

Burlington SDU - Attached Two Car Garage

\$147,500 est.

ITEM	QUANTITY	COST / UNIT	ESTIMATED COST
Pre-Construction:			
Architectural/mechanical design Fee	1	\$ 6,000	\$ 6,000
ADU Zoning Review Fee	1	\$ 1,080	\$ 1,080
Building Permit Fee (varies)	1	\$ 550	\$ 550
Site Servicing/ Water Line Permit Fee (varies)	1	\$ 400	\$ 400
Water Line Size Upgrade to 1" (if required)	1	\$ 4,735	\$ 4,735
General Contracting	1	\$ 25,000	\$ 25,000
<i>Subtotal for Soft Costs</i>			\$ 37,765
Site Work:			
Demolition and Disposal			
- Remove Existing Garage Door (hrs)	12	\$ 80	\$ 960
- Remove Existing Garage Siding (hrs)	14	\$ 80	\$ 1,120
- Remove Any Existing Doors/Windows (hrs)	3	\$ 80	\$ 240
Concrete Removal and Disposal (hrs)	100	\$ 80	\$ 8,000
Concrete Disposal Cost per tonne	16	\$ 176	\$ 2,822
Excavation / 1m Sidewalk Install			
Excavation Cost per hr	4	\$ 170	\$ 680
- 6" Granular A substrate	2	\$ 40	\$ 80
- Concrete (Cubic Yards)	1	\$ 160	\$ 160
- Forming and Flatwork labour (hrs)	18	\$ 80	\$ 1,440
<i>Subtotal for Site Work</i>			\$ 15,502
Building Sub-Structure:			
100mm slab-on-grade			
- 10mil vapour barrier below new concrete floor	2	\$ 137	\$ 274
- 50mm XPS Insulation continuous under slab	26	\$ 51	\$ 1,331
- 10M rebar	8	\$ 18	\$ 144
- 6" Welded Wire Mesh	14	\$ 24	\$ 336
- Concrete (Cubic Yards)	8	\$ 160	\$ 1,280
- Flatwork and slab labour	78	\$ 80	\$ 6,240
<i>Subtotal for Sub-Structure</i>			\$ 9,605
Radon Mitigation:			
4" Radon X solid piping (10ft lengths)	1	\$ 130	\$ 130
4" Radon X perforated piping (10ft lengths)	2	\$ 146	\$ 292
4" Radon X elbow	2	\$ 33	\$ 66
4" Radon X poly termination screen	2	\$ 20	\$ 40
4" Radon mitigation fan	1	\$ 244	\$ 244
Labor for sub-slab radon system install	8	\$ 80	\$ 640
<i>Subtotal for Active Radon Venting System</i>			\$ 1,411

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Building Structure/Framing:			
2x6 framing to fill in existing openings and new window/door openings	40	\$ 6	\$ 249
2x10 framing for new window/door headers	7	\$ 13	\$ 92
2x4 framing for interior walls	48	\$ 4	\$ 191
Framing nails	1	\$ 30	\$ 30
19mm exterior grade sheathing	6	\$ 34	\$ 205
Vinyl Siding (sf)	750	\$ 1	\$ 893
Vinyl Siding J-Trim (linear ft)	12	\$ 8	\$ 93
Vinyl Siding Corner Trim (linear ft)	3	\$ 28	\$ 83
2" Roofing nails for siding (30lb box)	1	\$ 79	\$ 79
Cap head nails (2", 1500 pieces)	1	\$ 58	\$ 58
38mm XPS continuous insulation exterior walls	27	\$ 47	\$ 1,274
19mm exterior grade plywood stapping (50mm strips secured to studs)	3	\$ 88	\$ 265
Mineral wool insulation R22 between studs	18	\$ 97	\$ 1,752
R50 blown in attic insulation	10	\$ 60	\$ 600
6mil poly vapour barrier on interior studs and ceiling	1	\$ 75	\$ 75
Tape	6	\$ 12	\$ 72
Air sealing caulk	6	\$ 8	\$ 50
12mm drywall (4' x 8')	46	\$ 16	\$ 756
12mm mould tough drywall (4' x 8')	10	\$ 29	\$ 286
Resilient channel	20	\$ 10	\$ 210
Shaftliner (1"x 24" x 10ft) for 45min FRR shaftwall	10	\$ 36	\$ 362
J-Track	6	\$ 29	\$ 175
H Stud	8	\$ 23	\$ 187
Firestop Sealant	8	\$ 18	\$ 148
Pan Head Screws (500 pieces)	2	\$ 43	\$ 85
Drywall screws (8000 pieces, 1 1/4")	1	\$ 70	\$ 70
Paper Tape (500ft)	2	\$ 9	\$ 18
Corner Bead (8ft)	3	\$ 4	\$ 12
45 min drywall compound	2	\$ 32	\$ 65
Machine Mud (17L Carton)	6	\$ 34	\$ 202
Primer (5 Gallon)	1	\$ 70	\$ 70
Paint (5 Gallon)	1	\$ 119	\$ 119
Labour for Structure/Framing/Insulation	120	\$ 80	\$ 9,600
Labour for drywall install and taping	86	\$ 80	\$ 6,880
Labour for priming/painting	24	\$ 80	\$ 1,920
Subtotal for Structure/Framing			\$ 27,226

