

<u>Phase 1 cost estimate: 211 DANFORTH</u>						
4 workers \$12.00/hr						
Basement structural:	worker	hours	Hours:	materials		
Reinforce footers per engineering specs	4	5	20	conc., formwork, steel	\$ 250.00	
Installation of 4 sections of steel channel on four beams	4	3	12	(4) steel sections	\$ 400.00	
Replace 8 floor joist, 13ft sections	4	2	8	(8) wood joists	\$ 200.00	
Installation of 20 secondary lally colums for four beams	4	4	16	(20) columns	\$ 2,000.00	
First floor structural and build plans:						
New 20' bearing wall, 2"x6" lumber, 16" OC	4	4	16	2x6 lumber	\$ 200.00	
Remove old interior dividing wall	4	3	12	dispose of waste	\$ 100.00	
Replace 16 roof rafter, 13' with 22' woodeye beams	4	6	24	(16) wood beams	\$ 400.00	
replace 6'x6' section of roof decking and seal roof	2	4	8	roof sheathing	\$ 20.00	
Replace floor sheathing over old air return vents	2	3	6	floor sheathing	\$ 20.00	
level floor, self leveling compound	2	3	6	compound	\$ 50.00	
install new engineered wood flooring	4	6	24	650 sq ft wood floor	\$ 400.00	
move existing door to store, to new entrance of store	4	6	24	remove waste	\$ 100.00	
insulate exterior wall and ceiling	4	6	24	insulation	\$ 500.00	
sheetrock interior walls and ceiling	4	8	32	sheetrock	\$ 400.00	
replumb and move outlets/light recepticals	2	4	8	electrical	\$ 350.00	
install new hot water heater	2	2	4	new hot water heater	\$ 1,500.00	
move existing rear door down 5' per plans	2	6	12	remove waste	\$ 100.00	
install new center island and counter	4	5	20	new island	\$ 1,500.00	
move and install display coolers and equipment	4	5	20			
		total hours	296			<u>PHASE 1 TOTAL</u>
		x \$12/hr	\$ 3,552.00		\$ 8,490.00	\$ 12,042.00