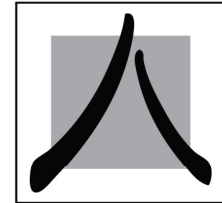


Docum Estimate
Project Name/Code
Client Name
Client ,24 Brick Court
Client (Toronto
Client IM4L 3X7



A L A I R
 HOMES

Construction Budget

Code	Category	Feasibility Estin	Low Estimate	High Estimate	Notes
5007	Accessories	\$800.00	\$600.00	\$1,200.00	
5001	Appliances / Equipment	\$40,000.00	\$30,000.00	\$50,000.00	
5005	Appraisal				
5006	Architect				
5010	Cabinetry / Millwork	\$107,000.00	\$65,000.00	\$112,500.00	
5020	Cleaning				
5030	Concrete, Driveway				
5040	Concrete, Finishing				
5034	Concrete, Forming				
5035	Concrete, Foundation	\$55,000.00	\$50,000.00	\$60,000.00	Foundation walls and basement slab, garage slab on grade,
5045	Concrete, Pump Truck				
5047	Concrete, Retaining Wall				
5048	Concrete, Slab				
5049	Concrete, Specialty				
5050	Consultants				
5384	Conveying Systems				

5051 Countertop	\$26,000.00	\$21,000.00	\$31,000.00	
5055 Dampproofing				
5057 Decking	\$22,000.00	\$20,000.00	\$30,000.00	
5060 Demolition				Empty lot, no demo req'd
5065 Disposal	\$9,000.00	\$7,500.00	\$10,500.00	
5070 Doors, Exterior	\$32,000.00	\$25,600.00	\$38,400.00	S&I - 3rd Floor- 2 sliders+1 door, 2nd floor - 1 slider, 1st floor - 1 slider+1door, Basement -1 door +
5072 Doors, Hardware	\$4,750.00	\$3,775.00	\$6,150.00	
5071 Doors, Interior	\$4,000.00	\$3,200.00	\$4,800.00	
5074 Drafting, Design & Plans				
5080 Drywall / Drop Ceilings				
5085 Electrical, Fixtures				
5090 Electrical, Labor & Materials	\$25,000.00	\$20,000.00	\$30,000.00	
5095 Engineered, Beams				
5096 Engineered, Floor Joists				
5104 Engineering - Consultant				
5103 Engineering - Envelope				
5105 Engineering - Geotechnical				
5107 Engineering - Materials				
5110 Engineering - Structural				
5120 Equipment Rental				
5125 Excavation & Trucking	\$15,000.00	\$12,500.00	\$17,500.00	
5126 Exterior Hardscapes	\$7,500.00	\$6,000.00	\$9,000.00	Patio stone in backyard
5137 Fencing / Screening				
5145 Finance Charges				
5380 Finishes	\$25,000.00	\$20,000.00	\$30,000.00	S&I trim throughout
5150 Finishing Labor				
5155 Finishing Materials				

5157 Fire Safety/Sprinklers				
5160 Fireplace				
5170 Floor Coverings - Carpet				
5172 Floor Coverings - Cork				
5175 Floor Coverings - Hardwood	\$15,937.50	\$12,812.50	\$22,187.50	floors except in baths
5177 Floor Coverings - Insulation				
5180 Floor Coverings - Laminate	\$3,150.00	\$2,250.00	\$4,050.00	except bath
5185 Floor Coverings - Linoleum				
5187 Floor Coverings - Specialty				
5188 Floor Coverings - Stairs				
5190 Floor Coverings - Tile				
5191 Floor Levelling/prep				
5205 Framing Labor	\$60,000.00	\$55,000.00	\$65,000.00	
5383 Furnishings / Upholstery				
5210 Garage Doors	\$5,000.00	\$4,000.00	\$6,000.00	
General Carpentry - Alair Carpent	\$7,150.00	\$6,050.00	\$8,250.00	
General Carpentry - Alair Lead C	\$9,750.00	\$8,250.00	\$8,250.00	
5379 General Requirements	\$10,000.00	\$8,000.00	\$12,000.00	
5220 General carpentry - Subcontract				
5325 Glass / Glazing	\$5,100.00	\$1,500.00	\$6,000.00	S&I Shower glass
5230 Gutters & Downspouts				
5236 Heating - In Floor	\$8,000.00	\$0.00	\$8,000.00	Option - Radiant Heat in Basement
5245 Insulation	\$22,500.00	\$20,000.00	\$25,000.00	
5247 Insurance				
5250 Interior Design				
5255 Landscaping	\$2,000.00	\$1,000.00	\$3,000.00	Yet **
5257 Legal Expense				
5260 Lumber & Supplies	\$40,000.00	\$35,000.00	\$45,000.00	
5342 Masonry	\$79,250.00	\$69,740.00	\$88,760.00	Brick veneer on 2.5 storeys
5235 Mechanical / HVAC	\$50,000.00	\$45,000.00	\$55,000.00	Forced Air, 2 furnaces
5263 Mechanical, Specialty				

