Estimate of Materials and Cost of Construction

Date: 02/25/2026
Project: Provincial and federal tenders
Project Location: Ontario

Summary	Amount
Subtotal	$ 761,818
Profit/Overhead	$ 152,364
Total	$ 914,182

ITEM #	DETAIL	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT MATERIAL COST	TOTAL MATERIAL COST	UNIT LABOR COST	TOTAL LABOR COST	ITEM COST	TRADE COST
		DIV-01	General										$ 9,380
1			Final Cleanup	1	0%	1	LS	-				$ 2,880	
2			Demo and Garbage removal (Under seperete Sheet, Demo Bid)	1	0%	1	LS	-				$ -	
3			Temporary Control & Facilities	1	0%	1	LS	-				$ 6,500	
		DIV-03	Masonry										$ 143,934
4			Brick Veneer (Re-finish to match existing)	6,473	10%	7,121	SF	$ 4.00	$ 28,484	$ 3.60	$ 25,636	$ 54,120	
5			Vertical Brick (Re-finish to match existing)	352	10%	388	SF	$ 4.00	$ 1,552	$ 3.80	$ 1,474	$ 3,026	
6			Stucco	5,216	10%	5,739	SF	$ 8.20	$ 47,060	$ 4.00	$ 22,956	$ 70,016	
7			Window Sill	544	10%	599	SF	$ 14.00	$ 8,386	$ 14.00	$ 8,386	$ 16,772	
		DIV-05	Metals										$ 5,807
			Metal Stud Partition Framing										
8			Install 3-5/8" metal studs, with matching 3-5/8" top and bottom runners. Includes cutting, layout, fastening to slab and ceiling, alignment, bracing, and preparation for gypsum board or wall finishes.	244	0%	244	LF	$ 14.00	$ 3,416	$ 9.80	$ 2,391	$ 5,807	
		DIV-06	Wood, Plastics And Composites										$ 2,855
			Blocking in walls										
9			**Blocking for 3-5/8" Stud Walls** Install horizontal blocking in 3-5/8" metal stud walls at locations required for wall-mounted fixtures, cabinets, millwork, grab bars, or shelving. Typical blocking is 16" OC vertically (aligned with stud spacing) and 3-5/8" wide to match stud depth. Use metal stud channels or solid wood backing as indicated. Ensure blocking is securely fastened to studs and capable of supporting specified loads.	366	0%	366	LF	$ 4.80	$ 1,757	$ 3.00	$ 1,098	$ 2,855	
			Millwork (Existing to remain same)										
		DIV-07	Thermal And Moisture Protection										$ 11,928
			Insulation										
10			Thermal Insulation (Above Ceiling)	8000	5%	8,400	SF	$ 0.80	$ 6,720	$ 0.62	$ 5,208	$ 11,928	
		DIV-09	Finishes										$ 232,522
			Flooring										
11			Furnish And Install New Luxury Vinyl Tile	2,786	10%	3,065	SF	$ 8.80	$ 26,972	$ 4.60	$ 14,099	$ 41,071	
12			New Carpet Tile	2,753	10%	3,028	SF	$ 6.00	$ 18,168	$ 4.00	$ 12,112	$ 30,280	
13			Strip Clean An Reseal All Exixting Hard Surfaces	1,921	10%	2,114	SF	$ 2.00	$ 4,228	$ 3.60	$ 7,610	$ 11,838	
			Acoustical ceilings & GWB										
