

Project Name :- 2nd Storey Addition of 43 Alamosa Dr

Location :- 43 Alamosa Dr, Toronto, ON

Estimate Date :- 20th June 2019

Estimator :- Tesbee Consultancy

Full GC Estimate

Item Nr	Description	Unit	Quantity	Unit Rate	Amount	Sub Total
Demolition						
Demolition						
1	Demolish Existing Non Load Bearing Wall	Sq.ft	2,644	2.80	7,403.20	
2	Demolish Existing Load Bearing Wall	Sq.ft	1,668	5.20	8,673.60	
3	Demolish Existing Balcony	Sq.ft	100	12.00	1,200.00	
4	Demolish Existing 6'-3" x 2'-7" Fireplace	Nos	1	450.00	450.00	
5	Demolish Existing Single Door (2'-0" x 7'-0")	Nos	16	85.00	1,360.00	
6	Demolish Existing Roof Structure	Sq.ft	2,292	2.90	6,646.80	
7	Demolish Existing Floor Finish	Sq.ft	350	2.60	910.00	
8	Remove Existing Plumbing Fixtures	Nos	17	150.00	2,550.00	
9	Demolish Existing Millwork	L.ft	63	15.00	945.00	
10	Demolish Existing 2'-6" x 5'-0" Window	Nos	3	125.00	375.00	30,513.60
Structural						
Footing						
11	42" x 42" x 21" Concrete Pad Footing - Details Assumed	Nos	2			
	Excavation c/w sawcut existing concrete slab	Nos	2	550.00	1,100.00	
	Concrete	Cu.ft	46	7.00	322.00	
	Formwork	Sq.ft	49	14.00	686.00	
	Rebar	Lbs	166	1.80	298.80	
12	14" Dia Concrete Sono Tube (Height 4')	Nos	4	145.00	580.00	
13	28" x 33" x 8" Pier Foundation	Nos	1	335.00	335.00	
Slab						
14	3" thick Concrete Slab on Grade on 5" Crushed Stone, Reinforced with 6 x 6 - W2.9 x W2.9 Mesh	Sq.ft	137			

Full GC Estimate

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	Concrete	CF	35	7.00	245.00	
	5" Crushed Stone	CF	57	3.40	193.80	
	6 x 6 - W2.9 x W2.9 Mesh	Sq.ft	137	2.80	383.60	
	Beam					
15	W10x39	Lbs	819	2.55	2,088.45	
16	W12x35	Lbs	1225	2.55	3,123.75	
17	W8x35	Lbs	3045	2.55	7,764.75	
18	B3 (3 - 2"x10" SPR #2)	L.ft	45	17.70	796.50	
19	B6 (3 - 2"x12" SPR #2)	L.ft	26	21.90	569.40	
20	PL 10"x1/2"	L.ft	18	42.00	756.00	
21	Wall Plate - PL 8"x6"x1/2" + 2 Anchors 8" x 1/2"	Nos	7	115.00	805.00	
	Column					
22	16" x 42" Concrete piers c/w footing	Nos	1	1,450.00	1,450.00	
23	HSS4" x 4" x 1/4" Steel Column (Height - 10')	Nos	8	180.00	1,440.00	
24	P1 - 3 - 2x6 Wood Column (Height - 10'-0")	Nos	6	127.00	762.00	
25	P2 - 2 - 2x6 Jack=Ply + 2 - 2x6 King-Ply Wood Column	Nos	30	155.00	4,650.00	
26	P3 - 4 - 2x6 Wood Column	Nos	2	175.00	350.00	
	Floor Joist					
27	2" x 10" @ 16" O/C	Sq.ft	436	5.31	2,315.16	
28	LP1 20 11 7/8" EWP @ 16" O/C	Sq.ft	1,359	9.40	12,774.60	
29	LP1 42 11 7/8" EWP @ 16" O/C	Sq.ft	576	10.60	6,105.60	
30	2" x 10" SP #2 @ 16" O/C	Sq.ft	144	5.31	764.64	
31	2" x 6" Decking For Balcony	Sq.ft	525	3.33	1,748.25	
32	2" x 8" Deck Joist @ 16" O/C	Sq.ft	32	4.64	148.48	
	Stair					