5386 Metals			
5265 Mirrors			
5266 Miscellaneous Expenses			
5275 Painting, Exterior			
5280 Painting, Interior	\$13,500.00	\$11,250.00	\$15,750.00
5283 Paving			
5285 Permits			
5295 Plumbing	\$16,500.00	\$15,000.00	\$18,000.00
5296 Plumbing Fixtures	\$28,000.00	\$25,000.00	\$31,000.00
5297 Pools			
5301 Railings, Interior			
5302 Rails & Glass, Exterior	\$7,500.00	\$5,000.00	\$10,000.00 and rooftop patio
5003 Remediation			
5307 Rock Breaking			
5315 Roofing / Flashing	\$18,000.00	\$15,000.00	\$21,000.00 system
5378 Scaffolding / Hording			
5317 Seasonal			
5320 Security			
5321 Septic			
5319 Service Connections	\$30,000.00	\$25,000.00	\$35,000.00 City Connections
5318 Shelving			
5322 Shower Base Forming			
5327 Siding / Soffit / Cladding	\$18,000.00	\$15,600.00	\$20,400.00 Maibec/Hardiboard on 3rd floor
5385 Signage			
Site Management - Admin & corr	\$15,288.00	\$12,936.00	\$17,640.00
Site Management - Client meetin	\$10,192.00	\$8,624.00	\$11,760.00
Site Management - Project set-up	\$285.00	\$285.00	\$285.00
Site Management - Site visits/qu	\$40,768.00	\$34,496.00	\$47,040.00
5330 Site Toilet	\$2,700.00	\$2,250.00	\$3,150.00
5381 Specialties			
5340 Stairs, Exterior			

5341 Stairs, Interior	\$25,000.00	\$20,000.00	\$30,000.00
5345 Survey			
5388 Thermal & Moisture Protection			
5348 Tile Installation	\$16,500.00	\$15,000.00	\$18,000.00
5346 Tile, Specialty	\$8,000.00	\$6,000.00	\$10,000.00
5347 Tile, Wall			
5382 Timber Framing			
5360 Trusses			
5361 Utilities (Hydro, Gas, Water, Garbage)			
5365 Vacuum, Built In			
5270 Warranty / Bonding			
5374 Well (pump, testing, etc)			
5373 Well - Drill			
5376 Window Coverings			
5375 Windows	\$30,000.00	\$24,000.00	\$36,000.00
5387 Woods & Plastics			
5377 Wrought Iron			

Construction Subtotal	\$ 971,121	\$ 789,219	\$ 1,112,573
Alair 19%	\$ 184,512.90	\$ 149,951.52	\$ 211,388.78
Pre Tax Total	\$ 1,155,633	\$ 939,170.02	\$ 1,359,961.28
Tax 13%	\$ 150,232	\$ 122,092.10	\$ 176,794.97
Subtotal	\$ 1,305,866	\$ 1,061,262.12	\$ 1,536,756.24
HST Rebate			
Total	\$ 1,305,866	\$ 1,061,262	\$ 1,536,756.24