

**ADDITIONS & RENOVATIONS TO SF  
RESIDENCE**

**TORONTO, ON**

**PRELIMINARY ESTIMATE**



LOGIK CONTRACTING

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**October 27, 2022**

**ADDITIONS & RENOVATIONS TO SF RESIDENCE  
TORONTO, ON**

**PRELIMINARY ESTIMATE**

**Prepared For:**

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**TESBEE CONSULTANCY**  
Professional Estimators

**October 27, 2022**

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## **1. INTRODUCTION**

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1.1 Purpose: This Preliminary Estimate is intended to provide a realistic allocation of direct and indirect construction costs for the Additions & Renovations to SF Residence, Renovation, located in Toronto, On, with exceptions of items listed in 1.4 below.

1.2 Methodology: From the documentation and information provided, quantities of all major elements were assessed or measured where possible and priced at rates considered competitive for a project of this type under a stipulated sum form of contract in Toronto, On.

Pricing shown reflects probable construction costs obtainable in the Toronto, On area on the effective date of this report. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the work.

1.3 Specifications: For building components and systems where specifications and design details are not available, quality standards have been established based on discussions with the design team.

1.4 Exclusions: This Preliminary Estimate does not provide for the following, if required:

- Legal fees and expenses
- Right of way charges
- Easement costs
- Financing costs
- Fund raising costs
- Owner's staff and associated management
- Relocation of existing facilities, including furniture and equipment
- Professional fees and expenses
- Cost of contaminated soil removal
- Costs of asbestos removal
- Costs of PCB contaminated electrical equipment removal
- Kitchen equipment

**1. INTRODUCTION**

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1.4 Exclusions:  
(continued)

- Window washing equipment
- Maintenance equipment
- Special audio, visual, security equipment or installation other than provision of empty conduit systems carried in electrical division
- Loose furniture, furnishings and equipment
- Window treatments
- Phased construction premiums
- Escalation contingency
- Design and Pricing contingency
- Construction contingency
- Preventative maintenance contracts
- Building permit
- Goods and Services Tax



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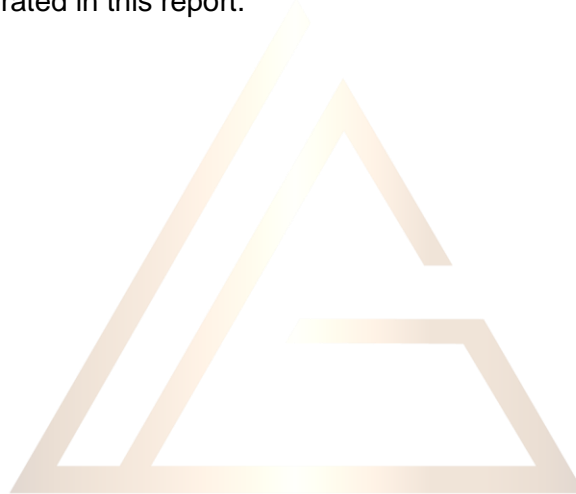
## **2. DOCUMENTATION**

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- This Preliminary Estimate has been prepared from the documentation included in Appendix Z of this report

All of the above documentation was received from Starkey Group Architects Inc. and was supplemented with information gathered in meeting(s) and telephone conversations with the design team, as applicable.

Design changes and/or additions made subsequent to this issuance of the documentation noted above have not been incorporated in this report.



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### **3. COST CONSIDERATIONS**

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- 3.1 Cost Base: All costs are estimated on the basis of competitive bids (a minimum of 5 general contractor bids and at least 3 subcontractor bids for each trade) being received in October 2022 from general contractors and all major subcontractors and suppliers based on a stipulated sum form of contract.
- 3.2 Escalation: An allowance 7% of has been made for construction cost escalation that may occur between October 2022 and the anticipated bid date of for the project.
- 3.3 Contingencies: An allowance of 15% has been included to cover design and pricing unknowns. This allowance is not intended to cover any program space modifications but rather to provide some flexibility for the designers and cost planners during the remaining contract document stages.
- An allowance of 10% has been made to cover construction (post contract) unknowns.
- 3.4 Unit Rates: The unit rates in the preparation of this Preliminary Estimate include labour and material, equipment, subcontractor's overheads and profits.
- 3.5 Taxes: Provincial Sales Tax is included where applicable. No provision has been made for the Goods and Services Tax. It is recommended that the owner make separate provision for GST in the project budget.
- 3.6 Statement of Probable Costs: Tesbee Consultancy has no control over the cost of labour and materials, the contractor's method of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is made on the basis of experience, qualifications and best judgment of the professional consultant familiar with the construction industry. Tesbee Consultancy cannot and does not guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost estimates.

### 3. COST CONSIDERATIONS (cont'd)

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3.6 Statement of  
Probable Costs:  
(continued)

Tesbee Consultancy has prepared this estimate in accordance with generally accepted principles and practices. Tesbee Consultancy's staff is available to discuss its contents with any interested party.

3.7 Ongoing Cost  
Control:

Tesbee Consultancy recommends that the Owner and design team carefully review this document, including line-item description, unit prices, clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems/schemes should be evaluated before proceeding into the next design phase.

Requests for modifications of any apparent errors or omissions to this document must be made to Tesbee Consultancy within ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

It is recommended that a final update estimate be produced by Tesbee Consultancy using Bid Documents to determine overall cost changes that may have occurred since the preparation of this estimate. The final updated estimate will address changes and additions to the documents, as well as addenda issued during the bidding process. Tesbee Consultancy cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

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4. GROSS FLOOR AND SITE DEVELOPED AREAS

GROSS FLOOR AREA:

Description	Sq.ft
Basement	1,505
Ground Floor	1,486
Second Floor	1,165
Third Floor	1,038
<b>TOTAL</b>	<b>5,194</b>

SITE DEVELOPED AREA:

Description	Sq.ft
Area of Site	6,573
<b>Site Developed Area</b>	<b>6,573</b>

Site Developed Area is the area of the site less the foot-print area of the building.

The above areas have been measured in accordance with the Canadian Institute of Quantity Surveyors' Method of Measurement of Buildings by Area and Volume.

