



Modern Metro Contracting Corp.

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Client:

Address:

City:

Date:

Reference:

Contract Type:

Prepared By:

ITEM	DESCRIPTION OF SERVICES	C	QTY	UNIT COST	SUBTOTAL	TOTAL
GENERAL CONDITIONS						\$ 7,175.00
	Plans, copies, couriers, signage, etc.		1	\$ 300.00	\$ 300.00	
	Supply of Level 1 First Aid Kit as per WorkSafeBC		1	\$ 350.00	\$ 350.00	
	Deliveries & Couriers		1	\$ 550.00	\$ 550.00	
	Protection - Supply & install protection after finishing for return of demo, framing carpenters, and drywallers		1	\$ 900.00	\$ 900.00	
	Project Management		15	\$ 85.00	\$ 1,275.00	
	Site Management		50	\$ 65.00	\$ 3,250.00	
	General labour		10	\$ 55.00	\$ 550.00	
DEMOLITION & RUBBISH REMOVAL						\$ 7,940.00
	General demolition services:					
	- Remove kitchen cabinets					
	- Remove walls as per design on new floor plans					
	- Remove & dispose of all existing plumbing fixtures					
	- Remove & dispose of all existing lighting fixtures					
	- Remove & dispose of all existing mirrors in bathrooms					
	- Remove & dispose vanities in two bathrooms		1	\$ 5,000.00	\$ 5,000.00	
	- Remove & dispose of all baseboard & flooring through out					
	- Remove & dispose of sliding doors in Nook area					
	- Remove & dispose of all tile in Bathrooms, kitchen, and Nook					
	- Remove & dispose of two[2] tubs					
	- Remove & dispose of all exististing doors & frames					
	Rubbish removal &/or bin service - During demolition & after demolition		1	\$ 2,500.00	\$ 2,500.00	
	Additional cost for return after inspection is completed		1	\$ 440.00	\$ 440.00	
	<i>NOTE: All existing appliances to be removed & disposed of by clients</i>		1	\$ 0.00	\$ 0.00	
CARPENTRY						\$ 12,610.00
	Installation of structural, framing &/or backframing as required by design:					
	- Frame for new walls based on design layout					
	- Frame for new doors & openings based on design layout					
<u>Labour</u>	- Frame for drop ceiling based on design		1	\$ 9,680.00	\$ 9,680.00	
	- Frame for new cabinetry based on new design					
	- Install of new doors & frames					
	- Install new baseboard, crown moulding, & casing throughout based on design					
	Additional cost for return after inspection		1	\$ 400.00	\$ 400.00	
<u>Materials</u>	building materials (Baseboards, casings, Crown Mouldings, structural framing, backing & etc.)		1	\$ 2,530.00	\$ 2,530.00	

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PLUMBING & GAS						\$ 6,600.00
	Rough-in & finish plumbing to code (includes all permits)					
	- Install two[2] bathroom sinks					
	- Rough-in & install one[1] tub & fixtures					
	- Convert one[1] tub drain to linear shower drain					
<u>Labour</u>	- Rough-in & install one shower & fixtures		1	\$ 6,600.00	\$ 6,600.00	
	- Rough-in & install two toilets, two vanities, & two bathroom faucets					
	- Rough-in & install new water line and shut off for new fridge					
	- Rough-in & install one kitchen sink, faucet, garburator, fridge & dishwasher					
	- Remove & replace all shut of valves					
<u>Fixtures</u>	All plumbing fixtures to be supplied by BBID		1	\$ 0.00	\$ 0.00	
FIRE PREVENTION						\$ 2,200.00
	ALLOWANCE - Supply & install new sprinkler system or modify & test existing		1	\$ 2,200.00	\$ 2,200.00	
ELECTRICAL						\$ 12,925.00
	Rough-in & finish electrical to code:					
	- Remove & terminate wiring as require by new layout					
	- Rough-in & relocate plugs and switches required by new layout					
	- Install all new plugs & switches including dimmers based on design (extra cost for smart switches & dimmers)					
	- Install new screw less plug/switch covers					
<u>Labour</u>	- Install new thermostat throughout (the type of thermostat to be confirmed)		1	\$ 9,625.00	\$ 9,625.00	
	- Install new Tv Box					
	- Install eighteen[18] new Razor ceiling lights in dropped ceiling					
	- Wire and Install new GFCI plugs for wet locations as required by code					
	- Wire for new electric fireplace					
	- Supply & install new under cabinet LED lights on cabinetry					
	- Supply & replace two[2] new bathroom fans					
	- Price to be confirmed after demollition					
	Supply & install of Dimplex XLF 60" (XLF60) fire place with Driftwood & River Rock Accessory Kit		1	\$ 3,300.00	\$ 3,300.00	
<u>Fixtures</u>	All new lighting fixtures to be supplied by BBID		1	\$ 0.00	\$ 0.00	
INSULATION						\$ 0.00
	No Allowance has been made for any insulation replacement or installation		1	\$ 0.00	\$ 0.00	
DRYWALL						\$ 11,500.00
	Supply & install board, tape & finish drywall as required by design on walls & ceiling (including skim coating ceiling throughout for a smooth finish) cost has been adjusted to account for work to be completed after inspections are complete		1	\$ 11,500.00	\$ 11,500.00	
TILING						\$ 11,630.00
<u>Labour</u>	ALLOWANCE - Supply & apply floor levelling compound - To be determined after demo based on the condition of the floor		1	\$ 650.00	\$ 650.00	
	Install tile & waterproofing to Floor & walls based on design:					
	- Install tile and water proofing to Master Bathroom floor & walls		1	\$ 10,980.00	\$ 10,980.00	
	- Install tile and waterproofing to Main Bathroom floor & walls					
	- Install kitchen backsplash					
	<i>NOTE : No allowance has been made for installation of in-floor heating</i>		1	\$ 0.00	\$ 0.00	
<u>Tiles</u>	All tile to be supplied by BBID		1	\$ 0.00	\$ 0.00	

