,600.00	\$16,600.00	
	DIV. 02	EXISTING CONDITIONS			SUBTOTAL MATERIAL	\$ -	SUBTOTAL LABOR	\$ 1,120	\$ 1,120	\$ 1,598
		DEMOLITION								
2	A-1	DEMOLISH EXISTING WALL IN IT'S ENITRETY	SF	429			\$2.21	\$945.99	\$945.99	
3		REMOVE EXISTING WINDOW	EA	2			\$86.98	\$173.97	\$173.97	
	DIV. 03	CONCRETE			SUBTOTAL MATERIAL	\$ 5,518	SUBTOTAL LABOR	\$ 3,353	\$ 8,871	\$ 12,828
		SLAB								
4	A2	4" THICK CONCRETE REINFORCED SLAB ON GRADE O/ 6 MIL VAPOR BARRIER O/ 6"THK COMPACTED SUB GRADE LAYER.	SF	18	\$2.97	\$54.08	\$3.44	\$62.59	\$116.68	
		FOOTING								
5	A2	1'-6"W x 6"D CONTINUOUS FOOTINGS W/ 2-15M REBARS AT BOTTOM.	CY	1	\$355.88	\$191.88	\$290.01	\$156.36	\$348.24	
		FORMWORK								
6		FORMWORK REQUIRED	SF	19	\$2.30	\$44.57	\$1.95	\$37.79	\$82.36	
		RETAINING WALL								
7	A2	10"THK RETAINING WALL W/ 15M VERTICAL AND HORIZONTAL REINFORCEMENT @ 12" O.C & 2-15M REBARS AT TOP. NOTE: TIE NEW CONCRETE TO EXISTING CONCRETE W/ 1-10M ROD 7.8" LONG & MIN. 4" INTO WALL EVERY 16" O.C.	CY	6	\$420.17	\$2,348.66	\$281.89	\$1,575.74	\$3,924.40	
		FORMWORK								
8		FORMWORK REQUIRED	SF	364	\$2.30	\$835.00	\$1.95	\$708.09	\$1,543.09	
		STAIRCASE								
9	A2	2'-10"W x 10"D x 7-7/8"H CONCRETE STEPS W/ 1-10M REBAR @ STEPS NOSING	CY	0.71	\$401.80	\$286.28	\$489.23	\$348.58	\$634.86	
10		6" THK STAIRCASE RAMP SLAB W/ 10M REBARS @ 12" O.C AT BOTTOM.	SF	36	\$12.86	\$461.02	\$5.47	\$196.26	\$657.28	
11		1-1/4"DIA x34"H PAINTED STEEL HANDRAIL	LF	12.05	\$31.00	\$373.44	\$8.69	\$104.74	\$478.18	

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					UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST		
12	AZ	2-1/2" x 2-1/2" x 0.12" x42"H AUMINIUM GUARD RAIL W/ -3/4"x3/4"x0.12" ALUMINIUM PICKETS @ 4" O.C -3"x3"x0.12" ALUMINIUM POST @ 4'-0" O.C W/ 5-1/2"x5-1/2" POST PLATE	LF	12	\$76.92	\$922.99	\$13.57	\$162.87	\$1,085.86	
	DIV. 05	METALS	SUBTOTAL MATERIAL		\$ 1,666	SUBTOTAL LABOR	\$ 1,016		\$ 2,682	\$ 3,878
		LINTEL								
13	A2	3.5"x3.5"x1/4" METAL LINTEL	LF	12	\$8.15	\$99.03	\$3.51	\$42.66	\$141.69	
		STEEL WELL								
14		54"D STEEL BARRIER AT STEEL WELL	LF	20	\$34.10	\$681.91	\$22.69	\$453.87	\$1,135.78	
15	A2	22"W x 56"D WELL FILLED W/ -CLEAR STONE -MIN. 6"DIA PERFORATED PIPE FILLED W/ CLEAR STONE -DAMP PROOFING LAYER NOTE: WE HAVE ASSUMED IT TO BE NEW. PLEASE VERIFY.	SF	93	\$9.47	\$884.59	\$5.56	\$519.75	\$1,404.34	