5. CONSTRUCTION COST ESTIMATE SUMMARY

COST SUMMARY:

Building Interior Upgrade / Renovation		1,206,299
Site Development		348,749
Demolitions		90,288
<b>Total Including Demolition</b>		<b>1,645,336</b>
General Requirements & Fee	15%	246,800
<b>Total Excluding Contingencies</b>		<b>1,892,136</b>
Design and Pricing Allowance	15%	283,820
Escalation Allowance	7%	132,450
Construction Allowance	10%	189,214
<b>Total Construction Cost</b>		<b>2,497,620</b>



**Appendix  
A - Detailed Elemental Cost Estimate**

**LOGIK CONTRACTING**

Project :- Additions & Renovations SF Residence  
 Location :- 21 Baby Point Cres,  
 Toronto, ON  
 Contractor:- Logik Contracting  
 Estimator:- Tesbee Consultancy

Report date : 27/12/2022  
 Page No. : 10  
 Building Type :  
 C.T. Index :  
 GFA : 5,194 Sq ft

### ELEMENTAL COST SUMMARY

Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per ft2		%	
		Quantity	Unit Rate	Sub- Total	Total	Sub- Total	Total		
<b>A SHELL</b>		5,194	Sq ft			393,014		75.67	20.8%
<b>A1 SUBSTRUCTURE</b>						40,977		7.89	2.2%
A11 Foundations	0.005	27	L.ft	684	18,459		3.55		
A12 Basement Excavation	0.104	540	Cu.ft	4	2,268		0.44		
A13 Special Conditions	0.000	1	Sum	20,250	20,250		3.90		
<b>A2 STRUCTURE</b>						113,577		21.87	6.0%
A21 Lowest Floor Construction	0.024	126	Sq ft	16	2,070		0.40		
A22 Upper Floor Construction	0.200	1,040	Sq ft	64	66,703		12.84		
A23 Roof Construction	0.303	1,576	Sq ft	28	44,805		8.63		
<b>A3 EXTERIOR ENCLOSURE</b>						238,460		45.91	12.6%
A31 Walls Below Grade	0.042	219	Sq ft	66	14,438		2.78		
A32 Walls Above Grade	0.292	1,515	Sq ft	59	89,264		17.19		
A33 Windows & Entrances	0.190	987	Sq.ft	77	76,309		14.69		
A34 Roof Coverings	0.369	1,916	Sq.ft	25	46,982		9.05		
A35 Projections	0.014	73	Sq.ft	157	11,468		2.21		
<b>B INTERIORS</b>		5,194	Sq ft			647,660		124.69	34.2%
<b>B1 PARTITIONS &amp; DOORS</b>						71,323		13.73	3.8%
B11 Partitions	0.189	980	Sq.ft	26	25,511		4.91		
B12 Doors	0.002	9	Nos	5,090	45,813		8.82		
<b>B2 FINISHES</b>						393,641		75.79	20.8%
B21 Floor Finishes	1.000	5,194	Sq.ft	34	176,828		34.04		
B22 Ceiling Finishes	1.000	5,194	Sq.ft	17	85,737		16.51		
B23 Wall Finishes	1.819	9,450	Sq.ft	14	131,076		25.24		
<b>B3 FITTINGS &amp; EQUIPMENT</b>						182,696		35.17	9.7%
B31 Fittings & Fixtures	1.000	5,194	Sq.ft	32	166,796		32.11		
B32 Equipment	1.000	5,194	Sq.ft	3	15,900		3.06		
B33 Elevators	0.000	1	Sum	-	-		-		
B34 Escalators	0.000	1	Sum	-	-		-		
<b>C SERVICES</b>		5,194	Sq ft			165,625		31.89	8.8%
<b>C1 MECHANICAL</b>						89,625		17.26	4.7%
C11 Plumbing & Drainage	1.000	5,194	Sq.ft	12	60,375		11.62		
C12 Fire Protection	1.000	5,194	Sq.ft	-	-		-		
C13 HVAC	1.000	5,194	Sq.ft	5	28,500		5.49		
C14 Controls	1.000	5,194	Sq.ft	0	750		0.14		
<b>C2 ELECTRICAL</b>						76,000		14.63	4.0%
C21 Service & Distribution	1.000	5,194	Sq.ft	1	5,625		1.08		
C22 Lighting, Devices & Heating	1.000	5,194	Sq.ft	13	68,375		13.16		
C23 Systems & Ancillaries	1.000	5,194	Sq.ft	0	2,000		0.39		
<b>NET BUILDING COST - EXCLUDING SITE</b>						<b>\$ 1,206,299</b>		<b>232.25</b>	<b>63.8%</b>
<b>D SITE &amp; ANCILLARY WORK</b>									23.2%
<b>D1 SITE WORK</b>						348,749		67.14	18.4%
D11 Site Development	1.265	6,573	Sq.ft	53	348,749		67.14		
D12 Mechanical Site Services	0.000	1	Sum	-	-		-		
D13 Electrical Site Services	0.000	1	Sum	-	-		-		
<b>D2 ANCILLARY WORK</b>						90,288		17.38	4.8%
D21 Demolitions	1.265	6,573	Sum	14	90,288		17.38		
D22 Alterations	0.000	1	Sum	-	-		-		
<b>NET BUILDING COST - INCLUDING SITE</b>						<b>\$ 1,645,336</b>		<b>316.78</b>	<b>87.0%</b>
<b>Z1 GENERAL REQUIREMENTS &amp; FEE</b>						246,800		47.52	13.0%
Z11 General Requirement		15.0%			246,800		47.52		
Z12 Insurance		0.0%			-		-		
<b>TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES</b>						<b>\$ 1,892,136</b>		<b>364.29</b>	<b>100.0%</b>
<b>Z2 ALLOWANCES</b>						605,484		116.57	
Z21 Design & Pricing Allowance		15.0%			283,820		54.64		
Z22 Escalation Allowance		7.0%			132,450		25.50		
Z23 Construction Allowance		10.0%			189,214		36.43		
<b>TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES</b>						<b>\$ 2,497,620</b>		<b>480.87</b>	
<b>PROFIT &amp; OVERHEAD</b>									
- Profit		0.0%			-		-		
<b>TOTAL CONSTRUCTION ESTIMATE</b>						<b>\$ 2,497,620</b>		<b>\$ 480.87</b>	

<b>A1 SUBSTRUCTURE</b>		<b>Quantity</b>	<b>Unit rate</b>	<b>Amount</b>
A11	Foundations			
1	48" x 12" Concrete Strip Footing for Wall	27 L.ft	160.20	4,325
	- Concrete supply and placing	108 Cu.ft	14.25	1,539
	- Formwork	54 Sq.ft	16.50	891
	- Rebar	518 Lbs	3.00	1,555
	- Screed concrete	108 Sq.ft	3.15	340
2	Underpinning	1 Sum	13,500.00	13,500
3	Compacted Gravel Filling	126 Sq.ft	2.85	359
4	Damp Proof Membrane	126 Sq.ft	2.18	274
A11	Foundations	<b>Total : \$</b>	27 L.ft	683.65
A12	Basement Excavation			
1	Wall Footing Excavation c/w Cart Away	540 Cu.ft	4.20	2,268
A12	Basement Excavation	<b>Total : \$</b>	540 Cu.ft	4.20
A13	Special Conditions			
1	Allow for Temporary Protection & Support to Building During Demolition	1 Sum	9,000.00	9,000
2	Allow for Miscellaneous Special Conditions	1 Sum	11,250.00	11,250
A13	Special Conditions	<b>Total : \$</b>	1 Sum	20,250.00