14			2X2 Acoustic Ceiling Tile And T-Bar	1,790	5%	1,880	SF	$ 10.00	$ 18,800	$ 6.00	$ 11,280	$ 30,080	
15			2X4 Acoustic Ceiling Tile And T-Bar	5,036	5%	5,288	SF	$ 10.00	$ 52,880	$ 6.00	$ 31,728	$ 84,608	
16			5/8" Gypsum Board Ceiling	869	5%	913	SF	$ 8.00	$ 7,304	$ 5.20	$ 4,748	$ 12,052	
			Prime/paint										
17			Ceiling Paint	870	5%	914	SF	$ 1.80	$ 1,645	$ 1.00	$ 914	$ 2,559	
18			Wall Paint	4,000	5%	4,200	SF	$ 1.60	$ 6,720	$ 0.80	$ 3,360	$ 10,080	
19			Door And Frame Staining	16	5%	17	SF	$ 200.00	$ 3,400	$ 150.00	$ 2,550	$ 5,950	
20			Door Trim Paint	544	5%	572	SF	$ 4.00	$ 2,288	$ 3.00	$ 1,716	$ 4,004	
		DIV-14	Plumbing										$ 31,946
			New Fixtures										
21			Lavatory W/ Faucet	4	0%	4	EA	$ 1,440.00	$ 5,760	$ 360.00	$ 1,440	$ 7,200	

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			Plumbing Pipes										
22			2" Waste Pipe	280	0%	280	LF	$ 18.80	$ 5,264	$ 7.14	$ 2,000	$ 7,264	
23			3/4" Cold Water Pipe	144	0%	144	LF	$ 15.00	$ 2,160	$ 5.70	$ 821	$ 2,981	
24			1" Cold Water Pipe	40	0%	40	LF	$ 16.20	$ 648	$ 6.16	$ 246	$ 894	
25			1-1/2" Cold Water Pipe	65	0%	65	LF	$ 17.80	$ 1,157	$ 6.76	$ 440	$ 1,597	
26			1/2" Hot Water Pipe	88	0%	88	LF	$ 15.20	$ 1,338	$ 5.78	$ 508	$ 1,846	
27			2" Cold Water Pipe	98	0%	98	LF	$ 19.00	$ 1,862	$ 7.22	$ 708	$ 2,570	
28			Pipe Insulations	715	0%	715	LF	$ 4.00	$ 2,860	$ 1.52	$ 1,087	$ 3,947	
			Plumbing Fittings, Hardware Etc.										
29			Hose Bibb	4	0%	4	EA	$ 150.00	$ 600	$ 80.00	$ 320	$ 920	
30			Tees	21	0%	21	EA	$ 28.00	$ 588	$ 44.00	$ 924	$ 1,512	
31			Elbow	16	0%	16	EA	$ 32.00	$ 512	$ 44.00	$ 704	$ 1,216	
		DIV-15	HVAC										$ 39,508
			HVAC										
32			Ac-1 : Air Conditioner W/ Ducts and All Components	1	0%	1	EA	$ 4,400.00	$ 4,400	$ 800.00	$ 800	$ 5,200	
33			Ac-3 : Air Conditioner W/ Ducts and All Components	2	0%	2	EA	$ 4,400.00	$ 8,800	$ 800.00	$ 1,600	$ 10,400	
34			Ac-2 : Air Conditioner W/ Ducts and All Components	2	0%	2	EA	$ 4,400.00	$ 8,800	$ 800.00	$ 1,600	$ 10,400	
35			Ac-4 : Air Conditioner W/ Ducts and All Components	1	0%	1	EA	$ 4,400.00	$ 4,400	$ 800.00	$ 800	$ 5,200	
36			Vav-2: Variable Air Volume	1	0%	1	EA	$ 1,880.00	$ 1,880	$ 420.00	$ 420	$ 2,300	
37			Vav-1: Variable Air Volume	1	0%	1	EA	$ 1,950.00	$ 1,950	$ 420.00	$ 420	$ 2,370	
38			Thermostat	5	0%	5	EA	$ 200.00	$ 1,000	$ 88.00	$ 440	$ 1,440	
39			Canfab Model #1177-Ecv-Bdz-R Economizer	2	0%	2	EA	$ 799.00	$ 1,598	$ 300.00	$ 600	$ 2,198	
		DIV-16	ELECTRICAL										$ 126,308
			Lighting Fixtures										
