

VERTICAL ESTIMATION

Project Title: Leask Berger Residence
Location: 342 Charlton Street West, Hamilton, Ontario, L8P 2E7
Bid Date/Time/Due: 6/23/2021
Project Type: Open Shop/Non Union
Scope of Work: Complete Renovation

SR #	CSI CODE	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT OF MEASURMENT	Unit Cost Material		Unit Cost Labor		TOTAL COST	TOTAL TRADE COST
	DIV.02	Existing Conditions									CAD	2,882
		Demolition Of Existing Items										
1		Demolish Existing Countertop	12	0%	12	SF	CAD	-	CAD	8.67	CAD	104.10
2		Demolish Existing Exterior Partition Wall	228	0%	228	SF	CAD	-	CAD	3.36	CAD	765.90
3		Demolish Existing Interior Partition Wall	444	0%	444	SF	CAD	-	CAD	2.30	CAD	1,022.11
4		Demolish Existing Door & Frame	4	0%	4	EA	CAD	-	CAD	54.78	CAD	219.14
5		Demolish Existing Plumbing Fixtures And Related Plumbing Lines	4	0%	4	EA	CAD	-	CAD	118.56	CAD	474.24
6		Demolish Existing Skylight	2	0%	2	EA	CAD	-	CAD	59.28	CAD	118.56
7		Demolish Existing Window & Frame	4	0%	4	EA	CAD	-	CAD	44.46	CAD	177.84
	DIV.06	Wood, Plastics & Composites									CAD	15,996
		Wood Beam										
8		2" X 8" Header Beam	26	10%	29	LF	CAD	4.27	CAD	3.19	CAD	213.34
9		2" X 12" Ridge Beam	51	10%	56	LF	CAD	5.47	CAD	3.75	CAD	517.27
		Joists, Rafters & Trusses										
10		2" X 8" Outriggers For Decorative Roof	30	10%	33	SF	CAD	3.08	CAD	1.96	CAD	166.26
11		2" X 8" Roof Rafters @ 16" O.C	262	10%	288	SF	CAD	3.08	CAD	1.96	CAD	1,452.01
		Sheathing										
12		1/2" Spruce Plywood Sheathing On Roof	266	10%	293	SF	CAD	1.56	CAD	1.24	CAD	817.35
		Mill Work										
13		1'-0" Deep Closet Shelves With Hanging Rods	14	0%	14	LF	CAD	308.20	CAD	33.00	CAD	4,773.31
14		1'-0" Deep Closet With Hanging Rod	7	0%	7	LF	CAD	308.20	CAD	33.00	CAD	2,238.23
15		1'-6" Deep Built-In Closet	3	0%	3	LF	CAD	339.60	CAD	35.17	CAD	1,124.31
16		1'-6" Deep Closet With Hanging Rod	5	0%	5	LF	CAD	339.60	CAD	35.17	CAD	1,866.35
17		1'-9" Deep Bathroom Base Cabinet	7	0%	7	LF	CAD	366.35	CAD	37.54	CAD	2,827.22
	DIV.07	Thermal & Moisture Protection									CAD	4,310
		Roofing										
18		25 Years Asphalt Shingles	296	10%	326	SF	CAD	4.12	CAD	2.85	CAD	2,266.98
19		#15 Building Felt Paper	296	10%	326	SF	CAD	0.52	CAD	0.59	CAD	363.42
20		Ice & Water Shield	260	10%	286	SF	CAD	0.52	CAD	0.67	CAD	340.98
21		Wall Flashing	40	10%	44	LF	CAD	3.99	CAD	1.98	CAD	263.97
22		Drip Edge Flashing	40	10%	44	LF	CAD	3.99	CAD	1.98	CAD	263.97
23		Prefinished Aluminum Gutter & Rainwater Leader	41	10%	45	LF	CAD	5.29	CAD	2.99	CAD	371.53
24		Ridge Vent	17	10%	19	LF	CAD	15.58	CAD	7.90	CAD	439.23
	DIV.08	Openings									CAD	11,160
		Doors And Frames										
25		2'-0" X 6'-8" Closet Door	4	0%	4	EA	CAD	796.66	CAD	118.56	CAD	3,660.86
26		2'-6" X 6'-8" Interior Door	3	0%	3	EA	CAD	860.62	CAD	118.56	CAD	2,937.54
27		2'-6" X 6'-8" Interior Pocket Door	1	0%	1	EA	CAD	860.62	CAD	118.56	CAD	979.18
