

OCULUS ESTIMATION

Project Title: Leask Berger Residence
 Bid Date/Time/Due: 6/23/2023
 Project Type: Open Shop/Non Union
 Scope of Work: Complete Renovation

SR #	CSI CODE	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT OF MEASUREMENT	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	