



Rota Development Project

Bill of Materials for Retail Office Space
806 Canyon Street

25
57

Category	Item	Quantity	Price	Subtotal	Per Sq Ft
					1425
Concrete					170' linear
	Footing (m3) 15MPa	9.75	\$210.00	\$2,047.50	
	Foundation Wall (m3) 15MPa	12.67	\$210.00	\$2,660.70	
	Slab (m3) building 10MPa	17	\$210.00	\$3,570.00	
	Slab (m3) parking 10MPa	9	\$230.00	\$2,070.00	
	Wall (m3) 15MPa (11'x170' x 6.5")	28	\$210.00	\$5,880.00	
	Rebar 20' (2520 wall + 2700 slab)	4220	\$0.72	\$3,034.18	
	ICF (12 sq ft per block)	150	\$39.11	\$5,880.00	
	Insulation (under slab)	48	\$48.00	\$2,304.00	
	PEX (300' rolls)	8	\$250.00	\$2,000.00	
	Truck/Pump	6	\$90.00	\$540.00	
	Misc	1	10%	<u>\$2,998.64</u>	
	Total			\$32,985.02	\$23.15
Wood					
	27' span Truss	31	\$400.00	\$12,400.00	
	Plywood (4'x8') Roof	58	\$40.00	\$2,320.00	
	Plywood (4'x8') Gable	15	\$40.00	\$600.00	
	Plank 2x10x16' (interior walls)	60	\$20.00	\$1,200.00	
	Misc	1	10%	<u>\$1,652.00</u>	
	Total			\$18,172.00	\$12.75
Insulation					
	R40 Fibreglass (roof)	38	\$133.00	\$5,054.00	
	R10 Durospan GPS 4'x8' sheet x4	208	\$60.40	\$12,563.20	
	Misc	1	10%	\$505.40	
	Total			\$5,054.00	\$3.55
Gypsum					
	Interior 4'x10' (sheet) Perimeter	45	\$22.00	\$990.00	
	Ceiling	50	\$22.00	\$1,100.00	
	Misc	1	10%	<u>\$209.00</u>	
	Total			\$2,299.00	\$1.61
Siding					
	Westman Steel Tough Rib	60	\$50.00	\$3,000.00	
	Eaves metal	170	\$15.00	\$2,550.00	
	Gable metal	8	\$50.00	\$400.00	
	Trim metal	170	\$20.00	\$3,400.00	
	Misc	1	10%	<u>\$300.00</u>	
	Total			\$9,650.00	\$6.77
Roofing					
	Standard Metal	60	\$67.00	\$4,020.00	
	Misc	1	10%	<u>\$402.00</u>	
	Total			\$4,020.00	\$2.82

Doors Windows

Window1	1	\$300.00	\$300.00	
Window2 (4'x4' polycarbonate)	8	\$200.00	\$1,600.00	
Window3	4	\$300.00	\$1,200.00	
Door Exterior	2	\$400.00	\$800.00	
Door Interior	4	\$230.00	\$920.00	
Awning	2	\$500.00	\$1,000.00	
Smart Lock	2	\$230.00	\$460.00	
Misc	1	10%	<u>\$482.00</u>	
Total			\$6,762.00	\$4.75

Total Structural Materials

\$83,996.02 \$58.94

Plumbing

Toilet	2	\$200.00	\$400.00	
Basin	2	\$150.00	\$300.00	
Shower	1	\$300.00	\$300.00	
Dishwasher	2	\$900.00	\$1,800.00	
3 Part Sink	2	\$500.00	\$1,000.00	
Handwash	2	\$125.00	\$250.00	
Drainage Pipe	120	\$4.00	\$480.00	
Exhaust Pipe	36	\$3.00	\$108.00	
Water Pipe (PEX or copper)	100	\$1.25	\$125.00	
Misc	1	10%	<u>\$476.30</u>	
Total			\$5,239.30	\$3.68