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FLOORING						\$ 12,797.50
	ALLOWANCE - Supply & apply floor levelling compound - based on floor condition budget between \$2-3 per SqFt		1	\$ 1,700.00	\$ 1,700.00	
	ALLOWANCE - Supply & install vinyl flooring price to be confirmed once design is complete. the type of flooring need to be discussed to find a suitable option for completion after inspection		1	\$ 11,097.50	\$ 11,097.50	
	Supply & install floor protection		0	\$ -	\$ -	
MILLWORK						\$ 41,400.00
	Supply & install custom millwork price to be confirmed after design					
	- Supply millwork for kitchen based on design - <i>(Kitchen Upper cabinets to be redesigned and price may change)</i>					
	- Supply millwork for eating nook based on design (upholstery to be supplied by BBID)					
	- Supply millwork for foyer cabinet & bench based on design					
	- Supply vanities based on design (including medicine cabinet)					
	- Supply millwork for walk-in closet room based on design		1	\$ 41,400.00	\$ 41,400.00	
	-Supply & install closet organizers & four[4] Shaker doors for foyer (rod & shelf) design to be confirmed					
	- Supply & install closet organizers & four[4] Shaker doors for master closet (rod & shelf) design to be confirmed					
	- Supply & install FORMICA - M9425 - POLISHED SMOKE paneling in living room - <i>(Price subject to change based on designer respecification)</i>					
COUNTERS						\$ 16,860.48
	Supply & install high range quartz stone					
	- Kitchen counter with only one waterfall features facing the Entry door - Bordignon ASTRATO 3CM leathered finish		1	\$ 16,860.48	\$ 16,860.48	
	- Main bathroom vanity - CaesarStone BLACK TEMPAL Natural finish 3CM					
	- Shower curb & mitered bench for Master Ensuite - Silestone Seaport 2CM					
	- Master Ensuite Vanity & backsplash - Silestone Seaport 2CM					
DOORS & HARDWARE						\$ 5,028.78
	Supply three[3] new slab solid core & seven[2] hollow core interior doors <i>Note: The remainder of doors (Master Bedroom Closet & Foyer Closet) will need to be millwork doors to allow for 4 door installation</i>		1	\$ 1,485.00	\$ 1,485.00	
	Supply EMTEK - Kitchen Base Cab - CABINET EDGE PULL - BLACK		11	\$ 19.36	\$ 212.96	
	Supply EMTEK - TRAIL APPIANCE PULL 18"		4	\$ 296.56	\$ 1,186.24	
	Supply EMTEK - Main Bathroom Vanity - CADET KNOB		3	\$ 11.44	\$ 34.32	
	Supply MANZONI - Primary Ensuite vanity - ROUND KNOB WITH KNURLED EDGE		5	\$ 39.60	\$ 198.00	
	Supply LISA JARVIS- Foyer & dressing Room - HALF OBI PULL - LJ-39-Satin Brass		10	\$ 74.80	\$ 748.00	
	Supply EMTEK - DRESSING ROOM - TRINITY PULL - 86263-US4		7	\$ 29.04	\$ 203.28	
	Supply EMTEK - Primary Bedroom - EMTEK SELECT CABINET PULL - 84056.RECUS19.KNUS4		4	\$ 38.72	\$ 154.88	
	Supply BRADBURY KNOB 1 1/4 INCH WARM BRASS		2	\$ 8.80	\$ 17.60	
	Supply REJUVENATION- Foyer - SOMMERVILLE SINGLE HOOK		3	\$ 49.43	\$ 148.30	
	Supply two[2] Taymor square pocket door pulls		1	\$ 69.00	\$ 69.00	
	Supply door hardware - EMTEK - HAMMERED LEVER WITH WILSHIRE ROSSETTE		3	\$ 190.40	\$ 571.20	
	Note: door hardware for Master bedroom closet to be confirmed					

