

PURE | BUILDING  
GROUP

Custom Homebuilding. Redefined

## CONSTRUCTION COST ESTIMATE

(REFERENCE ONLY)

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## INTRODUCTORY LETTER

Dear Client,

On behalf of the PURE Building Group Team, we are pleased to present the Construction Cost Estimate for your review. This tender fully complies with your draft permit set drawings, interior design information received to date, as well as information received during our personalized specification meetings. Thank you for the opportunity to build your home. It is truly our pleasure to serve you and we look forward to enhancing this working relationship in the future.

Please do not hesitate to contact us once you have reviewed our proposal and/or should you have any questions thereon

Regards,

*Justin Bahou*

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**Justin Bahou**  
CEO | PURE Building Group

TOTAL BUDGET

Description	Amount
Total Direct Costs	\$ 5,743,559
Site Supervision	Not Shown
Project Management	Not Shown
Construction Management Fee	Not Shown

Subtotal	\$ 5,743,559
HST	\$ 746,663
<b>Total Budget (inc. HST)</b>	<b>\$ 6,490,221</b>

BUDGET SUMMARY

Code	Description	Amount	% of Total
1200	General Conditions	64,302	1.1%
1250	Miscellaneous Items	30,000	0.5%
1300	Site Servicing	139,431	2.4%
1500	Tree Clearing	23,000	0.4%
1600	Shoring	120,000	2.1%
1700	Earthwork	178,800	3.1%
1800	Foundation & Concrete	780,000	13.6%
1300	Waterproofing	118,000	2.1%
1500	Wood Framing Labour	241,044	4.2%
1600	Wood Framing Materials	276,000	4.8%
1700	Metal Framing	35,000	0.6%
1800	Structural Steel	180,000	3.1%
1300	Windows	250,000	4.4%
1500	Skylights	51,600	0.9%
1600	Roofing	98,479	1.7%
1700	Masonry	475,469	8.3%
1800	Exterior Doors	65,000	1.1%
1900	Caulking	20,000	0.3%
2000	Plumbing Labour	65,677	1.1%
2100	Plumbing Fixtures	80,088	1.4%
2200	HVAC	153,606	2.7%
2300	Fireplaces	30,000	0.5%
2400	Radiant Heating	152,040	2.6%
2500	Electrical Labour	164,884	2.9%
2600	Automation	120,000	2.1%
2700	Security	32,000	0.6%
2800	Insulation	80,535	1.4%
2900	Drywall	149,000	2.6%
3000	Finish Carpentry	87,445	1.5%
3100	Interior Doors	31,580	0.5%
3200	Tile	153,679	2.7%
3300	Hardwood Flooring	112,295	2.0%
3400	Paint	125,000	2.2%
3500	Wallpaper	14,679	0.3%
3600	Hardware	34,874	0.6%
3700	Millwork	416,727	7.3%
3800	Countertops & Slab Fabrication	127,308	2.2%
3900	Plaster Mouldings	8,579	0.1%
4000	Interior Stairs	115,000	2.0%
4100	Railings	78,947	1.4%
4200	Glass & Mirrors	28,550	0.5%
4300	Appliances	102,000	1.8%
4400	Elevator & Lift Systems	72,940	1.3%
4500	Miscellaneous Metals	35,000	0.6%
4600	General Labour	25,000	0.4%
<b>Total Direct Costs Budget (exc. HST)</b>		<b>\$ 5,743,559</b>	<b>100%</b>

**DETAILED BUDGET**

<b>Code</b>	<b>Description</b>	<b>Itemized Amounts</b>	<b>Subtotals</b>
1200	<b>GENERAL CONDITIONS</b>		<b>64,302</b>
-	Project Insurance	27,755	
-	Tarion Fee	1,800	
-	Site Signage & Safety	3,633	
-	Disposal Bins	18,456	
-	Final Cleaning	8,278	
-	Temporary Telecommunications	2,880	
-	Printing & Reproduction	1,000	
-	Transaction Fees	500	
1250	<b>MISCELLANEOUS ITEMS</b>		<b>30,000</b>
-	Hardware Shops	10,000	
-	Heavy Machinery Rentals	20,000	
1300	<b>SITE SERVICING</b>		<b>139,431</b>
-	Fence Rental	3,870	
-	Temporary Power	6,845	
-	Temporary Security	2,000	
-	Temporary Site Office	15,216	
-	Site Hoarding	6,000	
-	Temporary Toilets	8,500	
-	Electrical Service	35,000	
-	Gas Service	12,000	
-	Temporary Heating	22,000	
-	Water Connection	28,000	
1500	<b>TREE CLEARING</b>		<b>23,000</b>
-	Tree Hoarding	10,000	
-	Tree Removal	13,000	
1600	<b>SHORING</b>		<b>120,000</b>
-	Shoring	120,000	
1700	<b>EARTHWORK</b>		<b>178,800</b>
-	Backfill Old Pool	1,800	
-	Excavation	177,000	
1800	<b>FOUNDATION &amp; CONCRETE</b>		<b>780,000</b>
-	Foundation & Concrete	780,000	
-		115,000	
1900	<b>WATERPROOFING</b>		<b>118,000</b>
-	Waterproofing	118,000	
2000	<b>WOOD FRAMING LABOUR</b>		<b>241,044</b>
-	Wood Framing Labour	241,044	
2100	<b>WOOD FRAMING MATERIALS</b>		<b>276,000</b>
-	Wood Framing Materials	276,000	
2150	<b>METAL FRAMING</b>		<b>35,000</b>
-	Metal Framing	35,000	