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33	3'-4" x 10" Stair with one Landing (14 Steps)	Nos	1	6,750.00	6,750.00	
	Lintel					
34	L1; 2-2 x 8 SPR	L.ft	5	17.70	88.50	
35	L5; 2-2 x 12 SPR	L.ft	28	21.90	613.20	
36	L 4" x 4" x 1/4"	L.ft	12	22.95	275.40	
	Lumber					
37	LVL 3 2-1 3/4"x11 7/8" 2.0 E LVL	L.ft	107	17.00	1,819.00	
38	LVL 4 3-1 3/4"x11 7/8" 2.0 E LVL	L.ft	15	25.50	382.50	
39	LVL 5 4-1 3/4"x11 7/8" 2.0 E LVL	L.ft	37	34.00	1,258.00	
40	LVL 6 3-1 3/4"x14" 2.0 E LVL	L.ft	58	25.50	1,479.00	
	Roof Trusses					
41	26' 6" Span Girder Truss (H 13' 5")	Nos	3	1,985.00	5,955.00	
42	Jack Trusses @ 24" O/C	Sq.ft	640	6.75	4,320.00	
43	Heel Roof Trusses @ 24" O/C	Sq.ft	1,263	8.50	10,735.50	
44	4' 5" Span Girder Truss	Nos	4	675.00	2,700.00	
45	Roof sheathing	Sq.ft	3,366	3.50	11,781.00	
46	Approved Raised Heel Roof Trusses @ 24" O.C	Sq.ft	2,380	8.50	20,230.00	120,943.88
	Architectural					
	Walls					
47	2 x 6 Stud Wall External	Sq.ft	2,107		-	
	1/2" Exterior Sheathing	Sq.ft	2,107	3.20	6,742.40	
	6 mil. Vapour Barrier	Sq.ft	2,107	0.70	1,474.90	
	Batt Insulation	Sq.ft	2,107	1.60	3,371.20	
	2x6 Wood Bottom Plate	L.ft	22	3.70	81.40	
	(2) 2x6 Wood Top Plate	L.ft	22	7.40	162.80	
	2x6 Wood Studs @ 16" O.C	L.ft	1,896	3.70	7,016.31	
	1/2" Gypsum Wall Board	Sq.ft	2,107	2.00	4,214.00	
	Mudding & Tapping	Sq.ft	2,107	0.85	1,790.95	
48	2 x 6 Stud Wall Internal	Sq.ft	3,668		-	
	1/2" Gypsum Wall Board	Sq.ft	3,668	2.00	7,336.00	
	2x6 Wood Studs @ 16" O.C	L.ft	3,301	3.70	12,214.44	

Full GC Estimate

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	(2) 2x6 Wood Top Plate	L.ft	367	7.40	2,715.80	
	2x6 Wood Bottom Plate	L.ft	367	3.70	1,357.90	
	1/2" Gypsum Wall Board	Sq.ft	3,668	2.00	7,336.00	
	Mudding & Tapping	Sq.ft	7,336	0.85	6,235.60	
49	2 x 4 Stud Internal Wall	Sq.ft	751		-	
	1/2" Gypsum Wall Board	Sq.ft	751	2.00	1,502.00	
	2x4 Wood Studs @ 16" O.C	L.ft	676	3.20	2,163.20	
	(2) 2x4 Wood Top Plate	L.ft	75	6.40	480.00	
	2x4 Wood Bottom Plate	L.ft	75	3.20	240.00	
	1/2" Gypsum Wall Board	Sq.ft	751	2.00	1,502.00	
	Mudding & Tapping	Sq.ft	1502	0.85	1,276.70	
50	Garage Wall (Furring Wall)	Sq.ft	625		-	
	1/2" Type 'X' Gypsum Wall Board	Sq.ft	625	2.15	1,343.75	
	(2) 2x4 Wood Top Plate	L.ft	563	6.40	3,603.20	
	2x4 Wood Bottom Plate	L.ft	62	3.20	198.40	
	2x4 Wood Studs @ 16" O.C	L.ft	62	3.20	198.40	
	Batt Insulation	Sq.ft	625	1.80	1,125.00	
	Mudding & Tapping	Sq.ft	625	0.85	531.25	
51	8" Concrete Infill (Approximately 20 Sq.ft)	Loc	2	575.00	1,150.00	
	Doors					
52	D1; 3' x 6' 8" x 1 3/4" thk Exterior Door	Nos	1	1,200.00	1,200.00	
53	D2; 2' 8" x 8' x 1 3/8" thk Door	Nos	4	950.00	3,800.00	
54	D3; 2' 6" x 8' x 1 3/8" thk Door	Nos	13	890.00	11,570.00	
55	D4; 2' 0" x 8' x 1 3/8" thk Door	Nos	10	715.00	7,150.00	
56	D9; 3' 0" x 8' 0" x 1 3/4" thk Door	Nos	2	1,050.00	2,100.00	
57	Double Door 5' 4" x 6' 10"	Nos	1	1,900.00	1,900.00	
58	Double Door 10' x 7' 10"	Nos	1	3,500.00	3,500.00	
59	6' x 8' x 1 3/4" thk Exterior Door With Louvers	Nos	1	3,120.00	3,120.00	
60	Garage Door 16' x 8' c/w remote operator	Nos	1	3,850.00	3,850.00	
61	2'-0" W x 8'-0" H x 1 3/8" Thk Single Door (Bedroom 4)	Nos	1	720.00	720.00	
	Windows					
62	68" x 50" Glased Window	Nos	2	1,795.00	3,590.00	

