Date Estimate

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

Scope of work



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

- 1) Removal and site prep will be completed by owners of this project
- 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 flloor 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		Tota			
1) 2) 3)	Removal and site prep Framing Electrical	\$ \$	9,600.00 22,972.08	\$	2,500.00 (Incl.)	\$ \$ \$	- 12,100.00 22,972.08	

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		Sub-total for Project						
						CCT	~	0.077.00
Grand Total \$ 190,637.56						GST	\$	9,077.98
	Grand Total							190,637.56
10% contingency fund \$ 19,063.76		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