<b>A2 STRUCTURE</b>		<b>Quantity</b>	<b>Unit rate</b>	<b>Amount</b>
A21	Lowest Floor Construction			
	1 6" thick Concrete Slab On-Grade	126 Sq.ft	16.43	2,070
	- 3" Extruded polystyrene insulation	126 Sq.ft	4.80	605
	- Concrete supply and placing	63 Cu.ft	14.25	898
	- Rebar	189 Lbs	3.00	567
<b>A21 Lowest Floor Construction</b>		<b>Total : \$</b>	126 Sq ft	16.43
<b>2,070</b>				
A22	Upper Floor Construction			
	<u>Ground Floor</u>			
	1 Allow for Modification or New Staircase as per Plan c/w Railings (Basement to Ground Floor)	1 Sum	6,400.00	6,400
	2 Allow for Structural Modification Including Columns & Beams	1 Sum	3,000.00	3,000
	<u>Second Floor</u>			
	3 Allow for Steel Staircase as per Plan (Decorative Staircase) (Ground Floor to Second Floor)	1 Sum	10,500.00	10,500
	4 Allow for Structural Modification Including Columns & Beams	1 Sum	4,125.00	4,125
	<u>Third Floor</u>			
	5 Allow for Steel Staircase as per Plan (Decorative Staircase) (Second Floor to Third Floor)	1 Sum	10,500.00	10,500
	6 Allow for Structural Modification Including Columns & Beams	1 Sum	6,750.00	6,750
	7 Wood Joist / Floor Framing	1,040 Sq.ft	12.75	13,260
	8 Subfloor c/w Sound Insulation	1,040 Sq.ft	11.70	12,168
<b>A22 Upper Floor Construction</b>		<b>Total : \$</b>	1,040 Sq ft	64.14
<b>66,703</b>				
A23	Roof Construction			
	1 Wood Joist / Roof Framing	1,576 Sq.ft	15.20	23,955
	2 Plywood sheathing c/w Insulation	1,716 Sq.ft	12.15	20,849
<b>A23 Roof Construction</b>		<b>Total : \$</b>	1,576 Sq ft	28.43
<b>44,805</b>				

<b>A3 EXTERIOR ENCLOSURE</b>		<b>Quantity</b>	<b>Unit rate</b>	<b>Amount</b>
A31	Walls Below Grade			
1	1'-0" thk Concrete Wall	188 Sq.ft	63.75	11,985
	- Concrete supply and placing	188 Cu.ft	14.25	2,679
	- Formwork	376 Sq.ft	16.50	6,204
	- Rebar	1,034 Lbs	3.00	3,102
2	1'-6" thk Concrete Wall	31 Sq.ft	79.13	2,453
	- Concrete supply and placing	47 Cu.ft	14.25	663
	- Formwork	62 Sq.ft	16.50	1,023
	- Rebar	256 Lbs	3.00	767
A31	Walls Below Grade	<b>Total : \$</b> 219 Sq ft	65.93	14,438
A32	Walls Above Grade			
	<u>Ground Floor</u>			
1	2x6 Exterior Wall	227 Sq.ft	23.42	5,315
	- 1/2" Gypsum board	227 Sq.ft	3.00	681
	- Wood studs @ 16" O.C	227 Sq.ft	7.35	1,668
	- R-19 Batt insulation	227 Sq.ft	2.85	647
	- 6 mil Vapour barrier	227 Sq.ft	1.74	395
	- 3/4" Exterior sheathing	227 Sq.ft	7.20	1,634
	- Mudding and tapping	227 Sq.ft	1.28	289
2	Siding	227 Sq.ft	45.00	10,215
	- Allow for Stone Cladding	227 Sq.ft	45.00	10,215
	<u>Second Floor</u>			
3	2x6 Exterior Wall	370 Sq.ft	21.69	8,025
	- 1/2" Gypsum board	370 Sq.ft	3.00	1,110
	- 2 x 6 Wood studs @ 16" O.C	370 Sq.ft	5.63	2,081
	- R-19 Batt insulation	370 Sq.ft	2.85	1,055
	- 6 mil Vapour barrier	370 Sq.ft	1.74	644
	- 3/4" Exterior sheathing	370 Sq.ft	7.20	2,664
	- Mudding and tapping	370 Sq.ft	1.28	472
4	Siding	370 Sq.ft	22.50	8,325
	- Allow for Stucco	370 Sq.ft	22.50	8,325
	<u>Third Floor</u>			
5	2x6 Exterior Wall	532 Sq.ft	21.69	11,539
	- 1/2" Gypsum board	532 Sq.ft	3.00	1,596
	- 2 x 6 Wood studs @ 16" O.C	532 Sq.ft	5.63	2,993
	- R-19 Batt insulation	532 Sq.ft	2.85	1,516
	- 6 mil Vapour barrier	532 Sq.ft	1.74	926
	- 3/4" Exterior sheathing	532 Sq.ft	7.20	3,830
	- Mudding and tapping	532 Sq.ft	1.28	678

6	2x6 Exterior Wall	386	Sq.ft	20.64	7,967
	- 1/2" Gypsum board	386	Sq.ft	3.00	1,158
	- 2 x 4 Wood studs @ 16" O.C	386	Sq.ft	4.58	1,766
	- R-19 Batt insulation	386	Sq.ft	2.85	1,100
	- 6 mil Vapour barrier	386	Sq.ft	1.74	672
	- 3/4" Exterior sheathing	386	Sq.ft	7.20	2,779
	- Mudding and tapping	386	Sq.ft	1.28	492
7	Siding	918	Sq.ft	30.37	27,878
	- Metal Cladding	321	Sq.ft	45.00	14,445
	- Allow for Stucco	597	Sq.ft	22.50	13,433
8	Allow for Modification or Patch & Repair Existing Stucco	1	Sum	2,500.00	2,500
9	Allow for Modification or Patch & Repair Existing Stone Cladding	1	Sum	3,500.00	3,500
10	Allow for Exterior Mouldings/ Trims/ Sills, etc.	1	Sum	2,000.00	2,000
11	Allow for Special Finishes	1	Sum	2,000.00	2,000
<b>A32</b>	<b>Walls Above Grade</b>	<b>Total : \$</b>	<b>1,515 Sq ft</b>	<b>58.92</b>	<b>89,264</b>
<b>A33</b>	<b>Windows &amp; Entrances</b>				
1	Exterior Glazing	812	Sq.ft	70.00	56,840
	- Exterior Glazing	812	Sq.ft	70.00	56,840
2	Doors	110	Sq.ft	122.50	13,475
	- Allow for Entrance Door	1	Nos	9,975.00	9,975
	- Allow for Rear Door (Relocation)	1	Nos	3,500.00	3,500
3	Window	37	Sq.ft	88.68	3,281
	- 2'-3" x 3'-10"-Window	1	Nos	787.50	788
	- 2'-6" x 3'-10"-Window	1	Nos	918.75	919
	- 2'-9" x 6'-8"-Window	1	Nos	1,575.00	1,575
4	Skylight	28	Sq.ft	98.20	2,713
	- 1'-4" x 6'-0" Sized Skylight	1	Nos	787.50	788
	- 5'-0" dia Sized Skylight	1	Nos	1,925.00	1,925
<b>A33</b>	<b>Windows &amp; Entrances</b>	<b>Total : \$</b>	<b>987 Sq.ft</b>	<b>77.34</b>	<b>76,309</b>



