



PROJECT: Stz'minus Big House Project
DATE: January 21, 2019
REVISION: REV 2
AUTHOR: Steve S

Item #	Item Description	Quantity	Units	Rate	Cost Of Sale	Mark Up	Sale Price	PST (Y/N)
MATERIALS								
10.00- WOOD								
10.01- RAW LOGS								
1	RAW WOOD SUPPLY FOR PROJECT	1.00	LS	\$ 25,000.00	\$ 26,750.00	10%	\$ 29,425.00	Y
SUB TOTAL					\$ 26,750.00	10%	\$ 29,425.00	
CONTINGENCY					\$ -	10%	\$ -	
TOTAL					\$ 26,750.00	10%	\$ 29,425.00	
10.04- DIMENSIONAL LUMBER								
1	FRAMING LUMBER FOR NEW CONSTRUCTED AREAS. ASSUMES WOOD FRAMED WALLS, TRUSS OR ENGINEERED ROOF SYSTEMS.	2681.00	SF	\$ 5.00	\$ 14,343.35	10%	\$ 15,777.69	Y
2	ROOF DECKING.	1500.00	SF	\$ 4.50	\$ 7,222.50	10%	\$ 7,944.75	Y
SUB TOTAL					\$ 21,565.85	10%	\$ 23,722.44	
CONTINGENCY					\$ -	10%	\$ -	
TOTAL					\$ 21,565.85	10%	\$ 23,722.44	
10.05- PLYWOOD								
1	SHEATHING FOR NEW WALLS AND ROOFS, ALLOWANCE ONLY.	200.00	SHEETS	\$ 28.00	\$ 5,992.00	10%	\$ 6,591.20	Y
SUB TOTAL					\$ 5,992.00	10%	\$ 6,591.20	
CONTINGENCY					\$ -	10%	\$ -	
TOTAL					\$ 5,992.00	10%	\$ 6,591.20	
DIVISION SUBTOTAL (Without Contingency)					\$ 54,307.85	10%	\$ 59,738.64	
DIVISION TOTAL (With Contingency)					\$ 54,307.85	10%	\$ 59,738.64	
11.00- STEEL & FASTENERS								
11.01- FASTENERS								
1	ALLOWANCE FOR FASTENERS.	1.00	ALLW	\$ 12,500.00	\$ 13,375.00	10%	\$ 14,712.50	Y
SUB TOTAL					\$ 13,375.00	10%	\$ 14,712.50	
CONTINGENCY					\$ -	10%	\$ -	
TOTAL					\$ 13,375.00	10%	\$ 14,712.50	
11.02- CUSTOM STEEL FABRICATIONS								
1	ALLOWANCE FOR BRACKETS AT JOINERY LOCATIONS OF POST AND BEAMS; COLLAR TIE	1.00	ALLW	\$ 12,500.00	\$ 13,375.00	10%	\$ 14,712.50	Y
SUB TOTAL					\$ 13,375.00	10%	\$ 14,712.50	
CONTINGENCY					\$ -	10%	\$ -	
TOTAL					\$ 13,375.00	10%	\$ 14,712.50	
DIVISION SUBTOTAL (Without Contingency)					\$ 26,750.00	10%	\$ 29,425.00	
DIVISION TOTAL (With Contingency)					\$ 26,750.00	10%	\$ 29,425.00	
12.00- MATERIALS GENERAL								
12.09- PROJECT MATERIALS OTHER								
1	MISC MATERIALS ALLOWANCE; BRACING, HOARDING	1.00	ALLW	\$ 2,500.00	\$ 2,675.00	10%	\$ 2,942.50	Y
SUB TOTAL					\$ 2,675.00	10%	\$ 2,942.50	
CONTINGENCY					\$ -	10%	\$ -	
TOTAL					\$ 2,675.00	10%	\$ 2,942.50	