28		2'-8" X 6'-8" Interior Door	1	0%	1	EA	CAD	953.66	CAD	118.56	CAD	1,072.22
		Windows										
29		2'-6" X 4'-0" Fixed Window	2	0%	2	EA	CAD	681.52	CAD	83.98	CAD	1,531.00
30		5'-0" X 4'-0" Fixed Window	1	0%	1	EA	CAD	860.62	CAD	118.56	CAD	979.18
	DIV.09	Finishes									CAD	35,380
		Drywalls										
		N1, 4" Interior Wall										
31		1/2" Gypsum Wall Board	502	10%	552	SF	CAD	1.56	CAD	1.89	CAD	1,902.61
		Number Of Sheets(Assume Size 4' X 8')	16									
		Screw	753									
		Tapping	220									
		Adhesive	16									
32		1/2" Green Board	214	10%	235	SF	CAD	1.63	CAD	1.89	CAD	827.50
		Number Of Sheets(Assume Size 4' X 8')	7									
		Screw	321									
		Tapping	94									
		Adhesive	7									
33		2" X 4" Spruce Studs @ 16" O.C, With 2-Top & 1- Bottom Runner(Wall Lf=44')	358	10%	394	SF	CAD	3.19	CAD	2.74	CAD	2,332.63
34		Caulking	176	10%	194	LF	CAD	0.26	CAD	0.22	CAD	91.62
		4" Exterior Wall Infill										
35		1/2" Gypsum Wall Board	32	10%	35	SF	CAD	1.56	CAD	1.89	CAD	121.28
		Number Of Sheets(Assume Size 4' X 8')	1									
		Screw	48									
		Tapping	14									
		Adhesive	1									
36		2" X 4" Spruce Studs @ 16" O.C, With 2-Top & 1- Bottom Runner(Wall Lf=2')	16	10%	18	SF	CAD	3.19	CAD	2.74	CAD	104.25
37		Tyvek Moisture Resistant	16	10%	18	SF	CAD	0.52	CAD	0.59	CAD	19.64
38		R-5 Solid Foam Insulation	16	10%	18	SF	CAD	1.31	CAD	0.97	CAD	40.05
39		R-20 Insulation	16	10%	18	SF	CAD	1.31	CAD	0.97	CAD	40.05
40		1/2"Spruce Plywood	16	10%	18	SF	CAD	1.51	CAD	1.24	CAD	48.35

41	Caulking	8	10%	9	LF	CAD	0.26	CAD	0.22	CAD	4.16
W1, 6" Exterior Wall											
42	1/2" Gypsum Wall Board	169	10%	186	SF	CAD	1.56	CAD	1.89	CAD	640.52
	Number Of Sheets(Assume Size 4' X 8')	5									
	Screw	254									
	Tapping	74									
	Adhesive	5									
43	2" X 6" Spruce Studs @ 16" O.C, With 2-Top & 1- Bottom Runner(Wall Lf=21')	169	10%	186	SF	CAD	3.76	CAD	2.94	CAD	1,245.67
44	Tyvek Moisture Resistant	169	10%	186	SF	CAD	0.52	CAD	0.59	CAD	207.49
45	R-5 Solid Foam Insulation	169	10%	186	SF	CAD	1.31	CAD	0.97	CAD	423.01
46	R-20 Insulation	169	10%	186	SF	CAD	1.31	CAD	0.97	CAD	423.01
47	1/2"Spruce Plywood	169	10%	186	SF	CAD	1.51	CAD	1.24	CAD	510.65
48	Caulking	84	10%	92	LF	CAD	0.26	CAD	0.22	CAD	43.73
Ceiling											
Ceiling Material											
49	Fill-In Ceiling Material On Skylights Removal Locations	16	10%	18	SF	CAD	1.92	CAD	1.98	CAD	68.55
50	Gypsum Board Ceiling	72	10%	79	SF	CAD	1.56	CAD	1.89	CAD	272.88
	Number Of Sheets(Assume Size 4' X 8')	2									
	Screw	108									
	Tapping	32									
51	Gypsum Board Ceiling In Bathroom	114	10%	125	SF	CAD	1.56	CAD	1.89	CAD	432.07
	Number Of Sheets(Assume Size 4' X 8')	4									
	Screw	171									
	Tapping	50									
Ceiling Finish											
52	Paint On Gypsum Board Ceiling (1-Coat Primer + 2-Coats Paint)	202	10%	222	SF	CAD	0.91	CAD	1.01	CAD	426.30
