Budget for Proposed Bathroom Renovation
St. Augustine Anglican Church
Address : **8680 Hudson st**
City: **Vanvouver B.C**

qty.	units	cost		Materials	Labor	Sub Trades
			Pre-Construction			
1		500.00	Preparation of Drawings for Permit Application			$500
1			City of Vancouver Permit			$638
			Site Facilities During Construction			
			Bin Trailer Rental	80		
2	month	206.00	Portable Toilet Rental (workers)	412		
	Sub Total			$ 492.00	$ -	$ 1,138.00
			Demolition			
5	hours	0.00	Prep for demo (volunteer labour)		$0.00	
2	rolls	54.95	Ram board	109.9		
23.5	hours	0.00	demo drywall remove existing framing and cleanup (volunteer labour)		$0.00	
			Construction			
8.5	hours	90.00	Reframe bath as planned		$765.00	
89	2x4x 10'	6.85	wall framing materials	609.65		
11	hours	90.00	drop ceiling for ducting		$990.00	
19	2x6x16'	15.68	ceiling joists	$297.92		
3	12"x 18'	147.60	Micro lam beams	$442.80		
9	hours	90.00	pickup and install ducting and bathroom fans		810	
4	fans	129.00	panasonic bathroom fans (not in Janitor's room)	$516.00		
1	duct	230.64	ducting (misc parts)	$230.64		
7	hours	90.00	pickup and install insulation		630	
6	Bundles	49.00	insulation	$294.00		
1	Roll	37.98	Vapor barrier	$37.98		
			Electrical			
			All required new wiring, installation by Electrician			4,500.00
			Electrical Fixtures (**budget only**)Lights,Heaters,wire,ect.	$1,860.00		
			Plumbing			
			Plumbing rough in			6,000.00
3	cores	150.00	Coring		450	
1		2096.00	New Hot Water System	$2,096.00		
3		450.00	WCs	$1,350.00		
1			Washer & Dryer	$1,500.00		
			Finishings			
1500	sq	2.25	Drywall materials and installation			3,375.00
			Painting walls,door frames and staining doors			2,040.00
			Tiling 4' up from floor			4,928.00
640	sf	2.30	Tile budget (not in laundry,Toilet room only)	$1,472.00		
1	various	150.00	Miscellaneous Tile sundries (Glue Ect)	$150.00		
8	hours	90.00	pickup and install doors, trim and door knobs (volunteer labour)		0	
4	units	398.00	pre hung Oak doors to match existing	$1,592.00		
210	ft	2.65	door trims	$556.50		
4.0	sets	89.00	door knobs	$356.00		
8.0	hours	0.00	install cabinetry (volunteer labour)		0.00	
4.0	units	249.00	Stainless counter tops (one is for laundry room)	$996.00		
4.0	units	20.00	bracket to support counter tops	$80.00		
1.0	unit	560.00	upper shelves,and cabinet under sink	$560.00		
35	sq meter	40.00	linoleum			1,400.00
3	units	125.00	mirrors	$375.00		
2	hours	0.00	to install one shelf and closet bar. (volunteer labour)		0.00	
1.0	unit	40.00	Shelf and steel closet bar	$40.00		
1.5	hours	0.00	to install grab bars (volunteer labour)		0.00	
	Sub Total			$ 15,522.39	$ 3,645.00	$24,519
			7% PST taxes Materials	**1,086.57**		
			15% Markup on Material	**2,328.36**		
			Total Materal,labour,and sub-trades	**47,101.32**		
			GST	**2,300.74**		
			Grand total	**$ 49,402.05**		

Possible Extras

removal of existing floor covering (plan is to cover without disturbing asbestos)	$ 2,800.00
permitting)	$ 2,500.00

wall may require furring for insulation to be added, this could also require moving the toilet drains.