

**Pricing Sheet - Q4 - 2024**

Commercial Cleaning			*Minimum Price = \$750		
Target Margin = 50%	Size/Type	Unit	Labor	Material	Category
Apartment	Upto 600 sf		\$825	N/A	N/A
Apartment	600 > 1,200 sf		\$1,375	N/A	N/A
Apartment	1,200 > 1,800 sf		\$1,925	N/A	N/A
Apartment	1,800 > 2,500 sf		\$2,750	N/A	N/A
Apartment	2,500 sf		\$4,400	N/A	N/A

Demolition			*Minimum Cost Price = \$4,000		
Target Margin = 70%	Size/Type	Unit	Labor	Material	Category
<b>Bathroom</b>					
Full gut	0 > 60 sf	unit	\$2,200	\$0	N/A
	60 > 80 sf	unit	\$2,750	\$0	N/A
	80 > 100+ sf	unit	\$3,300	\$0	N/A
<b>Kitchen</b>					
Full gut	0 > 10 ft	UNIT	\$2,500	\$0	N/A
	10 ft +	UNIT	\$3,300	\$0	N/A
<b>General</b>					
Powder Room - Full gut	N/A	UNIT	\$1,375	\$0	N/A
Apartment	Upto 600 sf	UNIT	\$7	\$0	N/A
Apartment	600 > 1,200 sf	UNIT	\$7	N/A	N/A
Apartment	1,200 > 1,800 sf	UNIT	\$5	N/A	N/A
Apartment	1,800 > 2,500 sf	UNIT	\$4	N/A	N/A
Apartment	2,500 sf +	UNIT	\$4	N/A	N/A
Full gut price / sq ft - HYBRID	N/A	SF	\$11	TBD	TBD

\$4 per sq for floor demo and removal only

Electrical			*Minimum Price = \$3,500		
Target Margin = 70%	Size/Type	Unit	Labor	Material	Category
Switch	Existing location	UNIT	\$55	\$25	Supply and install
Light fixture		UNIT	\$165	N/A	Install
Outlet		UNIT	\$55	\$25	Supply and install
GFI		UNIT	\$55	\$25	Supply and install
Pendant lighting		UNIT	\$165	N/A	Install
Recessed lighting		UNIT	\$165	\$25	Supply and install
Switch	New location	UNIT	\$440	\$25	Supply and install
Light fixture		UNIT	\$440	\$25	Install
Outlet		UNIT	\$440	\$25	Supply and install
GFI		UNIT	\$440	\$25	Supply and install
Pendant lighting		UNIT	\$440	N/A	Install
Recessed lighting		UNIT	\$440	\$25	Supply and install
Rewiring Full Apt - Electrical - per sq ft	Existing location New location	SF	\$17	N/A	Supply and install
Electrical Panel Replacement		UNIT	\$3,300	N/A	Supply and install
Electrical Panel Replacement		UNIT	\$4,950	N/A	Supply and install
Underfloor heating Install		UNIT	\$2,750		Install
Underfloor heating Supply		UNIT	\$0	\$1,000	Supply
New dedicated line		UNIT	\$495	N/A	Supply and install
Steam Machine		UNIT	\$3,850	N/A	Install
New Washer and Dryer (2 X DEDICATED LINES)		UNIT	\$1,650	N/A	Install
Undercabinet Lighting - per 15ft		UNIT	\$1,650	N/A	Install

add for points & insurance			\$0		
R KITCHEN REWIRING - S			\$0		
ADD CAT 6			\$0		
Service upgrade - Get pricing		QUOTE	\$38,500	N/A	Supply and install
HVAC dedicated lines - OBTAIN PRICING FROM ELECTRICIAN		Quote	Quote	N/A	Install

Plumbing		*Minimum Price = \$3,500			
Avg Margin = 70%	Size/Type	Unit	Labor	Material	Category
<b>Bathroom</b>					
Full Gut Replacement - existing location	0 - 60 sf	Unit	\$7,700	N/A	Supply and install
	60 - 80 sf	Unit	\$8,800	N/A	Supply and install
	80 - 100 sf	Unit	\$9,900	N/A	Supply and install
Full Gut / relocation	0 - 60 sf	Unit	\$8,800	N/A	Supply and install
	60 - 80 sf	Unit	\$9,900	N/A	Supply and install
	80 - 100 sf	Unit	\$12,100	N/A	Supply and install
Bathroom - Tub to shower conversion		Unit	\$1,375	N/A	Supply and install
Plumbing at new location	QUOTE	Unit	TBD	N/A	Supply and install
<b>Kitchen</b>					
Full gut - existing location - 1 sink		Unit	\$3,850	N/A	Supply and install
Full gut - existing location - 2 sink		Unit	\$4,950	N/A	Supply and install
Full gut - new location - 1 sink		Unit	\$6,050	N/A	Supply and install
Kitchen - new location - 2 sink		Unit	\$7,150	N/A	Supply and install
<b>General</b>					
Washer Dryer - Replace existing		Unit	\$2,200	N/A	Install only
Washer Dryer - Relocation		Unit	\$3,850	N/A	Install only
Washer Dryer - New Location		Unit	\$3,850	N/A	Install only
Radiators Installation (steam)		Unit	\$550	N/A	Install only
Radiators Installation (water)		Unit	\$550	N/A	Install only
Boiler replacement - request sub pricing	QUOTE	Unit	TBD	N/A	Supply and install