**DETAILED BUDGET**

Code	Description	Itemized Amounts	Subtotals
2200	<b>STRUCTURAL STEEL</b>		<b>180,000</b>
-	Structural Steel	180,000	
2300	<b>WINDOWS</b>		<b>250,000</b>
-	Windows	250,000	
2400	<b>SKYLIGHTS</b>		<b>51,600</b>
-	Main Skylights	36,600	
-	Small Skylights	15,000	
2500	<b>ROOFING</b>		<b>98,479</b>
-	Flat Roofing	78,479	
-	Green Roof	20,000	
2700	<b>MASONRY</b>		<b>475,469</b>
-	Exterior Masonry Assembly Material	200,161	
-	Exterior Masonry Labour	255,308	
-	Exterior Masonry Fasteners	20,000	
3000	<b>EXTERIOR DOORS</b>		<b>65,000</b>
-	Front Door	35,000	
-	Garage Side Entry Door	5,000	
-	Overhead Garage Door	25,000	
3100	<b>CAULKING</b>		<b>20,000</b>
-	Caulking	20,000	
3200	<b>PLUMBING LABOUR</b>		<b>65,677</b>
-	Plumbing Labour	65,677	
3300	<b>PLUMBING FIXTURES</b>		<b>80,088</b>
-	Plumbing Fixtures	80,088	
3400	<b>HVAC</b>		<b>153,606</b>
-	HVAC	153,606	
3500	<b>FIREPLACES</b>		<b>30,000</b>
-	Fireplaces	30,000	
3600	<b>RADIANT HEATING</b>		<b>153,040</b>
-	Radiant Heating	152,040	
3700	<b>ELECTRICAL LABOUR</b>		<b>164,884</b>
-	Electrical Labour	164,884	
3900	<b>AUTOMATION</b>		<b>120,000</b>
-	Automation	120,000	
4000	<b>SECURITY</b>		<b>32,000</b>
-	Security	32,000	

**DETAILED BUDGET**

<b>Code</b>	<b>Description</b>	<b>Itemized Amounts</b>	<b>Subtotals</b>
4100	<b>INSULATION</b>		<b>80,535</b>
-	Insulation	80,535	
4200	<b>DRYWALL</b>		<b>149,000</b>
-	Drywall	149,000	
4300	<b>FINISH CARPENTRY</b>		<b>87,445</b>
-	Finish Carpentry	87,445	
4400	<b>INTERIOR DOORS</b>		<b>31,580</b>
-	Interior Doors	31,580	
4500	<b>TILE</b>		<b>153,679</b>
-	Tile	153,679	
4600	<b>HARDWOOD FLOORING</b>		<b>112,295</b>
-	Hardwood Flooring	112,295	
4800	<b>PAINT</b>		<b>125,000</b>
-	Paint	125,000	
4900	<b>WALLPAPER</b>		<b>14,679</b>
-	Wallpaper	14,679	
5000	<b>HARDWARE</b>		<b>34,874</b>
-	Hardware	43,874	
5100	<b>MILLWORK</b>		<b>416,727</b>
-	Millwork	416,727	
5200	<b>COUNTERTOPS &amp; SLAB FABRICATION</b>		<b>127,308</b>
-	Countertops & Slab Fabrication	127,308	
5300	<b>PLASTER MOULDINGS</b>		<b>8,579</b>
-	Plaster Mouldings	8,579	
5400	<b>INTERIOR STAIRS</b>		<b>115,000</b>
-	Interior Stairs	115,000	
5500	<b>RAILINGS</b>		<b>78,947</b>
-	Railings	78,947	
5600	<b>GLASS &amp; MIRRORS</b>		<b>28,550</b>
-	Glass & Mirrors	28,550	
5700	<b>APPLIANCES</b>		<b>102,000</b>
-	Appliances	102,000	



**DETAILED BUDGET**

Code	Description	Itemized Amounts	Subtotals
5800	<b>ELEVATOR &amp; LIFT SYSTEMS</b>		<b>72,940</b>
-	Elevator & Lift Systems	72,940	
6000	<b>MISCELLANEOUS METALS</b>		<b>35,000</b>
-	Miscellaneous Metals	35,000	
6700	<b>GENERAL LABOUR</b>		<b>25,000</b>
-	General Labour	25,000	
<b>Total Direct Costs (exc. HST)</b>		<b>\$ 5,743,559</b>	<b>\$ 5,743,559</b>

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## EXCLUSIONS

The following items are excluded from this Cost Estimate:

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- Land, Land Taxes & Carrying Costs
- Pre-Construction Costs (Architect, Engineers, Interior Designer, Permits, etc.)
- Financing Cost
- Realtor Costs
- Income and/or Excise Taxes
- Client Upgrades
- Costs Due to Unforeseen Site Conditions
- Other Costs Unrelated to the Construction Project as Described in the Contract Documents

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