	DIV. 06	WOOD, PLASTICS AND COMPOSITES	SUBTOTAL MATERIAL		\$ 28,313	SUBTOTAL LABOR	\$ 8,949		\$ 37,262	\$ 54,039
		WALL FRAMING								
		STUDS								
16		2X4 WOOD STUDS @ 24" O.C. NO. OF STUDS @ 8'-9" HT: 101	SF	1776	\$0.51	\$897.22	\$0.84	\$1,495.54	\$2,392.76	
		TOP PLATES								
17	A2	2X4 TOP WOOD PLATES	LF	406	\$0.94	\$380.33	\$1.37	\$555.49	\$935.81	
		BOTTOM PLATES								
18		2X4 BOTTOM WOOD PLATES	LF	203	\$0.94	\$190.16	\$1.37	\$277.74	\$467.91	
		HEADERS								
19	A2	(2) 2x10 WOOD HEADER	LF	15	\$3.28	\$49.18	\$4.84	\$72.62	\$121.80	
20		(2) 2x10 WOOD HEADER (ASSUMED)	LF	30	\$3.28	\$99.48	\$4.84	\$146.88	\$246.36	
		JOIST								
21	A2	2x8 @ 24" O.C FLOOR JOISTS	SF	19	\$0.96	\$18.32	\$1.05	\$20.00	\$38.32	
		LEDGER BOARD								

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22	A2	2x8 LEDGER BOARD	LF	12	\$1.32	\$16.21	\$3.42	\$41.94	\$58.15	
		SHEATHING								
23	A2	5/8" THK FLOOR SHEATHING	SF	19	\$2.76	\$51.83	\$1.11	\$20.79	\$72.61	
		INTERIOR TRIM								
24	A2	INTERIOR TRIM AT DOORS	LF	397	\$3.39	\$1,343.97	\$1.68	\$667.95	\$2,011.93	
25		INTERIOR TRIM AT WINDOWS	LF	59	\$3.39	\$199.81	\$1.68	\$99.31	\$299.11	
		FINISH CARPENTRY & MILLWORK								
		UPPER CABINET								
26	A2	1'-0"D x 2'-6"H KITCHEN UPPER CABINETS W/ ADJUSTABLE SHELVES AND DOOR HARDWARE.	LF	21	\$238.21	\$5,002.41	\$36.18	\$759.74	\$5,762.15	
		BASE CABINET								
27		1'-0"D x 3'-0"H KITCHEN UPPER CABINETS W/ ADJUSTABLE SHELVES AND DOOR HARDWARE.	LF	21	\$186.55	\$3,917.55	\$34.15	\$717.20	\$4,634.75	
		CLOSET RODS & SHELVES								
28		1'-6"D CLOSETS W/WELDED WIRE SHELVING & ROD	LF	50	\$309.96	\$15,618.94	\$78.04	\$3,932.42	\$19,551.36	
		SHELVES								
29	1'-0"D LINEN CLOSET SHELVES.	LF	2	\$264.04	\$528.08	\$70.46	\$140.92	\$669.00		
	DIV. 07	THERMAL AND MOISTURE PROTECTION								
				SUBTOTAL MATERIAL	\$ 2,193	SUBTOTAL LABOR	\$ 3,945		\$ 6,138	\$ 8,827
		SEALANT								
30	A2	CONTINUOUS SEALANT AT WALLS	LF	1178	\$0.75	\$879.02	\$1.65	\$1,946.43	\$2,825.46	
31		CONTINUOUS SEALANT AT DOORS	LF	413	\$0.49	\$203.87	\$1.50	\$618.43	\$822.31	
32		CONTINUOUS SEALANT AT WINDOWS	LF	118	\$0.49	\$58.25	\$1.50	\$176.69	\$234.94	
		INSULATION								
33	A2	3.5" ABSORPTIVE MATERIAL INSULATION AT WALL	SF	184	\$0.82	\$149.77	\$0.37	\$67.69	\$217.46	
34		BATT INSULATION AT FLOOR (ASSUMED)	SF	19	\$1.33	\$25.30	\$0.37	\$7.00	\$32.30	
		EXTERIOR TRIM								
35	A2	EXTERIOR TRIM AT DOORS	LF	16	\$4.71	\$75.36	\$1.68	\$26.95	\$102.30	
