

**Coster Construction  
Sample Item Listing  
October 14, 2009**

Item	Estimated Cost	Actual Cost	(\$) Difference
City: Development Permit	1,100.00	950.00	150.00
City: Building Permit & Fees	20,000.00	18,549.68	1,450.32
City: Deposits	1,000.00	-	1,000.00
City: Sidewalks & Roadwork	7,000.00	6,500.00	500.00
City: Storm Drain	3,000.00	3,000.00	-
City: Sanitary Sewer	3,000.00	3,000.00	-
City: Water Connection	3,000.00	3,000.00	-
Management	45,000.00	45,000.00	-
Architectural	3,500.00	4,000.00	(500.00)
Geotechnical			
Engineering	1,200.00	1,300.00	(100.00)
Site Servicing: Natural Gas			
Site Servicing: Electrical	700.00	649.89	50.11
Site Servicing: Telephone/Cable	200.00	138.71	61.29
Survey			
Arborist	250.00	320.00	(70.00)
Strata Titling	800.00	1,000.00	(200.00)
Demolition	3,500.00	2,700.00	800.00
Salvage (-)			
House Raise	7,500.00	7,500.00	-
Excavation: Contract	3,500.00	2,895.50	604.50
Excavation: Blasting			
Excavation: Backfill	1,500.00	1,700.00	(200.00)
Foundation: Concrete	5,500.00	4,849.64	650.36
Foundation: Pump Truck	900.00	674.84	225.16
Masonry			
Damproofing / Membranes	450.00	500.00	(50.00)
Perimeter Drains: Labour	700.00	850.00	(150.00)
Perimeter Drains: Material	1,200.00	1,300.00	(100.00)
Perimeter Drains: Drain Rock	600.00	400.00	200.00
Slab Prep: Material - Insul / Poly	700.00	900.00	(200.00)
Slab Prep: Labour	1,000.00	1,100.00	(100.00)
Slab: Labour	1,500.00	1,455.40	44.60
Slab: Concrete	4,500.00	3,759.80	740.20
Slab: Pump Truck	900.00	765.45	134.55
Framing: Labour	45,000.00	47,800.00	(2,800.00)
Framing: Material	19,000.00	17,890.34	1,109.66
Seismic			
Roofing	8,500.00	8,500.00	-
Gutters / Downspouts / Soffits	1,500.00	1,324.78	175.22
Windows / Skylights	12,000.00	10,987.56	1,012.44
Glass Block			-
Doors	7,000.00	7,598.63	(598.63)
Doors: Harware	600.00	764.99	(164.99)
Scaffolding	300.00	401.01	(101.01)
Finish Labour Exterior	15,000.00	15,000.00	-
Finish Materials Exterior	15,000.00	13,957.48	1,042.52
Decks	2,900.00	2,900.00	-
Vinyl Decking	1,200.00	1,200.00	-
Railings	1,500.00	1,263.87	236.13

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Plumbing: Rough-in / Finish	14,000.00	14,000.00	-
Plumbing: Fixtures	9,000.00	9,124.98	(124.98)
Heating: Forced Air			
Fireplaces	5,500.00	4,098.23	1,401.77
Ventilation	1,000.00	879.56	120.44
Vacuum Built-in			
Electrical: Rough-in / Finish	15,000.00	15,500.00	(500.00)
Electrical: Fixtures	4,500.00	3,789.34	710.66
Electrical: Communications / Media	800.00	657.90	142.10
Electrical: Security System			
Insulation	8,500.00	8,500.00	-
Drywall	34,000.00	34,000.00	-
Painting Interior	9,000.00	9,000.00	-
Painting Exterior	8,000.00	8,000.00	-
Cabinets / Countertops	25,000.00	24,873.35	126.65
Finish Labour Interior	8,000.00	8,000.00	-
Finish Material Interior	6,000.00	6,000.00	-
Subfloors	500.00	390.00	110.00
Flooring: Linoleum	1,500.00	1,356.94	143.06
Flooring: Wood	5,000.00	4,629.56	370.44
Flooring: Carpet	6,000.00	4,570.10	1,429.90
Flooring: Tile	1,500.00	1,800.00	(300.00)
Bath Accessories	300.00	259.76	40.24
Appliances	7,000.00	5,602.34	1,397.66
Driveways / Sidewalks: Material	7,000.00	6,534.90	465.10
Driveways / Sidewalks: Labour	6,000.00	6,000.00	-
Landscaping:Material	5,000.00	3,789.53	1,210.47
Landscaping:Labour	5,000.00	5,000.00	-
Irrigation	3,000.00	1,678.45	1,321.55
Fencing Material	4,000.00	3,475.37	524.63
Fencing Labour	4,000.00	4,000.00	-
Disposal: Bins / Hauling	2,000.00	1,985.36	14.64
Labour Casual	2,400.00	2,790.37	(390.37)
Tools	800.00	735.45	64.55
Rentals	1,200.00	1,590.34	(390.34)
Portable Toilet	900.00	1,098.25	(198.25)
Scaffolding	900.00	703.26	196.74
Cleaning Final	500.00	500.00	-
GST included in costs			
 Total	 466,000.00	 453,260.91	 12,739.09
 Cost per square foot (3800)	 122.63	 119.28	