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Mechanical:			
Air source heat pump 2 heads (7.1 HSPF, -25C)	1	\$ 2,300	\$ 2,300
1500w electric bathroom heater	1	\$ 242	\$ 242
Through wall ERV	2	\$ 993	\$ 1,986
Bathroom Vent Fan 110 CFM	1	\$ 199	\$ 199
Insulated Bathroom Vent (25ft)	1	\$ 90	\$ 90
Vent Clamp	2	\$ 3	\$ 7
Roof Vent	1	\$ 31	\$ 31
Labour for Mechanical Install	18	\$ 100	\$ 1,800
<i>Subtotal for Mechanical</i>			\$ 6,654
Electrical:			
200amp Service upgrade separate meter install/permit	1	\$ 1,500	\$ 1,500
Existing Panel upgrade cost w/ 100A sub-panel breaker	1	\$ 2,000	\$ 2,000
Sub-panel w/ 100A main breaker	1	\$ 179	\$ 179
15A breaker	9	\$ 9	\$ 85
15A ARC Fault breaker	2	\$ 75	\$ 150
20A single pole breaker	3	\$ 10	\$ 30
20A double pole breaker	2	\$ 19	\$ 38
30A double pole breaker	1	\$ 23	\$ 23
40A double pole breaker	1	\$ 24	\$ 24
14/2 Romex (150M)	1	\$ 199	\$ 199
12/2 Romex (yellow for kitchen/heat pump 30M)	1	\$ 127	\$ 127
12/2 Romex (red for bathroom heater 20M)	1	\$ 127	\$ 127
14/3 Romex (smoke detectors 20M)	1	\$ 115	\$ 115
10/3 (dryer/electric on demand water heater 30M)	1	\$ 249	\$ 249
8/3 Romex (stove/hwh 10M)	1	\$ 168	\$ 168
Outdoor disconnect (heat pump)	1	\$ 30	\$ 30
Outdoor service plug GFCI kit	2	\$ 56	\$ 113
Device box (standard rectangular)	15	\$ 3	\$ 39
Device box (standard double)	2	\$ 7	\$ 13
Device boxes (standard circular)	6	\$ 4	\$ 25
Device box (stove/dryer/hwh supply)	3	\$ 9	\$ 28
LED Pot lights (12-pack)	1	\$ 96	\$ 96
Plugs (standard decora)	14	\$ 3	\$ 41
Switches (standard decora Single Pole)	4	\$ 2	\$ 10
Switches (standard decora 3-way)	2	\$ 5	\$ 9
GFCI outlet (15A)	1	\$ 25	\$ 25
GFCI outlet (20A)	3	\$ 30	\$ 90
Interconnected visual combo smoke/CO detectors	2	\$ 134	\$ 268
Labour for Electrical Install	42	\$ 100	\$ 4,200
<i>Subtotal for Electrical</i>			\$ 10,002