A34	Roof Coverings				
1	Roofing	1,075	Sq.ft	19.22	20,662
	- Vapour barrier	1,075	Sq.ft	2.32	2,494
	- 4" Rigid insulation	1,075	Sq.ft	8.40	9,030
	- Roof Covering	1,075	Sq.ft	8.50	9,138
2	Roofing (Flat)	641	Sq.ft	19.22	12,320
	- Vapour barrier	641	Sq.ft	2.32	1,487
	- 4" Rigid insulation	641	Sq.ft	8.40	5,384
	- Roof Covering	641	Sq.ft	8.50	5,449
3	Sun Roof	200	Sq.ft	70.00	14,000
	- Sun Roof/ Glass Roof	200	Sq.ft	70.00	14,000

A34	Roof Coverings	<b>Total : \$</b>	1,916	Sq.ft	24.52	46,982
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A35	Projections				
	<u>Balcony</u>				
1	Balcony Wood Joist / Floor Framing	73	Sq.ft	15.00	1,095
2	Balcony Sub Floor/ Insulation	73	Sq.ft	15.60	1,139
3	Balcony Glass Railing	44	L.ft	180.00	7,920
4	Balcony Flooring	73	Sq.ft	18.00	1,314

A35	Projections	<b>Total : \$</b>	73	Sq.ft	157.09	11,468
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<b>B1 PARTITIONS &amp; DOORS</b>		<b>Quantity</b>	<b>Unit rate</b>	<b>Amount</b>
<b>B11 Partitions</b>				
<u>Basement Floor</u>				
1	4" Interior Wall	125 Sq.ft	15.98	1,997
	- 1/2" Gypsum board	125 Sq.ft	3.00	375
	- 2 x 4 Wood studs @ 16" O.C	125 Sq.ft	4.58	572
	- R-19 Batt insulation	125 Sq.ft	2.85	356
	- 1/2" Gypsum board	125 Sq.ft	3.00	375
	- Mudding and tapping	250 Sq.ft	1.28	319
2	Allow for Interior Partition Modification	1 Sum	2,100.00	2,100
<u>Ground Floor</u>				
3	4" Interior Wall	100 Sq.ft	15.98	1,598
	- 1/2" Gypsum board	100 Sq.ft	3.00	300
	- 2 x 4 Wood studs @ 16" O.C	100 Sq.ft	4.58	458
	- R-19 Batt insulation	100 Sq.ft	2.85	285
	- 1/2" Gypsum board	100 Sq.ft	3.00	300
	- Mudding and tapping	200 Sq.ft	1.28	255
4	Allow for Interior Partition Modification	1 Sum	4,000.00	4,000
<u>Second Floor</u>				
5	4" Interior Wall	175 Sq.ft	15.98	2,796
	- 1/2" Gypsum board	175 Sq.ft	3.00	525
	- 2 x 4 Wood studs @ 16" O.C	175 Sq.ft	4.58	801
	- R-19 Batt insulation	175 Sq.ft	2.85	499
	- 1/2" Gypsum board	175 Sq.ft	3.00	525
	- Mudding and tapping	350 Sq.ft	1.28	446
6	6" Interior Wall	80 Sq.ft	17.96	1,437
	- 1/2" Gypsum board	80 Sq.ft	3.00	240
	- 2 x 6 Wood studs @ 16" O.C	80 Sq.ft	6.56	525
	- R-19 Batt insulation	80 Sq.ft	2.85	228
	- 1/2" Gypsum board	80 Sq.ft	3.00	240
	- Mudding and tapping	160 Sq.ft	1.28	204
7	Allow for Interior Partition Modification	1 Sum	3,000.00	3,000
<u>Third Floor</u>				
8	4" Interior Wall	200 Sq.ft	15.98	3,195
	- 1/2" Gypsum board	200 Sq.ft	3.00	600
	- 2 x 4 Wood studs @ 16" O.C	200 Sq.ft	4.58	915
	- R-19 Batt insulation	200 Sq.ft	2.85	570
	- 1/2" Gypsum board	200 Sq.ft	3.00	600
	- Mudding and tapping	400 Sq.ft	1.28	510

9 6" Interior Wall		300 Sq.ft	17.96	5,389
- 1/2" Gypsum board	300	Sq.ft	3.00	900
- 2 x 6 Wood studs @ 16" O.C	300	Sq.ft	6.56	1,969
- R-19 Batt insulation	300	Sq.ft	2.85	855
- 1/2" Gypsum board	300	Sq.ft	3.00	900
- Mudding and tapping	600	Sq.ft	1.28	765

<b>B11</b>	<b>Partitions</b>	<b>Total : \$</b>	<b>980 Sq.ft</b>	<b>26.03</b>	<b>25,511</b>
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<b>B12</b>	<b>Doors</b>				
1	Interior Wood Doors with Framing		9 Nos	923.61	8,313
	- 2'-0" x 7'-0"-Closet single door	2	Nos	612.50	1,225
	- 2'-3" x 7'-0"-Single door	1	Nos	743.75	744
	- 2'-3" x 7'-0"-Single concealed door	1	Nos	1,050.00	1,050
	- 2'-6" x 7'-0"-Pocket door	2	Nos	787.50	1,575
	- 2'-6" x 7'-0"-Single door	1	Nos	787.50	788
	- 2'-8" x 7'-0"-Single door	1	Nos	831.25	831
	- 4'-0" x 7'-0" Double door c/w 1'-4" x 6'-6" sidelight	1	Nos	2,100.00	2,100
2	Allow for Upgrade Existing Interior Door c/w Hardware		1 Sum	20,000.00	20,000
3	Allow for Finish Hardware		1 Sum	12,000.00	12,000
4	Allow for Special Hardware		1 Sum	5,500.00	5,500