Metal Framing (excludes drywall installation)		*Minimum Cost Price = \$2,500			
Target Margin = 70%	Size/Type	Unit	Labor	Material	Category
Install metal framing (8-10 ft high)		LF	\$77	N/A	Supply and Install
Install dropped ceiling (sq-ft)		SF	\$9	N/A	Supply and Install
Install mounted metal ceiling framing		SF	\$6	N/A	Supply and Install
Frame new soffit (perimeter or interior)	(max - 18"w x 18"h)	LF	\$55	N/A	Supply and Install

Substrate/Boards		*Minimum Cost Price = \$1,750			
Target Margin = 70%	Size/Type	Unit	Labor	Material	Category
<b>Bathroom</b>					
Install new moisture resistant drywall	0 > 60 SF	UNIT	\$1,925	N/A	Supply and Install
Install new moisture resistant drywall	60 > 80 SF	UNIT	\$2,200	N/A	Supply and Install
Install new moisture resistant drywall	80 > 100 + SF	UNIT	\$2,475	N/A	Supply and Install
<b>Kitchen</b>					
Install new moisture resistant drywall	0 > 10 FT	UNIT	\$1,375	N/A	Supply and Install
Install new moisture resistant drywall	10 FT +	UNIT	\$1,925	N/A	Supply and Install
<b>General</b>					
Install new 5/8" drywall wall board	N/A	SF	\$4	N/A	Supply and Install
Install new 5/8" drywall ceiling board	N/A	SF	\$4.95	N/A	Supply and Install
Install new 5/8" drywall quietrock	N/A	SF	\$7.70	N/A	Supply and Install

Insulation		*Minimum Price = \$1,750			
Target Margin = 65%	Size/Type	Unit	Labor	Material	Category

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Batt - Fire Rated	N/A	SF	\$1.7	\$3	Supply and Install
Sound insulation	N/A	SF	\$2.0	\$3.0	Supply and Install
Spray foam insulation	N/A	SF	QUOTE	N/A	Supply and Install

Waterproofing		*Minimum Price = \$1,750			
Target Margin = 65%	Size/Type	Unit	Labor	Material	Category
<b>Bathroom</b>					
Install waterproofing floors and walls	0 > 60 sf	UNIT	\$1,900	N/A	Supply and Install
ADD ROOM COMBOS					
Install waterproofing floors and walls	60 > 80 sf	UNIT	\$2,100	N/A	Supply and Install
Install waterproofing floors and walls	80 > 100+ sf	UNIT	\$2,250	N/A	Supply and Install
<b>Kitchen</b>					
Install waterproofing floors	Unit	UNIT	\$1,250	N/A	Supply and Install

Tile		*Minimum Price = \$4,250			
Target Margin = 80%	Size/Type	Unit	Labor	Material	Category
Tile Installation Bathroom - Walls	0 - 60 sf		\$2,600	N/A	Install
Tile Installation Bathroom - Floors			\$2,000	N/A	Install
Tile Installation Bathroom - Walls	60 - 80 sf		\$3,400	N/A	Install
Tile Installation Bathroom - Floors			\$2,300	N/A	Install
Tile Installation Bathroom - Walls	80 - 100 sf		\$4,100	N/A	Install
Tile Installation Bathroom - Floors			\$2,700	N/A	Install
Tile Installation Kitchen Flooring - 60 - 80 sf	Flooring		\$2,400	N/A	Install
Tile Installation Kitchen			\$2,800	N/A	Install
Tile Installation Kitchen - LGE			\$3,300	N/A	Install
Tile Backsplash (SML)	10 ft		\$1,650	N/A	Install
Tile Backsplash (LGE)	10 ft +		\$2,200	N/A	Install

Skim coating		*Minimum Price = \$2,000			
Target Margin = 65%	Size/Type	Unit	Labor	Material	Category
Supply and Install skim coating - Walls	N/A	SF	\$6	N/A	Supply and Install
Supply and Install skim coating - Ceilings	N/A	SF	\$6	N/A	Supply and Install

Doors		*Minimum Price = N/A			
Target Margin = 70%	Size/Type	Unit	Labor	Material	Category
Stardard door	Prehung	UNIT	\$550	N/A	Install
Pocket door (includes framing and drywall)	Prehung	UNIT	\$1,320	N/A	Install
Double door	Prehung	UNIT	\$825	N/A	Install
Bifold double door	Prehung	UNIT	\$825	N/A	Install
Pivot door	Custom	UNIT	\$1,100	N/A	Install
FLush/Taped doors***					
Entry Door - Prehung - NOT IN SCOPE					