Electrical Mechanical

Main	1	\$500.00	\$500.00	
Leviton 200A 120/240V 42 spaces	1	\$459.00	\$459.00	
Interior Circuit 15Amp	8	\$27.00	\$216.00	
Interior Circuit 20Amp	8	\$15.00	\$120.00	
Interior Circuit 30Amp	6	\$32.00	\$192.00	
Interior Circuit 50Amp	4	\$42.00	\$168.00	
Exterior Circuit 15Amp	4	\$27.00	\$108.00	
NMD90 6/3 (10 m)	1	\$176.00	\$176.00	
AC90 10/3 (30 m)	1	\$129.00	\$129.00	
NMD90 12/2 (75 m)	1	\$262.00	\$262.00	
NMD90 14/2 (75 m)	1	\$135.00	\$135.00	
Iberville 3x2x2.5" single gang rectangular	20	\$2.62	\$52.40	
Iberville 4x4x2 1/8" square box	20	\$8.42	\$168.40	
Iberville 4" round ceiling box	20	\$5.55	\$111.00	
Wall Outlet (2 per)	20	\$10.00	\$200.00	
Wall Outlet Cover	20	\$2.00	\$40.00	
Switch	10	\$2.00	\$20.00	
Switch Cover	10	\$2.00	\$20.00	
Wall Outlet 4"x4" Cover	20	\$7.00	\$140.00	
Thermostat	2	\$130.00	\$260.00	
Ceiling Light Fixture	20	\$30.00	\$600.00	
Sconce Light Fixture	20	\$30.00	\$600.00	
Exterior Parking Lot Light	4	\$250.00	\$1,000.00	
Exterior Door Light Fixture	12	\$80.00	\$960.00	
Natural Gas Generator (14 kW)	1	\$4,000.00	\$0.00	
Air A/C ERV	1	\$3,849.00	\$0.00	

Water Heater	1	\$2,350.00	\$2,350.00	
Boiler	1	\$1,200.00	\$1,200.00	
Hydronic Equipment	1	\$3,000.00	\$3,000.00	
GarbageBin/BicycleRack/ParkBench	4	\$400.00	\$1,600.00	
Misc	1	10%	<u>\$1,478.68</u>	
Total			\$16,265.48	\$11.41
Total Structural Materials			\$83,996.02	\$58.94
Total Structural Materials + E/M + Plumbing			\$105,500.80	\$74.04
Overhead				
General Contractor	1	0.15	0	\$0.00
Land & Legal	1	\$25,000.00	\$25,000.00	\$17.54
Town (Services + fees)	1	\$12,000.00	\$12,000.00	\$8.42
Fortis (pole + transformer)	1	\$15,000.00	\$15,000.00	\$10.53
Architect	1	\$0.00	\$0.00	\$0.00
Structural Engineer	1	\$12,000.00	\$12,000.00	\$8.42
Geo Engineer & Surveying	1	\$10,000.00	\$10,000.00	\$7.02
Trades	3	\$3,000.00	\$9,000.00	\$6.32
Builder (.15%ofmat+.20%labor + fee)	1	0	\$0.00	\$0.00
Labor (man-hours)	400	\$30.00	\$12,000.00	\$8.42
Parking Tax	1	\$12,000.00	\$12,000.00	\$8.42
Permit Refundable Deposit	1	\$25,000.00	\$25,000.00	\$17.54
Insurance	1	\$600.00	\$600.00	\$0.42
Previous Architect Work	1	\$12,000.00	\$12,000.00	
Previous Overhead Paid	1	\$71,000.00		
Total Overhead			\$144,600.00	\$101.47
Less Already Paid	1	\$71,000.00	\$73,600.00	
Less Refundable Deposit	1	\$25,000.00	\$48,600.00	
Total Project			\$250,100.80	\$175.51
Minus G.C. + Deposit	1	\$25,000.00	\$225,100.80	\$157.97
Less Already Paid	1	\$71,000.00	\$154,100.80	
Phase I				
New Building	1		\$250,100.80	
Less General.C.+AlreadyPaid+Deposi	1	\$96,000.00	\$154,100.80	Left to Pay
Down Payment	1	36%	\$55,476.29	
Amount Borrowed	1	64%	\$98,624.51	
Number Of Months to Pay Back	120	\$821.87	\$98,624.51	
Minus Rent for Retail	2	\$800.00	\$778.13	\$13.47
Projected Actual Months to Pay Back	62	\$1,600.00	\$98,624.51	