36		EXTERIOR TRIM AT WINDOWS	LF	59	\$4.71	\$277.70	\$1.68	\$99.31	\$377.01	

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		UNDERLAYMENT								
37	A2	#15 BREATHER TYPE ASPHALT-ASTURATED PAPER AT RETAINING WALL	SF	182	\$0.09	\$15.66	\$0.06	\$10.66	\$26.31	
38		MOISTURE BARRIER SHEET AT LAMINATE FLOORING	SF	1633	\$0.22	\$356.26	\$0.53	\$859.51	\$1,215.77	
39		WATER PROOFING MEMBRANE AT TILE FLOORING. (ASSUMED)	SF	118	\$1.29	\$152.27	\$1.12	\$132.21	\$284.49	
	DIV. 08	OPENINGS			SUBTOTAL MATERIAL	\$ 18,448	SUBTOTAL LABOR	\$ 6,176	\$ 24,624	\$ 35,704
		DOORS								
		EXTERIOR DOOR								
40	A-9	2'-8"W x 6'-8"H EXTERIOR DOOR W/ FRAME -20 MINUTES FIRE RATED -WEATHER PROOFED	EA	1	\$1,802.36	\$1,802.36	\$365.22	\$365.22	\$2,167.58	
		INTERIOR DOOR								
41		2'-6"W x 6'-8"H INTERIOR DOOR W/ FRAME	EA	10	\$809.34	\$8,093.40	\$302.69	\$3,026.91	\$11,120.31	
42		2'-8"W x 6'-8"H INTERIOR DOOR W/ FRAME	EA	2	\$861.00	\$1,722.00	\$323.27	\$646.55	\$2,368.55	
		NOTE: ALL INTERIOR DOORS ARE ASSUMED TO BE HOLLOW CORE WOOD DOOR W/ HOLLOW METAL FRAMES.								
		HARDWARE								
43	A-9	ALLOWANCE PROVIDED FOR EXTERIOR DOORS HARDWARE	EA	1	\$470.68	\$470.68	\$102.61	\$102.61	\$573.29	
44		ALLOWANCE PROVIDED FOR INTERIOR DOORS HARDWARE	EA	12	\$390.32	\$4,683.84	\$97.35	\$1,168.23	\$5,852.07	
		WINDOWS								
45	A-9	W1: 4'-0"W X 2'-0"H HOPPER WINDOW	EA	2	\$327.18	\$654.36	\$169.22	\$338.44	\$992.80	
46		W2: 2'-8"W X 2'-8"H HOPPER WINDOW	EA	1	\$292.74	\$292.74	\$150.80	\$150.80	\$443.54	
47		W3: 2'-10"W X 3'-10"H HOPPER WINDOW	EA	1	\$441.98	\$441.98	\$229.27	\$229.27	\$671.25	
48		W4: 3'-6"W X 2'-0"H HOPPER WINDOW	EA	1	\$287.00	\$287.00	\$148.07	\$148.07	\$435.07	
	DIV. 09	FINISHES			SUBTOTAL MATERIAL	\$ 23,095	SUBTOTAL LABOR	\$ 29,763	\$ 52,858	\$ 76,136
		FLOORING								
49	A2	LAMINATE FLOORING	SF	1633	\$3.90	\$6,375.25	\$1.14	\$1,865.55	\$8,240.80	
50		CERAMIC TILE FLOORING	SF	118	\$7.46	\$883.72	\$5.66	\$670.45	\$1,554.18	
51		SEALED CONCRETE FLOORING (ASSUMED)	SF	18	\$4.06	\$73.92	\$4.81	\$87.58	\$161.51	
		BASE								
52		4"H HARDWOOD WALL BASE	LF	452	\$3.28	\$1,484.21	\$1.84	\$830.60	\$2,314.80	

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53		4"H RUBBER WALL BASE. (ASSUMED)	LF	13	\$2.57	\$33.43	\$1.84	\$23.89	\$57.32	
		TRANSITION								
54		1"x1-1/4" ALUMINIUM TRANSITION STRIP.	LF	12	\$4.37	\$53.49	\$1.04	\$12.75	\$66.25	