DIVISION SUBTOTAL (Without Contingency)					\$ 2,675.00	10%	\$ 2,942.50	
DIVISION TOTAL (With Contingency)					\$ 2,675.00	10%	\$ 2,942.50	
MATERIALS SUBTOTAL (Without Contingency)					\$ 83,732.85	10%	\$ 92,106.14	
MATERIALS TOTAL (With Contingency)					\$ 83,732.85	10%	\$ 92,106.14	
PROJECT SERVICES AND SUB TRADES								
20.00- CONSULTANTS & INSURANCE								
20.01- CONTRACT DRAFTING AND ARCHITECTURAL								
1	ARCHITECTURAL DESIGN, STRUCTURAL DESIGN, CONSULTANT FEES.		SEPERATE BUDGET			0%	\$ -	N
SUB TOTAL					\$ -		\$ -	
CONTINGENCY					\$ -	0%	\$ -	
TOTAL					\$ -		\$ -	
20.04- SURVEYING SERVICES								
1	SURVEY	1.00	ALLW	\$ 3,500.00	\$ 3,500.00	0%	\$ 3,500.00	N
SUB TOTAL					\$ 3,500.00	0%	\$ 3,500.00	
CONTINGENCY					\$ -	0%	\$ -	
TOTAL					\$ 3,500.00	0%	\$ 3,500.00	
DIVISION SUBTOTAL (Without Contingency)					\$ 3,500.00	0%	\$ 3,500.00	
DIVISION TOTAL (With Contingency)					\$ 3,500.00	0%	\$ 3,500.00	
21.00- TOOLS AND EQUIPMENT - PROJECT								
21.01- CRANE SERVICES								
1	ALLOWANCE FOR TIMBER INSTALL	50.00	HRS	\$ 150.00	\$ 7,500.00	10%	\$ 8,250.00	N
SUB TOTAL					\$ 7,500.00	10%	\$ 8,250.00	
CONTINGENCY					\$ -	10%	\$ -	
TOTAL					\$ 7,500.00	10%	\$ 8,250.00	
21.02- EQUIPMENT RENTAL								
1	COMPACTORS AND SPECIALTY EQUIPMENT.	1.00	ALLW	\$ 1,500.00	\$ 1,500.00	10%	\$ 1,650.00	N
2	MAN LIFT ALLOWANCE	2.00	MONTH	\$ 2,500.00	\$ 5,000.00	10%	\$ 5,500.00	N
3	TELEHANDLER	0.00	MONTH	\$ 2,950.00	\$ -	10%	\$ -	N
4	DELIVERIES OF EQUIPMENT	8.00	EA	\$ 300.00	\$ 2,400.00	10%	\$ 2,640.00	N
SUB TOTAL					\$ 8,900.00	10%	\$ 9,790.00	
CONTINGENCY					\$ -	10%	\$ -	
TOTAL					\$ 8,900.00	10%	\$ 9,790.00	

21.08- FUEL - PROJECT									
1	FUEL ALLOWANCE	4500.00	LITERS	\$ 1.50	\$ 6,750.00	10%	\$ 7,425.00	N	
	SUB TOTAL				\$ 6,750.00	10%	\$ 7,425.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 6,750.00	10%	\$ 7,425.00		
DIVISION SUBTOTAL (Without Contingency)					\$ 23,150.00	10%	\$ 25,465.00		
DIVISION TOTAL (With Contingency)					\$ 23,150.00	10%	\$ 25,465.00		
22.00- SHIPPING									
22.01- SHIPPING TO SHOP									
1	MATERIALS SHIPPING ALLOWANCE.	1.00	ALLW	\$ 3,500.00	\$ 3,500.00	10%	\$ 3,850.00	N	
	SUB TOTAL				\$ 3,500.00	10%	\$ 3,850.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 3,500.00	10%	\$ 3,850.00		