40			A : 2' X 4' Flush Mount Led Med Power Nlight Dimmable (Manufacturer : Lithonia) (Model : 2Fsl4 40L Lp835 N100 Lp835)	27	0%	27	EA	$ 220.00	$ 5,940	$ 800.00	$ 21,600	$ 27,540	
41			B : 2' X 4' Flush Mount Led Nlight Dimmable (Manufacturer : Lithonia) (Model : 2Fsl2 40L Lp835 N100 Lp835)	26	0%	26	EA	$ 220.00	$ 5,720	$ 800.00	$ 20,800	$ 26,520	
42			A1 : 2' X 4' Flush Mount Led High Power Nlight Dimmable (Manufacturer : Lithonia) (Model : 2Fsl4 60L Lp835 N100 Lp835)	22	0%	22	EA	$ 220.00	$ 4,840	$ 800.00	$ 17,600	$ 22,440	
43			D : 6" Led Flush Can No Dim (Manufacturer : Lithonia) (Model : Blwp4 40L Adsm Lp835)	6	0%	6	EA	$ 166.00	$ 996	$ 420.00	$ 2,520	$ 3,516	
44			C : 2' X 4' Flush Mount Led Med Power Nlight Dimmable (Manufacturer : Lithonia) (Model : 2Fsl4 40L Lp835 N100 Lp835)	11	0%	11	EA	$ 220.00	$ 2,420	$ 420.00	$ 4,620	$ 7,040	
45			X1 : Remote Exterior Lamp Head With From Fixture X (Manufacturer : Lithonia) (Model : Ela Q)	3	0%	3	EA	$ 156.00	$ 468	$ 88.00	$ 264	$ 732	
46			X : Led Exit Sign With Twin Lamp Heads And Ho Emergency Battery Or X1 Power (Manufacturer : Lithonia) (Model : Lhqm Led S W 3 R 120 Ho)	3	0%	3	EA	$ 188.00	$ 564	$ 300.00	$ 900	$ 1,464	
			Power (Rough Electrical)										
47			Single Pole Switch	5	0%	5	EA	$ 68.00	$ 340	$ 50.00	$ 250	$ 590	
48			400A/3P	1	0%	1	EA	$ 1,650.00	$ 1,650	$ 400.00	$ 400	$ 2,050	
49			225A/ 3P Circuit Breaker	1	0%	1	EA	$ 1,200.00	$ 1,200	$ 400.00	$ 400	$ 1,600	
50			100A/ 3P Circuit Breaker	2	0%	2	EA	$ 650.00	$ 1,300	$ 250.00	$ 500	$ 1,800	
51			90A/ 3P Circuit Breaker	1	0%	1	EA	$ 366.00	$ 366	$ 250.00	$ 250	$ 616	
52			50A/ 3P Circuit Breaker	2	0%	2	EA	$ 250.00	$ 500	$ 250.00	$ 500	$ 1,000	
53			Meter	1	0%	1	EA	$ 1,800.00	$ 1,800	$ 500.00	$ 500	$ 2,300	
54			400A/3P Class Transformer	1	0%	1	EA	$ 24,600.00	$ 24,600	$ 2,500.00	$ 2,500	$ 27,100	
		DIV-32	EXTERIOR IMPROVEMENTS										$ 157,630
55			Concrete Flatwork	200	10%	220	SF	$ 10.20	$ 2,244	$ 1.00	$ 220	$ 2,464	
56			New Ac Paving	4,808	10%	5,289	SF	$ 6.20	$ 32,792	$ 0.80	$ 4,231	$ 37,023	
57			Slurry Seal To Be Applied Over Existing Ac Paving	32,922	10%	36,215	SF	$ 0.60	$ 21,729	$ 0.40	$ 14,486	$ 36,215	
58			Landscape Area	8,355	10%	9,191	SF	$ 4.11	$ 37,811	$ 4.80	$ 44,117	$ 81,928	
SUB TO								**Total Material Cost =**	**$ 442,636**	**Total Labor Cost**	**$ 309,802**	**$ 761,818**	**$ 761,818**
			OVERHEAD AND PROFIT					**20%**				**$ 152,364**	**$ 152,364**
			13% Harmonized Sales Tax (HST)					**13%**				**$ 99,036**	**$ 99,036**
			TOTAL BASE BID									**$ 1,013,218**	**$ 1,013,218**