		WALL FINISH								
55	A2	CERAMIC WALL TILE	SF	381	\$7.46	\$2,846.01	\$7.10	\$2,708.43	\$5,554.44	
		NOTE: AS PER FINISH SCHEDULE WOOD WALL BASE AND PAINTED WALL FINISH WAS MENTIONED IN TOILER. WE HAVE ASSUMED WAL TILE IN WASHROOM. PLEASE VERIFY.								
		GYPSUM BOARD								
		WALLS								
56		1/2" THK. GYPSUM BOARD AT WALLS	SF	4552	\$1.08	\$4,911.88	\$1.95	\$8,862.46	\$13,774.34	
		NO. OF SHEETS	EA	142						
		ADHESIVE	TUBES	141						
		TAPING	ROLLS	3						
		DRYWALL SCREWS	LBS	24						
		MUD PLASTER	LBS	2412						
57		1/2" THK. MOISTURE BOARD AT WALLS	SF	221	\$1.24	\$274.00	\$1.95	\$430.30	\$704.30	
		NO. OF SHEETS	EA	7						
		ADHESIVE	TUBES	7						
		TAPING	ROLLS	0.2						
		DRYWALL SCREWS	LBS	1						
		MUD PLASTER	LBS	117						
58	A2	1/2" THK. CEMENTITUOUS BACKER BOARD AT WALLS	SF	381	\$1.29	\$489.87	\$1.95	\$741.82	\$1,231.70	
		NO. OF SHEETS	EA	12						
		ADHESIVE	TUBES	12						
		TAPING	ROLLS	0						
		DRYWALL SCREWS	LBS	2						
		MUD PLASTER	LBS	202						
		CEILING								
59		1/2" THK. GYPSUM BOARD AT CEILING	SF	1770	\$2.23	\$3,942.00	\$3.42	\$6,054.25	\$9,996.26	
		NO. OF SHEETS	EA	55						
		ADHESIVE	TUBES	55						

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		TAPING	ROLLS	1						
		DRYWALL SCREWS	LBS	9						
		MUD PLASTER	LBS	938						
		PAINT								
60	A2	ONE COAT OF PRIMER WITH TWO COATS OF PAINT AT WALLS	SF	4773	\$0.26	\$1,260.26	\$1.07	\$5,107.38	\$6,367.64	
61		ONE COAT OF PRIMER WITH TWO COATS OF PAINT AT CEILING	SF	1770	\$0.26	\$467.35	\$1.34	\$2,367.50	\$2,834.85	
	DIV. 10	SPECIALTIES			\$ 1,040	SUBTOTAL LABOR	\$ 374		\$ 1,414	\$ 2,050
		TOILET ACCESSORIES								
62		MIRROR W/ STAINLESS STEEL 3/4" SQUARE FRAME SIZE: 36" X 24"	EA	3	\$146.94	\$440.83	\$28.21	\$84.62	\$525.45	
63		STAINLESS STEEL GRAB BAR DIA: 1 1/4" LENGTH: 18"	EA	3	\$30.42	\$91.27	\$17.52	\$52.57	\$143.84	
64	A2	STAINLESS STEEL GRAB BAR DIA: 1 1/4" LENGTH: 36"	EA	3	\$45.35	\$136.04	\$19.58	\$58.73	\$194.77	
65		SINGLE ROLL TOILET TISSUE DISPENSER MATERIAL: STAINLESS STEEL	EA	3	\$26.40	\$79.21	\$17.52	\$52.57	\$131.78	
66		TOWEL HOOK	EA	3	\$12.05	\$36.16	\$6.58	\$19.73	\$55.90	
67		TISSUE HOLDER	EA	3	\$18.37	\$55.10	\$14.00	\$41.99	\$97.10	
68		SURFACE MOUNTED SOAP DISPENSER MATERIAL: STAINLESS STEEL TYPE: LIQUID	EA	3	\$67.16	\$201.47	\$21.31	\$63.94	\$265.41	
		NOTE: ABOVE ITEMS ARE ASSUMED TO BE FURNISHED AND INSTALLED BY G.C..								