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63	30" x 40" Glased Window	Nos	2	634.00	1,268.00	
64	48" x 60" Glased Window	Nos	1	1,520.00	1,520.00	
65	68" x 82" Glased Window	Nos	2	2,943.00	5,886.00	
66	68" x 48" Glased Window	Nos	2	1,723.00	3,446.00	
67	72" x 52" Glased Window	Nos	6	1,976.00	11,856.00	
68	63" x 70" Glased Window	Nos	2	2,328.00	4,656.00	
69	55" x 70" Glased Window	Nos	1	2,032.00	2,032.00	
70	84" x 70" Glased Window	Nos	1	3,104.00	3,104.00	
71	27" x 70" Glased Window	Nos	1	998.00	998.00	
72	72" x 94" Glased Window	Nos	2	3,572.00	7,144.00	
73	37" x 54" Glased Window	Nos	2	1,055.00	2,110.00	
74	58" x 54" Glased Window	Nos	1	1,653.00	1,653.00	
75	72" x 72" Glased Window	Nos	3	2,736.00	8,208.00	
76	56" x 90" Glased Window	Nos	1	2,660.00	2,660.00	
77	72" x 74" Glased Window	Nos	1	2,812.00	2,812.00	
78	56" x 74" Glased Window	Nos	1	2,188.00	2,188.00	
79	56" x 40" Glased Window	Nos	1	1,183.00	1,183.00	
80	48" x 74" Glased Window	Nos	1	1,875.00	1,875.00	
81	24" x 78" Glased Window	Nos	1	988.00	988.00	
82	56" x 80" Glased Window	Nos	4	2,365.00	9,460.00	
83	36" x 80" Glased Window	Nos	2	1,520.00	3,040.00	
84	56" x 50" Glased Window	Nos	1	1,478.00	1,478.00	
85	Sill Window Sill	L.ft	41	45.00	1,845.00	

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Item Nr	Description	Unit	Qunantity	Unit Rate	Amount	Sub Total
Exterior Finish						
86	3 1/2" Stone Veneer	Sq.ft	442	24.00	10,608.00	
87	Stucco Finish	Sq.ft	2,660	12.20	32,452.00	
88	Cultured Stone Aplied To Wood Sheathing	Sq.ft	555	36.00	19,980.00	
89	Concrete Board Panels	Sq.ft	161	18.75	3,018.75	
90	Horizontal Metal Siding (Composite metal panel siding)	Sq.ft	290	13.90	4,031.00	
91	Exterior Wood Siding	Sq.ft	76	9.21	699.96	
Roof Finish						
91	Roof Tiles; Asphalt Shingles	Sq.ft	3,382	4.20	14,204.40	
92	Roof Gutter	L.ft	227	18.00	4,086.00	
Miscellaneous						
93	3'-6" High Guardrails	L.ft	57	120.00	6,840.00	
94	6'-0" Width Fire Place	Nos	2	4,200.00	8,400.00	
95	24" x 48" Skylight	Nos	1	1,550.00	1,550.00	
Floor Finish						
96	Ceramic Floor Tile	Sq.ft	797	19.00	15,143.00	
97	Extra over for Floor Heating	Sq.ft	575	40.00	23,000.00	
98	Hardwood Flooring	Sq.ft	1,276	13.40	17,098.40	
99	Dricore Flooring	Sq.ft	400.00	3.90	1,560.00	
100	Dricore Flooring Installtion only	Sq.ft	1,000	1.61	1,610.00	
101	Laminated Floor	Sq.ft	176	10.90	1,918.40	
102	Carpet Flooring	Sq.ft	195	5.90	1,150.50	
Wall Finish						
103	Paint Finish Internal Walls	Sq.ft	10,938	1.65	18,047.70	
104	Tile Finish	Sq.ft	1,706	20.50	34,973.00	