22.02- SHIPPING TO SITE									
1	MATERIALS SHIPPING ALLOWANCE.	1.00	ALLW	\$ 3,500.00	\$ 3,500.00	10%	\$ 3,850.00	N	
	SUB TOTAL				\$ 3,500.00	10%	\$ 3,850.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 3,500.00	10%	\$ 3,850.00		
22.08- WASTE DISPOSAL									
1	DISPOSAL BINS ON SITE.	8.00	BINS	\$ 800.00	\$ 6,400.00	10%	\$ 7,040.00	N	
3	DEMOLITION AND DISPOSAL OF CURRENT BUILDINGS	320.00	CM	\$ 180.00	\$ 57,600.00	10%	\$ 63,360.00	N	
	SUB TOTAL				\$ 64,000.00	10%	\$ 70,400.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 64,000.00	10%	\$ 70,400.00		
DIVISION SUBTOTAL (Without Contingency)					\$ 71,000.00	10%	\$ 78,100.00		
DIVISION TOTAL (With Contingency)					\$ 71,000.00	10%	\$ 78,100.00		
23.00- SUB CONTRACTORS GC									
23.01- SITE PREP & EARTHWORKS SUB (GC)									
1	CIVIL CONTRACTOR MACHINE TIME	120.00	HRS	\$ 175.00	\$ 21,000.00	10%	\$ 23,100.00	N	
2	TRUCKING TIME	80.00	HRS	\$ 105.00	\$ 8,400.00	10%	\$ 9,240.00	N	
3	FILL MATERIALS	1.00	ALLW	\$ 6,500.00	\$ 6,500.00	10%	\$ 7,150.00	N	
4	DRAINAGE MATERIALS	1.00	ALLW	\$ 6,500.00	\$ 6,500.00	10%	\$ 7,150.00	N	
5	CONDUITS PIPING ALLOWANCE	1.00	ALLW	\$ 2,500.00	\$ 2,500.00	10%	\$ 2,750.00	N	
	SUB TOTAL				\$ 44,900.00	10%	\$ 49,390.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 44,900.00	10%	\$ 49,390.00		
23.02- CONCRETE & MASONRY SUB (GC)									
1	CONCRETE FORM WORK ALLOWANCE PER METER	50.00	M3	\$ 900.00	\$ 45,000.00	10%	\$ 49,500.00	N	
2	SLAB AND SIDEWALK ALLOWANCE	2681.00	SF	\$ 10.00	\$ 26,810.00	10%	\$ 29,491.00	N	
3	REINFORCING STEEL ALLOWANCE	1.00	ALLW	\$ 8,500.00	\$ 8,500.00	10%	\$ 9,350.00	N	
4	CONCRETE PUMPING ALLOWANCE	24.00	HRS	\$ 150.00	\$ 3,600.00	10%	\$ 3,960.00	N	
5	DAMP PROOFING ALLOWANCE	1.00	ALLW	\$ 1,500.00	\$ 1,500.00	10%	\$ 1,650.00	N	
	SUB TOTAL				\$ 85,410.00	10%	\$ 93,951.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 85,410.00	10%	\$ 93,951.00		
23.03- ROUGH CARPENTRY SUB. (GC)									
1	FRAMING LABOUR	2681.00	SF	\$ 10.00	\$ 26,810.00	10%	\$ 29,491.00	N	
	SUB TOTAL				\$ 26,810.00	10%	\$ 29,491.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 26,810.00	10%	\$ 29,491.00		
23.04- MECHANICAL SUB.									