	DIV. 11	EQUIPMENT			\$ 4,994	SUBTOTAL LABOR	\$ 957		\$ 5,951	\$ 8,645
		APPLIANCES & EQUIPMENT								
69	A2	REFRIGERATOR	EA	2	\$1,549.80	\$3,099.60	\$226.75	\$453.50	\$3,553.10	
70		STACKED WASHER / DRYER	EA	1	\$1,894.20	\$1,894.20	\$503.99	\$503.99	\$2,398.19	
		NOTE: ABOVE ITEMS ARE ASSUMED TO BE FURNISHED AND INSTALLED BY G.C..								
	DIV. 12	FURNISHINGS			\$ 2,433	SUBTOTAL LABOR	\$ 746		\$ 3,178	\$ 4,610
		COUNTERTOP								

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71	A2	SOLID SURFACE COUNTERTOP AT KITCHEN	SF	42	\$50.51	\$2,143.22	\$15.10	\$640.81	\$2,784.03	
		BACKSPLASH								
72	A2	4"H BACKSPLASH	LF	21	\$13.78	\$289.30	\$5.00	\$104.98	\$394.28	
	DIV. 22	PLUMBING								
		SUBTOTAL MATERIAL			\$ 13,018	SUBTOTAL LABOR	\$ 5,759		\$ 18,778	\$ 27,194
		PLUMBING FIXTURES								
73	A2	KITCHEN SINK W/ FAUCET	EA	2	\$390.32	\$780.64	\$249.01	\$498.01	\$1,278.65	
74		LAVATORY W/ FAUCET	EA	3	\$413.28	\$1,239.84	\$318.29	\$954.86	\$2,194.70	
75		WATER CLOSET	EA	3	\$528.08	\$1,584.24	\$263.06	\$789.19	\$2,373.43	
76		BATH TUB	EA	2	\$2,123.80	\$4,247.60	\$346.40	\$692.80	\$4,940.40	
		PIPING								
77	A2	GENERAL ALLOWANCE ALLOWANCE PROVIDED FOR PLUMBING PIPES AND FITTINGS. AREA: 260 SF	LS	1	\$5,166.00	\$5,166.00	\$2,824.41	\$2,824.41	\$7,990.41	
	DIV. 23	HEATING, VENTILATION AND AIR CONDITIONING (HVAC)								
		SUBTOTAL MATERIAL			\$ 9,200	SUBTOTAL LABOR	\$ 4,995		\$ 14,195	\$ 20,537
		MECHANICAL EQUIPMENT								
78	A2	MECHANICAL EXHAUST VENT	EA	3	\$146.94	\$440.83	\$75.60	\$226.80	\$667.63	
79		CARBON MONOXIDE DETECTOR	EA	3	\$137.76	\$413.28	\$77.96	\$233.88	\$647.16	
80		INTERCONNECTED SMOKE ALARM	EA	4	\$120.54	\$482.16	\$77.96	\$311.84	\$794.00	
		ALLOWANCE								
81	A2	GENERAL ALLOWANCE PROVIDEDF FOR MECHANICAL DUCTS AND FITTINGS. AREA: 1770 SF	LS	1	\$7,863.80	\$7,863.80	\$4,222.04	\$4,222.04	\$12,085.84	
	DIV. 26	ELECTRICAL								
		SUBTOTAL MATERIAL			\$ 16,495	SUBTOTAL LABOR	\$ 8,500		\$ 24,995	\$ 36,173
		SWITCH								
82	A7	3-WAY LIGHT SWITCH	EA	1	\$20.89	\$20.89	\$33.02	\$33.02	\$53.92	
		ALLOWANCE								