<b>B12</b>	<b>Doors</b>	<b>Total : \$</b>	<b>9 Nos</b>	<b>5,090.28</b>	<b>45,813</b>
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<b>B2 FINISHES</b>		<b>Quantity</b>	<b>Unit rate</b>	<b>Amount</b>
B21	Floor Finishes			
	<u>Basement</u>			
1	Concrete Sealer	28 Sq.ft	7.00	196
2	Floor Tile - Washroom	59 Sq.ft	44.00	2,596
3	Allow for Special Finishes to Staircase	83 Sq.ft	40.00	3,320
4	Hardwood Flooring	927 Sq.ft	32.00	29,664
5	Floor Tile - Laundry Area	101 Sq.ft	44.00	4,444
6	Unfinished Area	307 Sq.ft		-
7	Allow for Special Floor Finishes	1 Sum	5,000.00	5,000
	<u>Ground Floor</u>			
8	Allow for Special Finishes to Staircase	80 Sq.ft	40.00	3,200
9	Hardwood Flooring	762 Sq.ft	32.00	24,384
10	Floor Tile	422 Sq.ft	44.00	18,568
11	Unfinished Area	222 Sq.ft		-
12	Allow for Special Floor Finishes	1 Sum	7,000.00	7,000
	<u>Second Floor</u>			
13	Hardwood Flooring	935 Sq.ft	32.00	29,920
14	Allow for Special Finishes to Staircase	80 Sq.ft	40.00	3,200
15	Floor Tile	43 Sq.ft	40.00	1,720
16	Unfinished Area	107 Sq.ft		-
17	Allow for Special Floor Finishes	1 Sum	7,000.00	7,000
	<u>Third Floor</u>			
18	Hardwood Flooring	733 Sq.ft	32.00	23,456
19	Floor Tile	154 Sq.ft	40.00	6,160
20	Unfinished Area	151 Sq.ft		-
21	Allow for Special Floor Finishes	1 Sum	7,000.00	7,000
<b>B21</b>	<b>Floor Finishes</b>	<b>Total : \$ 5,194 Sq.ft</b>	<b>34.04</b>	<b>176,828</b>

B22	Ceiling Finishes				
	<u>Basement</u>				
1	Gypsum Board Ceiling	1,071	Sq.ft	6.41	6,860
	- 5/8" Thick gypsum board	1,071	Sq.ft	4.62	4,948
	- Mudding & taping	1,071	Sq.ft	1.79	1,912
2	Painting to Ceiling	1,154	Sq.ft	2.80	3,231
3	Unfinished Area	351	Sq.ft		-
4	Allow for Special Ceiling Finishes	1	Sum	5,000.00	5,000
	<u>Ground Floor</u>				
5	Gypsum Board Ceiling	1,163	Sq.ft	6.41	7,449
	- 5/8" Thick gypsum board	1,163	Sq.ft	4.62	5,373
	- Mudding & taping	1,163	Sq.ft	1.79	2,076
6	Painting to Ceiling	1,163	Sq.ft	2.80	3,256
7	Unfinished Area	323	Sq.ft		-
8	Allow for Special Ceiling Finishes	1	Sum	14,000.00	14,000
	<u>Second Floor</u>				
9	Gypsum Board Ceiling	901	Sq.ft	6.41	5,771
	- 5/8" Thick gypsum board	901	Sq.ft	4.62	4,163
	- Mudding & taping	901	Sq.ft	1.79	1,608
10	Painting to Ceiling	901	Sq.ft	2.80	2,523
11	Unfinished Area	264	Sq.ft		-
12	Allow for Special Ceiling Finishes	1	Sum	10,000.00	10,000
	<u>Third Floor</u>				
13	Gypsum Board Ceiling	356	Sq.ft	6.41	2,280
	- 5/8" Thick gypsum board	356	Sq.ft	4.62	1,645
	- Mudding & taping	356	Sq.ft	1.79	635
14	Painting to Ceiling	356	Sq.ft	2.80	997
15	10'-0" Timber Plane	579	Sq.ft	30.00	17,370
16	Unfinished Area	103	Sq.ft		-
17	Allow for Special Ceiling Finishes	1	Sum	7,000.00	7,000
B22	Ceiling Finishes	<b>Total : \$</b>	5,194 Sq.ft	16.51	85,737

B23	Wall Finishes			
	<u>Basement</u>			
1	Paint	2,266 Sq.ft	2.80	6,345
2	Tile	171 Sq.ft	45.00	7,695
3	Allow for Special Wall Finishes	1 Sum	8,000.00	8,000
	<u>Ground Floor</u>			
4	Paint	2,116 Sq.ft	2.80	5,925
5	Backsplash	36 Sq.ft	50.00	1,800
6	Allow for Decorative Wood Panel at Dinning Room	497 Sq.ft	30.00	14,910
7	Allow for Special Wall Finishes	1 Sum	10,000.00	10,000
	<u>Second Floor</u>			
8	Paint	2,016 Sq.ft	2.80	5,645
9	Tile	304 Sq.ft	45.00	13,680
10	Allow for Wall Covering at Master Bedroom	738 Sq.ft	14.00	10,332
11	Allow for Special Wall Finishes	1 Sum	10,000.00	10,000
	<u>Third Floor</u>			
12	Paint	432 Sq.ft	2.80	1,210
13	Tile	429 Sq.ft	45.00	19,305
14	Allow for Wall Covering at Master Bedroom	445 Sq.ft	14.00	6,230
15	Allow for Special Wall Finishes	1 Sum	10,000.00	10,000
<b>B23</b>	<b>Wall Finishes</b>	<b>Total : \$</b>	<b>9,450 Sq.ft</b>	<b>13.87</b>
				<b>131,076</b>