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Item Nr	Description	Unit	Qunantity	Unit Rate	Amount	Sub Total
105	7" High MDF Base	L.ft	396	7.20	2,851.20	
	Ceiling Finish					
106	5/8" Gypsum Board Ceiling	Sq.ft	2,977	6.50	19,350.50	
107	5/8" Water Resistant Gypsum Board Ceiling	Sq.ft	688	7.20	4,953.60	
108	Insulation for ceiling	Sq.ft	3365	1.30	4,374.50	
109	Extra over for ceiling framing	Sq.ft	2977	4.25	12,652.25	
110	Crown mouldings	L.ft	1,202	11.60	13,943.20	
111	Extra over for Coffered ceiling to Living & Dining room	Sq.ft	410	35.00	14,350.00	
112	Extra over for Coffered ceiling to Family room	Sq.ft	240	35.00	8,400.00	
113	Extra over for Coffered ceiling to Breakfast & Kitchen area - Assume Not required	Sq.ft	520	35.00	18,200.00	
	Millwork					
114	2'-0" Width Pantry Cupboard	L.ft	22	180.00	3,960.00	
115	2'-0" Width Countertop with Base Cabinet	L.ft	44	318.00	13,992.00	
116	1'-0" Width Upper Cabinet	L.ft	34	175.00	5,950.00	
117	1'-0" Width Walk in Closet	L.ft	15	130.00	1,950.00	
118	2'-0" Width Vanitytop with Base Cabinet	L.ft	26	300.00	7,800.00	
119	2'-0" Width Closet	L.ft	13	180.00	2,340.00	
120	1'-6" Width Closet	L.ft	6	140.00	840.00	
121	2'-0" Width Granite Countertop	L.ft	27	220.00	5,940.00	
122	2'-0" Width Base Cabinet with Paint Finish	L.ft	27	188.00	5,076.00	568,567.96
	Electrical					
123	LED Pot Lights	Nos	95	240.00	22,800.00	
124	LED Pot Lights (Dimmable)	Nos	64	255.00	16,320.00	
125	Ceiling Mounted Light Fixture	Nos	54	265.00	14,310.00	

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Item Nr	Description	Unit	Quantity	Unit Rate	Amount	Sub Total
126	Allow for Wiring and conduit	Nos	213	115.00	24,495.00	
127	Allow for Power	Sum	1	12,000.00	12,000.00	
128	Allow for Control	Sum	1	8,500.00	8,500.00	
129	Allow for Branch Circuit Board	Sum	1	6,200.00	6,200.00	
130	Allow for main Wiring	Sum	1	7,000.00	7,000.00	
131	Allow for Earthing	Sum	1	850.00	850.00	
132	Rough cabling for Theatre	Sum	1	1,200.00	1,200.00	113,675.00
	Fire Alarm					
133	Smoke Alarm	Nos	5	185.00	925.00	
134	Carbon Monoxide Detector	Nos	5	175.00	875.00	1,800.00
	Plumbing					
135	Allow for Cold & Hot water pipe c/w insulation	Sum	1	9,000.00	9,000.00	
136	Allow for Sanitary Sewer Pipe	Sum	1	6,500.00	6,500.00	
137	Allow for Plumbing Rough In	Nos	25	160.00	4,000.00	
138	Connect to Existing water main with 1" pipe including additional piping	Sum	1	4,600.00	4,600.00	
139	Connect to Existing Sanitary main including additional piping	Sum	1	6,500.00	6,500.00	
	Plumbing fixture					
140	Water Closet	Nos	7	980.00	6,860.00	
141	Bath Tub	Nos	1	1,300.00	1,300.00	
142	Wash Basin	Nos	7	760.00	5,320.00	
143	Laundry Sink	Nos	1	580.00	580.00	
144	Shower Enclosure	Nos	7	1,550.00	10,850.00	
145	Double Shower Head with Rain Shower	Nos	1	375.00	375.00	
146	Washer - Supply and Install By Contractor	Nos	1	2,760.00	2,760.00	

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147	Dryer - Supply and Install By Contractor	Nos	1	2,350.00	2,350.00	
148	Washer & Dryer - Supply and Install By Contractor	Nos	1	3,500.00	3,500.00	64,495.00
Mechanical						
149	Allow For HVAC and Maechnical including HVAC duct and Accessaories	Sum	1	45,000.00	45,000.00	
150	Floor Heating Installation (Ensuite & Foyer only)	Sq.ft	575	5.25	3,018.75	48,018.75
Site Work						
151	Allow for Asphalt paving and hard landscaping	Sum	1	18,000.00	18,000.00	
152	Allow for soft landscaping	Sum	1	9,000.00	9,000.00	
153	Allow for connect to existing utilities	Sum	1	10,000.00	10,000.00	
154	Allow for domestic water control (Meter, Back follow preventer and etc.)	Sum	1	5,000.00	5,000.00	
155	Allow for trees and plants	Sum	1	5,000.00	5,000.00	47,000.00
Total					995,014.19	
Insurance		3%			29,850.43	
Overhead and Profit		22%			218,903.12	
Total Amount					1,243,767.74	

Note:

Structural steel considered in the estimate.
 Site work is included in this estimate
 Demolition is included in this estimate
 The roof structure is included in this estimate
 Coffered ceiling assumed in Living, Dining, Family Rooms