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Plumbing:			
On Demand electric HWH (4.4GPM)	1	\$ 776	\$ 776
3/4" PEX Supply lines (100ft)	1	\$ 65	\$ 65
<i>3/4" PEX Fittings</i>			
- shutoff	2	\$ 19	\$ 37
- Tee	4	\$ 5	\$ 20
- 90 degree elbow	6	\$ 5	\$ 30
- threaded fitting male (HWH)	2	\$ 7	\$ 13
1/2" PEX Supply line blue (100ft)	1	\$ 38	\$ 38
1/2" PEX Supply line red (100ft)	1	\$ 38	\$ 38
<i>1/2" PEX Fittings</i>			
- shutoff for sinks and toilet	5	\$ 10	\$ 48
- Tee	10	\$ 4	\$ 42
- 90 degree elbow	10	\$ 3	\$ 35
- Shower and Tub threaded fitting female	4	\$ 3	\$ 12
- Shower control threaded fitting male drop ear elbow	2	\$ 7	\$ 15
- Washing Machine connection kit	1	\$ 43	\$ 43
4" PVC Sewer Drain Pipe (10ft)	5	\$ 31	\$ 153
4" PVC Wye	2	\$ 13	\$ 27
4" PVC Cleanout	1	\$ 22	\$ 22
4" PVC Long 90	1	\$ 12	\$ 12
4" PVC 45	4	\$ 8	\$ 33
PVC Cement	1	\$ 16	\$ 16
4" PVC to ABS Connector	1	\$ 5	\$ 5
Transition cement	1	\$ 11	\$ 11
4" ABS Drain Pipe (12ft)	1	\$ 80	\$ 80
<i>4" ABS Fittings</i>			
- 90 degree elbow	1	\$ 16	\$ 16
- 45 degree	0	\$ 13	\$ -
- Tee	0	\$ 20	\$ -
- Tee 4,3,4 cleanout	1	\$ 32	\$ 32
- Wye	1	\$ 23	\$ 23
- Cleanout	0	\$ 27	\$ -
- Toilet Flange	1	\$ 9	\$ 9
3" ABS Drain Pipe (12ft)	2	\$ 46	\$ 92
<i>3" ABS Fittings</i>			
- 90 degree elbow	2	\$ 6	\$ 11
- 45 degree	0	\$ 5	\$ -
- Tee	0	\$ 9	\$ -
- Wye	0	\$ 12	\$ -
- Toilet Flange	0	\$ 9	\$ -
- Wye 3,2,3	1	\$ 11	\$ 11
2" ABS Drain Pipe (12ft)	3	\$ 29	\$ 87
<i>2" ABS Fittings</i>			
- 90 degree elbow long	2	\$ 8	\$ 16

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- 90 degree elbow	8	\$ 3	\$ 24
- 45 degree	4	\$ 2	\$ 9
- Tee	3	\$ 6	\$ 18
- Wye	3	\$ 5	\$ 16
- P-Trap	3	\$ 10	\$ 30
- 2"-1.5" adapter	3	\$ 4	\$ 13
- Shower Drain	1	\$ 26	\$ 26
1.5" ABS Drain Pipe (12ft)	0	\$ 20	\$ -
<i>1.5" ABS Fittings</i>			
- 90 degree elbow	0	\$ 2	\$ -
- 90 degree long elbow	0	\$ 4	\$ -
- 45 degree	0	\$ 2	\$ -
- Tee	0	\$ 3	\$ -
- Wye	0	\$ 5	\$ -
- P-Trap w/ cleanout	0	\$ 9	\$ -
- Tub Kit	0	\$ 27	\$ -
- Sink Trap adapter	3	\$ 3	\$ 8
Roof vent sleeve	2	\$ 20	\$ 40
ABS Cement	1	\$ 8	\$ 8
Plumbers Tape	1	\$ 1	\$ 1
Plumbers Putty	1	\$ 7	\$ 7
Labour for Plumbing Install	65	\$ 100	\$ 6,500
<i>Subtotal for Plumbing</i>			\$ 8,566
<i>Openings (Windows/Doors):</i>			
<i>New Exterior Windows (Egress vinyl casement U 0.28)</i>			
36"x36"	2	\$ 567	\$ 1,134
72"x36"	1	\$ 615	\$ 615
<i>New Exterior Door (50% glazing insulated steel)</i>			
34"x80"	1	\$ 874	\$ 874
Lever Style Door handle with deadbolt	1	\$ 64	\$ 64
Waterproof membrane (9" roll)	3	\$ 66	\$ 198
Membrane Primer	1	\$ 24	\$ 24
15" Wood Shims (42 pack)	1	\$ 9	\$ 9
Door/Window spray foam insulation	3	\$ 19	\$ 56
Exterior Caulking	4	\$ 7	\$ 27
Washer head screws (100 pieces)	1	\$ 19	\$ 19
Labour for Openings	38	\$ 80	\$ 3,040
<i>Subtotal for Openings</i>			\$ 6,059