<b>B3 FITTINGS &amp; EQUIPMENT</b>		<b>Quantity</b>	<b>Unit rate</b>	<b>Amount</b>
B31	Fittings & Fixtures			
1	Millwork	5,194 Sq.ft	19.62	101,896
-	1'-0" width Tracks	8 L.ft	220.00	1,689
-	1'-0" width Upper Cabinet	13 L.ft	270.00	3,535
-	1'-0" width Upper Cabinet at Home Office	13 L.ft	270.00	3,513
-	1'-6" width Counter Top with Base Cabinet	13 L.ft	450.00	5,850
-	1'-6" width Upper Cabinet	8 L.ft	310.00	2,472
-	1'-8 x 6'-0" Floating Vitrine Case	1 Nos	13,000.00	13,000
-	1'-9" width Vanity Top with Base Cabinet	3 L.ft	450.00	1,502
-	2'-0" width Closet Shelve	7 L.ft	290.00	1,912
-	2'-0" width Closet Unit Mounted in Sliding Panel	9 L.ft	290.00	2,610
-	2'-0" width Counter Top with Base Cabinet	23 L.ft	500.00	11,507
-	2'-0" width Fireplace Millwork Unit Mounted in Sliding Panel	9 L.ft	350.00	3,150
-	2'-0" x 4'-6" Sized Freestanding Millwork Closet Unit	3 Nos	3,200.00	9,600
-	2'-0" x 2'-9" Sized Cupboard	4 Nos	1,800.00	7,200
-	2'-0" x 5'-0" Sized Pantry Cupboard	2 Nos	3,000.00	6,000
-	2'-3" width Walk-in Closet Shelve	8 L.ft	330.00	2,475
-	2'-6" width Linen Closet Shelve	3 L.ft	290.00	881
-	3'-0" x 10'-6" Kitchen Island as per Drawing (Half Circle End) c/w Chairs	1 Nos	5,500.00	5,500
-	Arch Shaped Vanity Top	2 Nos	1,000.00	2,000
-	Customized Feature Shelf/ Niche c/w Lighting at Basement	1 Nos	7,500.00	7,500
-	Allow for Miscellaneous Millwork	1 Sum	10,000.00	10,000
2	Rough carpentry	1 Sum	9,000.00	9,000
-	Allow for Rough Carpentry	1 Sum	9,000.00	9,000
3	Specialties	5,194 Sq.ft	7.01	36,400
-	15'-0" Full Height Sliding Panel & Transom Above c/w Movable Panels	1 Nos	11,000.00	11,000
-	3'-0" x 4'-0" Sized Shower Enclosure	1 Nos	2,100.00	2,100
-	3'-6" x 5'-0" Sized Shower Enclosure	1 Nos	2,500.00	2,500
-	4'-8" Length Washroom Partition	1 Nos	2,800.00	2,800
-	Gas Fire Place Unit	1 Nos	8,000.00	8,000
-	Allow for Miscellaneous Specialties	1 Sum	10,000.00	10,000
4	Washroom accessories	1 No.	15,000.00	15,000
-	Allow for Washroom Accessories	1 Sum	15,000.00	15,000
5	Guardrail & Handrail	1 Sum	4,500.00	4,500
-	Allow for Handrail for stairs	1 Sum	4,500.00	4,500
<b>B31</b>	<b>Fittings &amp; Fixtures</b>	<b>Total : \$</b>	<b>5,194 Sq.ft</b>	<b>32.11</b>
				<b>166,796</b>

B32	Equipment				
	1 Appliances		6 No.	2,650.00	15,900
	- Dishwasher	1 Nos		2,500.00	2,500
	- Gas cook top	1 Nos		3,000.00	3,000
	- Range Hood	1 Nos		2,700.00	2,700
	- Washer	1 Nos		2,400.00	2,400
	- Dryer	1 Nos		2,000.00	2,000
	- Refrigerator	1 Nos		3,300.00	3,300

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B32	Equipment	<b>Total : \$</b>	5,194 Sq.ft	3.06	15,900
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<b>C1 MECHANICAL</b>		<b>Quantity</b>	<b>Unit rate</b>	<b>Amount</b>	
C11	Plumbing & Drainage				
1	Fixtures & rough-in	14 Nos	1,508.93	21,125	
	- Sink in Kitchenette Millwork c/w Faucet	1 Nos	1,250.00	1,250	
	- Vanity Sink in Arch Shaped Millwork c/w Faucet in Third Floor Washroom	2 Nos	1,500.00	3,000	
	- Water Closet	1 Nos	1,250.00	1,250	
	- Recessed Tank Water Closet	1 Nos	1,875.00	1,875	
	- Bidet	1 Nos	1,500.00	1,500	
	- Vanity Sink c/w Faucet	1 Nos	1,500.00	1,500	
	- Rain Shower Head (Shower Enclosure)	2 Nos	875.00	1,750	
	- Shower Head (Oval Shape Bathtub)	1 Nos	750.00	750	
	- Kitchen Sink c/w Faucet	1 Nos	1,250.00	1,250	
	- Laundry Sink c/w Faucet	1 Nos	1,000.00	1,000	
	- Mop Sink c/w Faucet	1 Nos	1,000.00	1,000	
	- Bathtub (Oval)	1 Nos	2,000.00	2,000	
	- Allow Sum for Rough-in	1 Sum	3,000.00	3,000	
2	Domestic Water Piping	1 Sum	15,000.00	15,000	
	- Allow Sum for Cold & Hot Water Pipe	1 Sum	15,000.00	15,000	
3	Sanitary	1 Sum	13,750.00	13,750	
	- Allow for Sanitary Sewer Pipe	1 Sum	13,750.00	13,750	
4	Storm	1 Sum	5,000.00	5,000	
	- Allow for Gutter & Downspout	1 Sum	5,000.00	5,000	
5	Gas	1 Sum	5,500.00	5,500	
	- Allow for Gas Pipe	1 Sum	5,500.00	5,500	
<b>C11</b>	<b>Plumbing &amp; Drainage</b>	<b>Total : \$</b>	<b>5,194 Sq.ft</b>	<b>11.62</b>	<b>60,375</b>
C13	HVAC				
1	HVAC - Equipment	1 Sum	9,125.00	9,125	
	- Allow for HVAC equipment	1 Sum	9,125.00	9,125	
2	HVAC Duct	1 Sum	16,875.00	16,875	
	- Allow for HVAC duct work	1 Sum	16,875.00	16,875	
3	HVAC Grilles	1 Sum	2,500.00	2,500	
	- Grilles	1 Sum	2,500.00	2,500	
<b>C13</b>	<b>HVAC</b>	<b>Total : \$</b>	<b>5,194 Sq.ft</b>	<b>5.49</b>	<b>28,500</b>
C14	Controls				
1	Allowance for HVAC Control	1 Sum	750.00	750	
<b>C14</b>	<b>Controls</b>	<b>Total : \$</b>	<b>5,194 Sq.ft</b>	<b>0.14</b>	<b>750</b>

<b>C2 ELECTRICAL</b>		<b>Quantity</b>	<b>Unit rate</b>	<b>Amount</b>
C21	Service & Distribution			
	1 Allow for Main Switchgear & Panel Modification	1 Sum	5,625.00	5,625
<b>C21 Service &amp; Distribution</b>		<b>5,194 Sq.ft</b>	<b>1.08</b>	<b>5,625</b>
C22	Lighting, Devices & Heating			
	1 Allow sum for Lighting	1 Sum	43,750.00	43,750
	2 Allow Sum for Power	1 Sum	14,625.00	14,625
	3 Allow Sum for Controllers and Detectors	1 Sum	10,000.00	10,000
<b>C22 Lighting, Devices &amp; Heating</b>		<b>Total : \$ 5,194 Sq.ft</b>	<b>13.16</b>	<b>68,375</b>
C23	Systems & Ancillaries			
	1 Carbon Monoxide Sensor	8 Nos	250.00	2,000
	- Carbon Monoxide/ Fire/ Smoke Alarm	8 Nos	250.00	2,000
<b>C23 Systems &amp; Ancillaries</b>		<b>Total : \$ 5,194 Sq.ft</b>	<b>0.39</b>	<b>2,000</b>

