

Date
Estimate



Client info
Name of Business
Client's Name
Address
City
Phone

390-1199 West Pender
Vancouver, BC V6E-2R1
778.895.4001

Scope of work

Demo	Demo kitchen, open wall from kitchen to dining room, remove baseboard heater, remove window, remove waste to dump.
Framing	Draming structural wall between kitchen and dining room, drop ceiling in kitchen, framing for windows
Plumbing	Kitchen: relocate sink, faucet, dishwasher
Electrical	Kitchen: new plug, 8 new pot lights above counter, new fridge plug, baseboard heater
Ducting	Hood fan
Drywall & Insulation	Repair walls, ceiling
Finishing	Kitchen: install baseboard, window casing
Paint	Kitchen: walls, ceiling, baseboard, casing
Windows	Kitchen: install new window, remove window by sink, repair siding
Kitchen	Cabinets, quartz countertop, sink, faucet, 36" fridge, stove, dishwasher, hood fan
Tiling	Kitchen backsplash
Planning & Design	Selecting subtrades, shopping with clients for materials & fixtures
Management & Deliveries	Daily site management, communicating with clients, communicating with sub-trades, tear-down, site clean
Misc. Construction costs	If challenges arise
Scheduling & Tracking	Weekly reports, project tracking, billing & invoices

Scope of work			
Demolition	Labour	Materials	
Demo	\$ 800.00	\$ 130.00	
Garbage removal	\$ 100.00	\$ 80.00	
Demolition Subtotal	\$ 900.00	\$ 210.00	\$ 1,110.00
Framing	Labour	Materials	
Framing	\$ 1,200.00	\$ 490.00	
Structual Engineer fees	\$ 1,725.00	\$ -	
Framing Subtotal	\$ 2,925.00	\$ 490.00	\$ 3,415.00
Plumbing	Labour	Materials	
Plumbing	\$ 725.00	\$ -	
Hood fan ducting	\$ 300.00	\$ -	
Plumbing Subtotal	\$ 1,025.00	\$ -	\$ 1,025.00
Electrical	Labour	Materials	
Electrical Rough-in	\$ 500.00	\$ 170.00	
Electrical Finishing	\$ 480.00	\$ 480.00	
Baseboard Heater	\$ 120.00	\$ -	
Electrical Subtotal	\$ 1,100.00	\$ 650.00	\$ 1,750.00
Drywall	Labour	Materials	
1/2 drywall	\$ 1,500.00	\$ -	
Drywall Subtotal	\$ 1,500.00	\$ -	\$ 1,500.00
Painting	Labour	Materials	
Interior Painting	\$ 1,600.00	\$ 200.00	
Painting Subtotal	\$ 1,600.00	\$ 200.00	\$ 1,800.00
Kitchen	Labour	Materials	
Windows	\$ 600.00	\$ 450.00	
Cabinets	\$ 1,600.00	\$ 4,480.00	
Countertop	\$ -	\$ 3,080.00	
Faucet	\$ -	\$ 290.00	
Sink	\$ 50.00	\$ 290.00	
Oven/Stove	\$ 1,420.00	\$ 50.00	
Hood Fan	\$ 150.00	\$ 630.00	
Fridge	\$ 2,100.00	\$ 50.00	
Dishwasher	\$ 420.00	\$ 100.00	
Kitchen Subtotal	\$ 6,340.00	\$ 9,420.00	\$ 15,760.00
Tiling	Labour	Materials	
Kitchen Backsplash	\$ 180.00	\$ 305.00	
Tiling Subtotal	\$ 180.00	\$ 305.00	\$ 485.00
Finishings	Labour	Materials	
Baseboard & Casing	\$ 200.00	\$ 60.00	
Finishings Subtotal	\$ 200.00	\$ 60.00	\$ 260.00
Management & Deliveries	Labour	Materials	
Tear Down & Clean-Up	\$ 50.00	\$ -	
Design & Planning	\$ 1,440.00	\$ -	
Management & Deliveries	\$ 1,800.00	\$ -	

	Labour	Materials	Total
Complete Scope of Work Subtotal	\$ 19,560.00	\$ 11,335.00	\$ 30,895.00

	Subtotal		\$ 30,895.00
	GST	5.00%	\$ 1,544.75
	Total		\$ 32,439.75

Contingency Fund	\$ 3,243.98
-------------------------	--------------------

The client must understand that this is only an estimate.

All billing will be done on a cost-plus basis with a 20% mark-up.

If a client purchases their own materials a 10% mark up will be added to this item to cover management of install
Refine & Design reserves the right to collect up to a 10% contingency fund on the entire project cost

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

"Change order" is defined as a change to the scope of work

All change order additions to contract will be billed at 100% upon completion

If a change order is required a price will be agreed upon and this item will be added to the estimate

Please address cheques to "Refine & Design"

Please note that interest of 1.5% monthly will be charged on late payments

Payments will be considered to be late if received more than 30 days after project closeout



Sam Wainwright

Date

Client

Date