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Bathroom Finishes:			
Shower kit with 1-piece acrylic surround and glass door	1	\$ 2,529	\$ 2,529
Barrier free roll in style shower	0	\$ 3,898	\$ -
Standard shower valve controls	1	\$ 283	\$ 283
Thin-set mortar	1	\$ 20	\$ 20
Silicone	1	\$ 19	\$ 19
Standard single vanity	1	\$ 378	\$ 378
Bathroom Faucet	1	\$ 135	\$ 135
Towel bars, toilet roll holder, hook kit	1	\$ 15	\$ 15
Recessed medicine cabinet w/ mirror	1	\$ 70	\$ 70
Pocket Door Kit	1	\$ 178	\$ 178
Pocket Door 32"x80"	1	\$ 98	\$ 98
Labour for Bathroom Install	60	\$ 80	\$ 4,800
<i>Subtotal for Bathroom Finishes</i>			\$ 8,524
Kitchen Finishes:			
<i>Kitchen Base Cabinetry (19mm melamine, shelves, door, hinges)</i>			
- 12" door		\$ 94	\$ -
- 15" door	1	\$ 107	\$ 107
- 15" drawers	1	\$ 230	\$ 230
- 18" door		\$ 120	\$ -
- 18" drawers		\$ 306	\$ -
- 21" door		\$ 178	\$ -
- 24" doors		\$ 171	\$ -
- 24" drawers		\$ 255	\$ -
- 36" sink base doors	1	\$ 188	\$ 188
- 47" blind corner	1	\$ 202	\$ 202
- 15" Pantry cabinet	1	\$ 432	\$ 432
<i>Kitchen Upper Cabinetry (19mm melamine, pvc edges)</i>			
- 12"x15"x40"	1	\$ 91	\$ 91
- 15"x15"x40"	2	\$ 105	\$ 210
- 18"x15"x40"		\$ 110	\$ -
- 21"x15"x40"		\$ 132	\$ -
- 24"x15"x40"	1	\$ 164	\$ 164
- 24"x15"x15" above cooktop		\$ 131	\$ -
- 30"x15"x40"		\$ 187	\$ -
- 36"x15"x40"		\$ 211	\$ -
- 36"x15"x20" above sink		\$ 130	\$ -
- 30"x15"x20" over range	1	\$ 123	\$ 123
- 24"x24"x15" over fridge	1	\$ 163	\$ 163
Cabinet Feet (2-pack)	12	\$ 6	\$ 72
Mounting Rail (84")	3	\$ 15	\$ 45
Handles (2 pack)	10	\$ 10	\$ 100
Kickplate (84")	2	\$ 30	\$ 60
Fridge Panel (36" x 96")	2	\$ 195	\$ 390

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ITEM	QUANTITY	COST / UNIT	ESTIMATED COST
Countertop (74" lengths)	2	\$ 99	\$ 198
Kitchen Sink	1	\$ 139	\$ 139
Kitchen Tap	1	\$ 47	\$ 47
Labour for Kitchen Install	42	\$ 80	\$ 3,360
<i>Subtotal for Kitchen Finishes</i>			\$ 6,321
Finish Carpentry and Millwork:			
PVC Window sills/casing (8ft pieces)	8	\$ 39	\$ 312
Closet Shelving (white melamine)	1	\$ 15	\$ 15
Closet Shelf/Rod L-brackets	3	\$ 9	\$ 26
Closet Rod	1	\$ 33	\$ 33
MDF square stock baseboard trim (10-pack, 8ft)	2	\$ 44	\$ 88
MDF square stock door/window trim (10-pack, 8ft)	2	\$ 42	\$ 84
Trim Paint (1 Gallon)	1	\$ 78	\$ 78
Trim Caulking	6	\$ 5	\$ 32
Labor for Finish Carpentry and Millwork	32	\$ 80	\$ 2,560
LVP Flooring (psf)	400	\$ 4	\$ 1,596
LVP Flooring install labor	16	\$ 80	\$ 1,280
<i>Subtotal for Finish Carpentry and Millwork</i>			\$ 6,103
Appliances:			
Cooktop (studio apartments)		\$ 499	\$ -
Electric Range (one bedroom)	1	\$ 874	\$ 874
24" Apartment size Refrigerator	1	\$ 824	\$ 824
Recirculating Hood Fan	1	\$ 109	\$ 109
Combined Washer-Dryer (ventless)	1	\$ 1,300	\$ 1,300
Labour for Appliance Install	8	\$ 80	\$ 640
<i>Subtotal for Appliances</i>			\$ 3,747
Total Project Cost:			\$ 147,486