D1 SITE WORK		Quantity	Unit rate	Amount
D11	Site Development			
	<b>Garage</b>			
1	Wall Footing	95 L.ft	170.42	16,190
	- Excavation	1,405 Cu.ft	4.20	5,901
	- Concrete	190 Cu.ft	14.25	2,708
	- Rebar	1,102 Lbs.	3.00	3,306
	- Formwork	190 L.ft	22.50	4,275
2	Foundation Wall	95 L.ft	307.06	29,171
	- Concrete	634 Cu.ft	14.25	9,039
	- Rebar	3,172 Lbs.	3.00	9,515
	- Formwork	644 Sq.ft	16.50	10,618
3	Slab on Grade	465 Sq.ft	48.06	22,350
	- Concrete	233 Cu.ft	14.25	3,313
	- Rebar	988 Lbs.	3.00	2,964
	- Vapor Barrier	465 Sq.ft	2.18	1,011
	- Compacted Sub Grade	465 Sq.ft	5.36	2,490
	- Concrete Sealer	465 Sq.ft	4.20	1,953
	- Formwork	644 Sq.ft	16.50	10,618
4	Roof	533 Sq.ft	31.59	16,837
	- Roofing Tile	533 Sq.ft	6.00	3,198
	- Roofing Insulation	533 Sq.ft	3.75	1,999
	- Roof Framing	326 Sq.ft	14.25	4,646
	- Building Paper	533 Sq.ft	2.18	1,159
	- Fascia	138 L.ft	14.48	1,998
	- Plywood Sheathing	533 Sq.ft	7.20	3,838
5	Floor Framing - Storage	338 Sq.ft	20.70	6,997
	- Floor Framing	338 Sq.ft	9.75	3,296
	- Insulation	338 Sq.ft	3.75	1,268
	- Plywood Sheathing	338 Sq.ft	7.20	2,434
6	Metal Cladding	550 Sq.ft	30.00	16,500
	- Metal Cladding	550 Sq.ft	30.00	16,500
7	Stucco	708 Sq.ft	22.50	15,930
	- Stucco	708 Sq.ft	22.50	15,930

8 2x6 Exterior Wall	1,258	Sq.ft	21.54	27,097
- Type "X" Gypsum board	1,258	Sq.ft	3.15	3,963
- 2 x 6 Wood Studs @ 16" O.C	1,258	Sq.ft	4.88	6,133
- R-19 Batt insulation	1,258	Sq.ft	2.85	3,585
- 6 mil Vapour barrier	1,258	Sq.ft	1.74	2,189
- 3/4" Exterior sheathing	1,258	Sq.ft	5.63	7,076
- Mudding and tapping	1,258	Sq.ft	1.28	1,604
- Wall Painting	1,258	Sq.ft	2.03	2,547
9 Ceiling	743	Sq.ft	6.60	4,904
- Type "X" Gypsum Board	743	Sq.ft	3.15	2,340
- Mudding & Tapping	743	Sq.ft	1.35	1,003
- Painting to Ceiling	743	Sq.ft	2.10	1,560
10 Opening	652	Sq.ft	10.93	7,125
- 16'-0" x 7'-0" Overhead Door c/w Door Operator	1	Nos	4,500.00	4,500
- 5'-8" x 3'--6" Window	1	Nos	1,050.00	1,050
- 2'-9" x 7'-0" Single Door	1	Nos	1,575.00	1,575
11 Staircase	1	sum	1,125.00	1,125
- Staircase with 2'-10" width, 13 Treads	1	Sum	1,125.00	1,125
<b><u>Swimming Pool</u></b>				
12 Slab on Grade	337	Sq.ft	65.91	22,212
- Excavation c/w cart-away	2,359	Cu.ft	5.40	12,739
- Concrete	225	Cu.ft	14.25	3,203
- Gravel	337	Sq.ft	2.80	944
- Waterproofing	337	Sq.ft	4.20	1,415
- Rebar	1,304	Lbs	3.00	3,911
13 Concrete Wall	486	Sq.ft	62.08	30,168
- Concrete	405	Cu.ft	14.25	5,771
- Fromwork	972	Sq.ft	16.50	16,038
- Waterproofing	486	Sq.ft	4.20	2,041
- Rebar	2,106	Lbs	3.00	6,318
14 Wall Finishes	567	Sq.ft	33.00	18,711
- Wall Tile	567	Sq.ft	33.00	18,711
15 Floor Finishes	337	Sq.ft	33.00	11,121
- Floor Tile	337	Sq.ft	33.00	11,121
16 Misc. Metal	337	Sum	17.51	5,900
- Stainless Steel Steps	2	Nos	1,450.00	2,900
- Trench Drain	1	Sum	3,000.00	3,000

17 Services		1	Sum	16,500.00	16,500
- Allow Sum for Swimming Pool Piping / Plumbing Work	1	Sum		12,000.00	12,000
- Allow Sum for Swimming Pool Electrical Work	1	Sum		4,500.00	4,500
18 Equipment		1	Sum	18,000.00	18,000
- Allow Sum for Swimming Poll Equipment	1	Sum		18,000.00	18,000
19 Hot Tub		1	Sum	4,050.00	4,050
- Relocation of Existing Hot Tub c/w Pumbing & Electrical Work	1	Sum		4,050.00	4,050
<b>Site</b>					
20 Wood Deck		255	Sq.ft	26.44	6,743
- Wood Deck Framing	255	Sq.ft		15.00	3,825
- 4 Nos of Exterior 4'-9" width Steps	1	Sum		750.00	750
- 3 Nos of Exterior 6'-6" width Steps	1	Sum		787.50	788
- 1 Nos of Exterior 6'-0" width Step	1	Sum		277.50	278
- 4 Nos of Exterior 8'-6" width Steps	1	Sum		1,102.50	1,103
21 Gate at Exterior Deck		1	sum	975.00	975
- 6'-0" width Exterior Gate	1	Sum		975.00	975
22 Hard Landscaping		552	Sq.ft	77.09	42,554
- Replace Stone Hardscape with Permeable Stone	502	Sq.ft		22.50	11,295
- Re-Engineering/ Rebuild Stone Stairs (8 Nos of 6'-9" x 1'-0" Treads)	1	Sum		3,000.00	3,000
- Stone Bridge	1	Sum		3,000.00	3,000
- Re-engineering Stone Hardscape	50	Sq.ft		21.75	1,088
- Allow for Replace Existing Planter Complete	32	L.ft		232.50	7,440
- Rebuild Existing Stone Retaining Wall	98	L.ft		109.50	10,731
- Allow for Misc. Hardscaping Works	1	Sum		6,000.00	6,000
23 Soft Landscaping		485	Sq.ft	15.65	7,591
- SOD	365	Sq.ft		3.13	1,141
- Planter Bed	120	Sq.ft		3.75	450
- Allow for Misc. Soft Landscaping Works	1	Sum		6,000.00	6,000