1	MECHANICAL ALLOWANCE- RECOMMEND BASIC SYSTEM	2681.00	SF	\$ 50.00	\$ 134,050.00	10%	\$ 147,455.00	N	
2	PLUMBING BUDGET	2681.00	SF	\$ 20.00	\$ 53,620.00	10%	\$ 58,982.00	N	
	SUB TOTAL				\$ 187,670.00	10%	\$ 206,437.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 187,670.00	10%	\$ 206,437.00		
23.05- ELECTRICAL SUB. (GC)									
1	ELECTRICAL ALLOWANCE BASED ON SQUARE FOOTAGE	2681.00	SF	\$ 20.00	\$ 53,620.00	10%	\$ 58,982.00	N	
2	SERVICE WORK	1.00	ALLW	\$ 15,000.00	\$ 15,000.00	10%	\$ 16,500.00	N	
	SUB TOTAL				\$ 68,620.00	10%	\$ 75,482.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 68,620.00	10%	\$ 75,482.00		
23.06- DOORS AND WINDOWS SUB (GC)									
1	EXTERIOR DOORS AND WINDOWS ALLOWANCE	15.00	UNITS	\$ 550.00	\$ 8,250.00	10%	\$ 9,075.00	N	
	SUB TOTAL				\$ 8,250.00	10%	\$ 9,075.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 8,250.00	10%	\$ 9,075.00		
23.07- EXTERIOR FINISHING SUB (GC)									
1	SIDING ALLOWANCE, SUPPLY AND INSTALL PER CONTACT SQUARE FOOT	1200.00	SF	\$ 20.00	\$ 24,000.00	10%	\$ 26,400.00	N	
2	ROOFING CONTRACT FOR METAL ROOF, ENTIRE BUILDING EXTENT	3000.00	SF	\$ 10.00	\$ 30,000.00	10%	\$ 33,000.00	N	
	SUB TOTAL				\$ 54,000.00	10%	\$ 59,400.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 54,000.00	10%	\$ 59,400.00		
23.08- INSULATION & DRYWALL SUB. (GC)									
1	WALL CLADDING, ASSUMES COMBINATION CEDAR, DRYWALL, FRP IN FOOD AND BATH AREAS.	5400.00	CSF	\$ 3.50	\$ 18,900.00	10%	\$ 20,790.00	N	
2	INSULATION ALLOWANCE	5400.00	CSF	\$ 3.00	\$ 16,200.00	10%	\$ 17,820.00	N	
	SUB TOTAL				\$ 35,100.00	10%	\$ 38,610.00		
	CONTINGENCY	0%			\$ -	10%	\$ -		
	TOTAL				\$ 35,100.00	10%	\$ 38,610.00		
23.09- INTERIOR FINISHING, MILLWORK & ACCESSORIES SUBCONTRACTOR (GC)									
1	KITCHEN MILLWORK ALLOWANCE	1.00	ALLW	\$ 10,000.00	\$ 10,000.00	10%	\$ 11,000.00	N	
2	APPLIANCES	1.00	ALLW	\$ 15,000.00	\$ 15,000.00	10%	\$ 16,500.00	N	
3	BATHROOM PARTITION HARDWARE	1.00	ALLW	\$ 7,500.00	\$ 7,500.00	10%	\$ 8,250.00	N	
4	FRP WALLS ALLOWANCE	1.00	ALLW	\$ 5,000.00	\$ 5,000.00	10%	\$ 5,500.00	N	

5	STORAGE AND PANTRY CABINETRY	1.00	ALLW	\$	2,500.00	\$	2,500.00	10%	\$	2,750.00	N	
SUB TOTAL						\$	40,000.00	10%	\$	44,000.00		
CONTINGENCY						0%	\$	-	10%	\$	-	
TOTAL						\$	40,000.00	10%	\$	44,000.00		
DIVISION SUBTOTAL (Without Contingency)						\$	550,760.00	10%	\$	605,836.00		
DIVISION TOTAL (With Contingency)						\$	550,760.00	10%	\$	605,836.00		
24.00- PROJECT TRAVEL & LIVING OUT												
24.01- PROJECT MILEAGE & VEHICLE FUEL												
1	VEHICLE FUEL	5000.00	KM	\$	0.52	\$	2,600.00	10%	\$	2,860.00	N	
SUB TOTAL						\$	2,600.00	10%	\$	2,860.00		
CONTINGENCY						0%	\$	-	10%	\$	-	
TOTAL						\$	2,600.00	10%	\$	2,860.00		
DIVISION SUBTOTAL (Without Contingency)						\$	2,600.00	10%	\$	2,860.00		
DIVISION TOTAL (With Contingency)						\$	2,600.00	10%	\$	2,860.00		