53	Paint On Existing Gypsum Board Ceiling (1-Coat Primer + 2-Coats Paint)	1257	10%	1383	SF	CAD	0.91	CAD	1.01	CAD	2,652.79
Flooring											
54	Bathroom Tile Floor	55	10%	61	SF	CAD	6.61	CAD	3.41	CAD	605.87
55	Bedroom Hardwood Floor	137	10%	151	SF	CAD	6.98	CAD	4.07	CAD	1,665.02
56	Closet Hardwood Floor	39	10%	43	SF	CAD	6.98	CAD	4.07	CAD	473.98
57	Entry Tile Floor	44	10%	48	SF	CAD	6.61	CAD	3.82	CAD	504.78
58	Powder Room	29	10%	32	SF	CAD	6.98	CAD	4.07	CAD	352.45
59	Shower Tile	15	10%	17	SF	CAD	7.87	CAD	3.41	CAD	186.15
Wall Finishes											
60	Paint On Wall (1-Coat Primer + 2-Coats Paint)	1455	10%	1601	SF	CAD	0.91	CAD	1.01	CAD	3,064.80
61	Paint On Existing Wall (1-Coat Primer + 2-Coats Paint)	3025	10%	3328	SF	CAD	0.91	CAD	1.01	CAD	6,371.83
62	Shower Tile	63	10%	69	SF	CAD	7.87	CAD	3.41	CAD	781.85
63	Bath Room Wall Tile	223	10%	245	SF	CAD	6.61	CAD	3.41	CAD	2,456.54
64	Paint On Door & Frames	16	0%	16	EA	CAD	38.90	CAD	35.00	CAD	1,182.40
Exterior Finishes											
65	Vinyl Siding	236	10%	260	SF	CAD	8.84	CAD	6.44	CAD	3,966.83
66	1/2" Spruce Plywood Soffit	71	10%	78	SF	CAD	1.51	CAD	1.24	CAD	214.53
67	2" X 6" Wood Fascia With Aluminum Clad	41	10%	45	LF	CAD	3.09	CAD	2.37	CAD	243.70
68	4" Corner Trim	10	10%	11	LF	CAD	2.18	CAD	1.98	CAD	45.85
69	4" Window Trim	48	10%	52	LF	CAD	2.18	CAD	1.98	CAD	218.33
70	6" Rack Board	31	10%	34	LF	CAD	2.71	CAD	2.20	CAD	166.29
DIV.12 Furnishings											CAD 1,357
Countertop											
71	Bathroom Quartz Countertop	12	10%	13	SF	CAD	65.00	CAD	24.00	CAD	1,174.80
72	Backsplash	6	10%	7	LF	CAD	16.56	CAD	11.00	CAD	181.90
DIV.22 Plumbing											CAD 9,901
Fixtures/Equipment's											
73	36" X 60" Curbless Shower	1	0%	1	EA	CAD	1,686.35	CAD	449.54	CAD	2,135.89
74	60" Soaker Tub	1	0%	1	EA	CAD	1,558.42	CAD	382.36	CAD	1,940.78
75	Shaker Lavatory With Faucet	3	0%	3	EA	CAD	1,006.00	CAD	282.57	CAD	3,865.69
76	Water Closet	2	0%	2	EA	CAD	761.77	CAD	217.36	CAD	1,958.25
DIV.23 Mechanical & Hvac											CAD 796
Equipment's											
77	12" X 12" Roof Vents	3	0%	3	EA	CAD	133.75	CAD	59.28	CAD	579.08
78	Exhaust Fan	1	0%	1	EA	CAD	98.86	CAD	118.56	CAD	217.42
NOTES:						SUB TOTAL				CAD	81,781.37
This sheet is your property and you can use and change the information as per need.						OVERHEAD		9%		CAD	7,360.32
We always convince our clients to put their own prices for the items.						CONTRACTOR'S PROFIT		8%		CAD	6,542.51
All data in the estimate is taken with the help of plans set and details inside the drawings.						INSURANCE COST		5%		CAD	4,089.07
In case of anything missing, we might put allowance to adjust the missing numbers as per need.						CONTINGENCY CHARGES		3%		CAD	2,453.44
We look forward to work with you in the future as every client is our priority.						TOTAL BID				CAD	102,226.72