D11	Site Development	<b>Total : \$</b>	6,573	Sq.ft	53.06	348,749
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<b>D2 ANCILLARY WORK</b>		<b>Quantity</b>	<b>Unit rate</b>	<b>Amount</b>
D21	<b>Demolition</b>			
	<b>Site</b>			
1	Allow Sum for Remove Existing Playhouse (4'-0" x 8'-0" Sized)	1 Sum	1,500.00	1,500
2	Allow Sum for Remove Existing Stone Bridge	1 Sum	1,250.00	1,250
3	Remove Existing Stone Path/ Hardscape	552 Sq.ft	5.00	2,760
4	Remove Existing Stone Retaining Wall	75 L.ft	10.00	750
5	Remove Existing Porch/ Stair & Entry (3 Nos of 8'-0" x 0'-10" each Step) (8'-3" x 2'-6" Porch)	1 Sum	1,250.00	1,250
6	Remove Existing Stone Stairs (Re-Engineering/ Rebuild) (8 Nos of 6'-9" x 1'-0" Treads)	1 Sum	937.50	938
7	Remove Existing Wood Deck c/w Stairs including Framing	122 Sq.ft	6.25	763
8	Remove Existing Tree (#32)	1 Nos	750.00	750
9	Remove Existing Tree (#33)	1 Nos	375.00	375
10	Remove Existing Tree (#8)	1 Nos	1,000.00	1,000
11	Allow for miscellenweous site demolitions	1 Sum	5,000.00	5,000
	<b>Garage</b>			
12	Demolition of Existing Wall Footing (Garage)	75 L.ft	18.75	1,406
13	Demolition of Existing Slab on Grade (Garage)	344 Sq.ft	7.50	2,580
14	Demolition of Existing Garage Roofing c/w Roof Framing (Garage)	411 Sq.ft	3.75	1,541
15	Demolition of Existing Garage Wall	700 Sq.ft	3.75	2,625
16	Remove Existing 13'-0" x 7'-0" Overhead Door (Garage)	1 Nos	125.00	125
17	Remove Existing 2'-0" x 2'-9" Window c/w Sill (Garage)	1 Nos	125.00	125

18	Remove Existing 2'-0" x 4'-0" Window c/w Sill (Garage)	1 Nos	125.00	125
<b><u>Building</u></b>				
19	Allow Sum for Demolition of Existing Stair (14 Stair)	1 Sum	875.00	875
20	Allow Sum for Demolition of Existing Stair (9+ 4 + 4 Stair)	1 Sum	1,250.00	1,250
21	Allow Sum for Demolition of Existing Staircase at Basement	1 Sum	875.00	875
22	Demolition of Existing 5'-9" x 3'-0" Sized Kitchen Island	1 Nos	375.00	375
23	Demolition of Existing Floor Framing c/w Plywood Sheathing - Third Floor	685 Sq.ft	7.50	5,138
24	Demolition of Existing Interior Wood Column	2 Nos	187.50	375
25	Demolition of Existing Roofing & Framing Complete	1,772 Sq.ft	6.00	10,632
26	Demolition of Existing Roofing & Framing Complete (Lower Level Covered Bay Window)	156 Sq.ft	6.00	936
27	Remove Existing Sun Room Roof Complete	309 Sq.ft	6.00	1,854
28	Remove Existing Backsplash	47 Sq.ft	10.00	470
29	Remove Existing Wall Tile	310 Sq.ft	10.00	3,100
30	Remove Existing Floor Tile	34 Sq.ft	10.00	340
31	Remove Existing Window	6 Nos	125.00	750
32	Remove Existing Single Door	5 Nos	125.00	625
33	Remove Existing Closet Door	4 Nos	125.00	500
34	Remove Existing Cabinets	9 L.ft	37.50	338
35	Remove Existing Closet Shelve	13 L.ft	37.50	488
36	Remove Existing Counter Top with Base Cabinet	20 L.ft	37.50	750

37	Remove Existing Pantry	4 L.ft	37.50	150
38	Remove Existing Upper Cabinet	12 L.ft	31.25	375
39	Remove Existing Vanity Top with Base Cabinet	9 L.ft	37.50	338
40	Remove Existing Fire Place	1 Nos	812.50	813
41	Remove Existing Guardrails at Roof	8 L.ft	10.00	80
42	Remove Existing Roof Skylight	2 Nos	218.75	438
43	Remove Existing Interior Wall	744 Sq.ft	5.00	3,720
44	Remove Existing Exterior Wall c/w Exterior Siding	482 Sq.ft	6.88	3,314
45	Remove Existing Wood Panel System in Dinning Room	586 Sq.ft	5.00	2,930
46	Remove Existing Exterior Wall at Roof Level	800 Sq.ft	7.50	6,000
47	Remove Existing Shower Enclosure Complete	2 Nos	500.00	1,000
48	Remove Existing Cook Top	1 Nos	250.00	250
49	Remove Existing Kitchen Dishwasher (Assumed)	1 Nos	250.00	250
50	Remove Existing Range Hood	1 Nos	187.50	188
51	Remove Existing Refrigerator	1 Nos	187.50	188
52	Remove Existing Kitchen Sink	1 Nos	225.00	225
53	Remove Existing Vanity Sink	3 Nos	225.00	675
54	Remove Existing Water Closet	2 Nos	225.00	450
55	Relocation of Fire Pit	2 Nos	937.50	1,875
56	Allow for Misc. Demolition	1 Sum	12,500.00	12,500
<b>D21</b>	<b>Demolitions</b>	<b>Total : \$</b>	<b>6,573</b>	<b>Sum</b>
			<b>13.74</b>	<b>90,288</b>





**LOGIK CONTRACTING**

**APPENDIX Z- DRAWING LIST**

**ARCHITECTURAL**

<b>Number</b>	<b>Title</b>	<b>Dated</b>
A000	Site Plan	11-Jan-21
A100	Existing Floor Plans	
A101	Proposed Floor Plans	
A102	Proposed Coach House Floor Plans	
A200	Existing Elevations Main House	
A201	Proposed Elevations Main House	
A202	Existing Elevations Coach House	
A203	Proposed Elevations Coach House	

Survey Plan



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