83	A2	GENERAL ALLOWANCE PROVIDEDF FOR ELECTRICAL WIRING, CONDUITS AND LIGHT FIXTURES. AREA: 1770 SF	LS	1	\$16,473.80	\$16,473.80	\$8,467.24	\$8,467.24	\$24,941.04	

CONSTRUCTION COST ESTIMATE BREAKDOWN

CONTRACTOR					ADDRESS								
					TOTAL MATERIAL COST				\$	126,414			
					TOTAL LABOR COST				\$	97,862			
					SUBTOTAL				\$	224,276			
					SALES TAX		13.00%			\$	16,434		
					LABOR BURDEN		10.00%			\$	9,786		
					OVERHEAD & PROFIT		25.00%			\$	56,069		
					BONDING		2.00%			\$	6,131		
					CONTINGENCY / WASTAGE		5.00%			\$	11,214		
					PROPOSED PROJECT AMOUNT				\$	323,910			
					TOTAL MANHOURS					1562.35			
DATE XYZ		PROJECT NAME FINISHED BASEMENT GROSS AREA: 2739 SF			SCOPE OF WORK COMPLETE G.C			PROJECT LOCATION 157 LEXINGTON ROAD, WATERLOO, ON. CANADA					
LINE NO.	DWG REF./CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR		LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P			
	DIV. 31	EARTHWORK	SUBTOTAL MATERIAL		\$	-	SUBTOTAL LABOR	\$	5,609	\$	5,609	\$	8,004
		EXCAVATION											
84	A2	EXCAVATION PROVIDED FOR FOOTING	CY	24.3				\$72.05	\$1,748.04	\$1,748.04			
85	A2	EXCAVATION PROVIDED FOR RETAINING WALL & NEW STAIRCASE	CY	32.4				\$72.05	\$2,333.53	\$2,333.53			
		BACKFILL											
86	A2	BACKFILL PROVIDED FOR FOOTING	CY	23.8				\$38.31	\$910.39	\$910.39			
87	A2	BACKFILL PROVIDED FOR RETAINING WALL & NEW STAIRCASE	CY	3.0				\$38.31	\$115.71	\$115.71			
		HAULOFF/IMPORT											
88	A2	HAULING OFF EXTRA MATERIAL	CY	28				\$18.03	\$501.32	\$501.32			

OPTIONAL MECHANICAL ROOM FINISH

		OPTIONAL FINISHES (MECHANICAL ROOM)		SUBTOTAL MATERIAL	\$	134	SUBTOTAL LABOR	\$	301	\$	435	\$	625
		PAINT											
89		ONE COAT OF PRIMER WITH TWO COATS OF PAINT AT WALLS (OPTIONAL)	SF	100	\$0.26	\$26.40	\$1.07	\$107.01	\$133.41				
		DRYWALL											
90		1/2" THK. GYPSUM BOARD AT WALLS (OPTIONAL FINISH)	SF	100	\$1.08	\$107.64	\$1.95	\$194.22	\$301.86				
		NO. OF SHEETS	EA	3									
		ADHESIVE	TUBES	3									
		TAPING	ROLLS	0									
		DRYWALL SCREWS	LBS	1									
		MUD PLASTER	LBS	53									