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WINDOWS, GLAZING & MIRRORS						\$ 3,155.00
	Supply & install new plexiglass for portable air-conditioner		1	\$ 385.00	\$ 385.00	
	Supply & install four[4] mirror onto foyer shaker closet doors & two[2] mirrors to medicine cabinet in Master Ensuite		1	\$ 900.00	\$ 900.00	
	Supply & install shower enclosure for Master Ensuite <i>Note: no allowance has been made for tub glazing in Main bathroom</i>		1	\$ 1,870.00	\$ 1,870.00	
PAINTING & WALLPAPER						\$ 12,000.00
	Supply & apply primer & two [2] coats of paint - to all Interior based on design and specifications					
	- Prime & apply two[2] coats of paint to all new drywall on walls					
	- Prime & apply two[2] coats of paint to all new ceiling throughout based on design		1	\$ 8,800.00	\$ 8,800.00	
	- Prime & apply two[2] coats of paint to all new doors					
	- Prime & apply two[2] coats of paint to all new baseboard, crown moulding & casings					
	- Apply two[2] coats of paint to all existing walls					
	Supply & install of wall paper to done by BBID		1	\$ 0.00	\$ 0.00	
	Supply & install WALL THEORY - Fire place Wall - CHARCOAL 48" X 48" (price based on the assumption that 6 Panels are needed)		1	\$ 3,200.00	\$ 3,200.00	
APPLIANCES						\$ 1,540.00
	All appliances to be provided by customer		1	\$ 0.00	\$ 0.00	
	Coordination & installation of client supplied appliances (to be confirmed after design is completed)		1	\$ 1,540.00	\$ 1,540.00	
FURNISHINGS & ACCESSORIES						\$ 787.00
	Supply TYAMOR - ASTRAL - 04-2824BLK - 24" Towel Bar		2	\$ 112.00	\$ 224.00	
	Supply TYAMOR - ASTRAL - 04-2810BLK - 10" Hand Towel Bar		2	\$ 56.00	\$ 112.00	
	Supply REJUVENATION - PATTON DOUBLE HOOK - C102274		4	\$ 67.20	\$ 268.80	
	Supply TYAMOR - ASTRAL - 04-2838BLK - Toilet Paper holder		2	\$ 56.00	\$ 112.00	
	Supply MOEN - YB0403BL - Robe Hook		2	\$ 35.10	\$ 70.20	
	CB2 - ABEL OVAL MIRROR for Foyer to be supplied by BBID		1	\$ 0.00	\$ 0.00	
	CB2 - GRADUATE BRASS ROUND for Main bath to be supplied by BBID		1	\$ 0.00	\$ 0.00	
	All required upholstery to be supplied & installed by BBID		1	\$ 0.00	\$ 0.00	
CLEANING						\$ 2,200.00
	Post construction clean - move in ready (Cleaning all dust, bathrooms, floors, tile ready for client to move in)		1	\$ 1,650.00	\$ 1,650.00	
	Additional cleaning for completion after final inspection		1	\$ 550.00	\$ 550.00	
CONSULTANTS						\$ 880.00
	Structural Engineer sign off for ceiling drop framing		1	\$ 880.00	\$ 880.00	
OVERHEAD & PROFIT						\$ 25,384.31
	Overhead (administration, insurance, WCB & warranties)			10.0%	\$ 16,922.88	
	Profit			5.0%	\$ 8,461.44	
TOTAL (excluding GST)						\$ 194,613.08
Acceptance of this document: The above document is hereby accepted & subject to GST:					GST:	\$ 9,730.65
NOTE: The final amount may vary based on design changes.					Total Inc. GST	\$ 204,343.73

SIGNATURE _____
PRINT NAME _____
COMPANY _____
DATE _____