

Date

Estimate

Client info
 Name of Business
 Client's Name
 Address
 City
 Vancouver, BC
 Phone



606-29 Smithe Mews
 Vancouver, BC V6B 0B6
 778.895.4001

Scope of work

- 1) Removal and site prep will be completed by owners of this project
- 2) Framing: 4 rehearsal rooms, 1 sound studios with 8 rooms, 1 lounge with kitchen
Double walls with 1" separations on all walls & ceiling
- 3) Electrical: Rehearsal rooms- 4 plugs on 2 circuits, exhaust fans, 1 ceiling light, 6 ft baseboard
Studio space: 4 plugs on 3 circuits, exhaust fans, potlights, 6 ft baseboard heaters
"Running man" exit signs with strobe lights in each room.
LED light bulbs in all the light fixtures
Permits
- 4) Concrete: Scan & cut aprox 20 ft channel for plumbing from bathroom to lounge
Dig trench
Pour concrete
- 5) Plumbing: Bathroom- sink, faucet & toilet in bathroom,
Lounge- drain & water supply in trench, sink & faucet
Permits
- 6) Sprinklers: fire protection in each room
- 7) A/C: control room & mechanical room (budget)
- 8) Flooring in control rooms: elevated floor with vinyl floor planks & sound proofing insulation
- 9) Soundproofing: "Safe & Sound Roxal" on all double walls & double ceiling
Sound studios same as above + architectural sound panels & flooring
- 10) Drywall: each wall will have 2 layers of 5/8" + 2 layers 1/2", paint ready
- 11) Baseboard & door casing
- 12) Doors (20) solid wood, flat panel, (10) single panel with glass and (3) hollow-core doors.
- 13) Paint: rehearsal rooms & sound studios
- 14) Kitchens: 1 kitchen in lounge 6 ft IKEA kitchen, fridge, microwave, sink & faucet, back splash
- 15) Bathroom: IKEA vanity & sink, faucet, mirror, vanity light, tile floor, level floor
- 16) Design & planning
- 17) Building permits
- 18) Management & deliveries
- 19) Removal of construction waste : Bin to be placed inside for the duration of the project
- 20) Misc. construction labour: if any challenges arise

Scope of work	Labour	Materials	Total
1) Removal and site prep			\$ -
2) Framing	\$ 9,600.00	\$ 2,500.00	\$ 12,100.00
3) Electrical	\$ 22,972.08	(Incl.)	\$ 22,972.08

4)	Concrete: Scan & cut	\$ 1,150.00	(Incl.)	\$ 1,150.00
	Dig trench	\$ 100.00		\$ 100.00
	Pour concrete	\$ 200.00	\$ 155.00	\$ 355.00
5)	Plumbing	\$ 5,750.00	(Incl.)	\$ 5,750.00
6)	Fire protection sprinklers	\$ 5,500.00	(Incl.)	\$ 5,500.00
7)	A/C control & mechanical room	\$ 400.00	\$ 1,840.00	\$ 2,240.00
8)	Elevated flooring: control rooms			
	Framing	\$ 1,600.00	\$ 785.00	\$ 2,385.00
	Insulation	\$ 200.00	\$ 400.00	\$ 600.00
	vinyl flooring (430 sq)	\$ 1,720.00		\$ 1,720.00
9)	Soundproofing: walls & ceilings	\$ 2,160.00	\$ 33,637.50	\$ 35,797.50
	Soundproofing sound studios			\$ -
	Delivery	\$ 115.00	\$ -	\$ 115.00
10)	Drywall	\$ 44,000.00	(Incl.)	\$ 44,000.00
11)	Baseboard & casing	\$ 6,400.00	\$ 1,240.00	\$ 7,640.00
12)	Doors (30)	\$ 1,500.00	\$ 8,900.00	\$ 10,400.00
	Handles	\$ 400.00	\$ 1,200.00	\$ 1,600.00
13)	Paint	\$ 9,500.00	\$ 1,000.00	\$ 10,500.00
14)	Kitchen (IKEA)	\$ 700.00	\$ 2,020.00	\$ 2,720.00
	Sink	\$ 50.00	\$ 180.00	\$ 230.00
	Faucet		\$ 180.00	\$ 180.00
	Fridge	\$ 50.00	\$ 800.00	\$ 800.00
	Microwave	\$ 30.00	\$ 150.00	\$ 180.00
	Tile backsplash	\$ 150.00	\$ 150.00	\$ 300.00
15)	Bathroom			
	Vanity with sink	\$ 200.00	\$ 460.00	\$ 660.00
	Faucet		\$ 180.00	\$ 180.00
	Toilet		\$ 460.00	\$ 460.00
	Tile on floor	\$ 300.00	\$ 200.00	\$ 500.00
	Mirror	\$ 50.00	\$ 90.00	\$ 140.00
	Vanity light	\$ 50.00	\$ 75.00	\$ 125.00
16)	Design & planning	\$ 1,500.00	\$ -	\$ 1,500.00
17)	Building permits & drawings	\$ 860.00		\$ 860.00
	Drawings	\$ 2,875.00		\$ 2,875.00
18)	Management & deliveries	\$ 3,000.00	\$ -	\$ 3,000.00
19)	Removal of construction waste	\$ 975.00		\$ 975.00
20)	Misc. construction labour	\$ 900.00	\$ -	\$ 900.00
Labour + Materials =		\$ 124,957.08	\$ 56,602.50	\$ 181,559.58
Sub-total for Project				\$ 181,559.58
GST				\$ 9,077.98
Grand Total				\$ 190,637.56
10% contingency fund				\$ 19,063.76

The client must understand that this is only an estimate.

All billing will be done on time + cost basis.

The 10% contingency fund is recommended that clients have these funds available in there budget

If unforeseen complications arise the client will be notified right away and extra costs will be discussed

Please note interest will be charged on late payments after 30 days at a monthly rate of %1.5