PROJECT SERVICES & SUBTRADES SUBTOTAL (Without Contingency)						\$	651,010.00	10%	\$	715,761.00		
PROJECT SERVICES & SUBTRADES TOTAL (With Contingency)						\$	651,010.00	10%	\$	715,761.00		
LABOUR												
30.00- SHOP LABOUR - GENERAL												
30.03- GENERAL LABOUR- SHOP												
1	TIMBER FRAME SHOP LABOUR	800.00	Hrs	\$	57.50	\$	46,000.00	10%	\$	50,600.00	N	
SUBTOTAL						\$	46,000.00	10%	\$	50,600.00		
CONTINGENCY ON SUBDIVISION						0%	\$	-	10%	\$	-	
TOTAL HRS						800.00	TOTAL	\$	46,000.00	10%	\$	50,600.00
DIVISION SUBTOTAL (Without Contingency)						\$	46,000.00	10%	\$	50,600.00		
DIVISION TOTAL (With Contingency)						800.00	Hrs	\$	46,000.00	10%	\$	50,600.00
40.00- SITE LABOUR - GENERAL												
40.03- GENERAL LABOUR - SITE												
1	TIMBER FRAME INSTALL	400.00	HRS	\$	57.50	\$	23,000.00	10%	\$	25,300.00	N	
2	ROOF DECKING INSTALL LABOUR	120.00	HRS	\$	57.50	\$	6,900.00	10%	\$	7,590.00	N	
3	GENERAL LABOUR ON SITE, CLEAN UP, ORGANIZING, ETC.	200.00	HRS	\$	35.00	\$	7,000.00	10%	\$	7,700.00	N	
SUBTOTAL						\$	36,900.00	10%	\$	40,590.00		
CONTINGENCY ON SUBDIVISION						0%	\$	-	10%	\$	-	
TOTAL HRS						720.00	TOTAL	\$	36,900.00	10%	\$	40,590.00
DIVISION SUBTOTAL (Without Contingency)						\$	36,900.00	10%	\$	40,590.00		
DIVISION TOTAL (With Contingency)						720.00	Hrs	\$	36,900.00	10%	\$	40,590.00
50.00- PROJECT ADMINISTRATION AND SUPERVISION												
50.01- PROJECT MANAGEMENT - PROJECT												
1	CONSTRUCTION MANAGER	300.00	Hrs	\$	85.00	\$	25,500.00	10%	\$	28,050.00	N	
SUBTOTAL						\$	25,500.00	10%	\$	28,050.00		
CONTINGENCY ON SUBDIVISION						0%	\$	-	10%	\$	-	
TOTAL HRS						300.00	TOTAL	\$	25,500.00	10%	\$	28,050.00
50.03- PROJECT SUPERVISION - PROJECT												
1	SITE SUPERINTENDENT	800.00	Hrs	\$	75.00	\$	60,000.00	10%	\$	66,000.00	N	
SUBTOTAL						\$	60,000.00	10%	\$	66,000.00		
CONTINGENCY ON SUBDIVISION						0%	\$	-	10%	\$	-	
TOTAL HRS						800.00	TOTAL	\$	60,000.00	10%	\$	66,000.00
50.05- HERITAGE CONSULTING - PROJECT												
1	RESTORATION WORK FOR LONG HOUSE. BASED ON SF AND HISTORICAL COMPARISON WITH MALAHAT BIG HOUSE.	1.00	ALLOW	\$	190,000.00	\$	190,000.00	10%	\$	209,000.00	N	
SUBTOTAL						\$	190,000.00	10%	\$	209,000.00		
CONTINGENCY ON SUBDIVISION						0%	\$	-	10%	\$	-	
TOTAL HRS						1.00	TOTAL	\$	190,000.00	10%	\$	209,000.00
50.08- HEALTH & SAFETY - PROJECT												
TOTAL HRS						0.00	TOTAL	\$	-	\$	-	
DIVISION SUBTOTAL (Without Contingency)						\$	275,500.00	10%	\$	303,050.00		
DIVISION TOTAL (With Contingency)						1101.00	Hrs	\$	275,500.00	10%	\$	303,050.00
LABOUR SUBTOTALS (Without Contingency)						\$	358,400.00	10%	\$	394,240.00		
LABOUR TOTALS (With Contingency)						2621.00	Hrs	\$	358,400.00	10%	\$	394,240.00
PROJECT SUMMARIES												
PROJECT COST SUB TOTAL						\$	1,093,142.85		\$	1,202,107.14		
CONSTRUSTION MANAGEMENT FEE (Fixed)									\$	60,000.00		
PROJECT GRAND TOTAL									\$	1,262,107.14		