Flooring		*Minimum Price = \$1,500			
Target Margin = 70%	Size/Type	Unit	Labor	Material	Category
Install new engineered	N/A	SF	\$6	N/A	Install
Install hardwood (straight plank)	N/A	SF	\$6	N/A	Install
Install hardwood (chevron)	N/A	SF	\$6	N/A	Install
Install new LVT Flooring	N/A	SF	\$6	N/A	Install
Install Vinyl Flooring	N/A	SF	\$6	N/A	Install
Install & Refinish Hardwood	N/A	SF	\$12	N/A	Install
Sand/Refinish wood flooring	N/A	SF	\$5	N/A	Install
Acoustic Flooring Underlayment	N/A	SF	\$2	\$4	Supply and Install
Subfloor replacement	N/A	SF	\$3	\$5	Supply and Install

Self leveling (Concrete/Cement)	N/A	SF	\$3		Supply and Install
Floor leveling (sistering joists & new subfloor)	N/A	SF	\$6	\$7	Supply and Install

			<b>*Minimum Cost - Total \$2,500</b> <b>*Minimum Labor Price = \$1,000</b> <b>*Minimum Material Price = \$1,500</b>		
Trim					
<b>Target Margin = 70%</b>	<b>Size/Type</b>	<b>Unit</b>	<b>Labor</b>	<b>Material</b>	<b>Category</b>
Baseboards	N/A	LF	\$5	\$6	Supply and Install
Crown Molding	N/A	LF	\$9	\$8	Supply and Install
Flush baseboards	N/A	LF	\$17	\$6	Supply and Install

<b>Kitchen Cabinets</b>			<b>*Cabinet Minimum Cost Price = \$5,000</b>		
<b>Target Margin = 75%</b>	<b>Size/Type</b>	<b>Unit</b>	<b>Labor</b>	<b>Material</b>	<b>Category</b>
Supply/Fabricate kitchen cabinets (upto 8ft)	STANDARD	LF	N/A	\$600	Supply
Supply/Fabricate kitchen cabinets	SEMI-CUSTOM	LF	N/A	\$850	Supply
Supply/Fabricate kitchen cabinets	FULLY-CUSTOM	LF	N/A	\$1,200+	Supply
Upper Cabinets (add height here)	STANDARD	LF	N/A	\$250	Supply
Island Cost (min 4ft - \$600)	STANDARD	LF	N/A	\$2,400	Supply
Install Kitchen cabinets	0 > 10FT	UNIT	\$7,600	N/A	Install
Install Kitchen cabinets	11 > 15 FT	UNIT	\$9,200	N/A	Install
Install Kitchen cabinets	16 > 20FT	UNIT	\$10,900	N/A	Install
Install Kitchen cabinets	20 FT +	UNIT		N/A	Install
Panelized Fridge	N/A	UNIT	\$1,200	N/A	Install
Panelized Dishwasher	N/A	UNIT	\$1,200	N/A	Install
Pantry per 3ft unit	0 > 3FT	UNIT	\$1,800	N/A	Supply and Install
External Vendor coordination (if client is using out of network kitchen vendor)	N/A	UNIT	\$4,500	N/A	Install

<b>Stone</b>		<b>Price = \$5,500</b>			
<b>Target Margin = 75%</b>	<b>Size/Type</b>	<b>Unit</b>	<b>Labor</b>	<b>Material</b>	<b>Category</b>
Kitchen Countertop - (10ft x 5ft per slab)	QUARTZ		N/A	\$2,000	Supply
Fabricate and install - per sq/ft		SF	\$97	N/A	Install
Bathroom Slabs - stone bench		SF	\$120	\$100	Install
Bathroom Slabs - niche ledge		SF	\$120	\$100	Install
Bathroom Slabs - door saddle		SF	\$120	\$100	Install
Stone window sill ( 3ft)		UNIT	\$120	\$300	Supply and install
Kitchen Countertop- (10ft x 5ft per slab)	MARBLE		#VALUE!	\$4,000	Supply
Fabricate and install -		SF	\$125	N/A	Install
Bathroom Slabs - stone bench		SF	\$145	N/A	Install
Bathroom Slabs - niche ledge		SF	\$145	N/A	Install
Bathroom Slabs - door saddle		SF	\$145	N/A	Install
Stone window sill ( 3ft)		UNIT	\$145	\$400	Supply and install

<b>Painting</b>			<b>*Minimum Price = \$1,500</b>		
<b>Target Margin = 70%</b>	<b>Size/Type</b>	<b>Unit</b>	<b>Labor</b>	<b>Material</b>	<b>Category</b>
New *Benjamin Moore regal select (calculated on FLOOR AREA)	N/A	SF	\$10.3	N/A	Supply and Install

<b>Millwork</b>		<b>Scope = \$2,500</b>			
<b>Target Margin = 60%</b>	<b>Size/Type</b>	<b>Unit</b>	<b>Labor</b>	<b>Material</b>	<b>Category</b>
General Millwork - (~ \$1,250/ tft) - Custom pricing only, or procure price from vendor					Supply and Install
Bookcase - (~6ft x 8ft)			\$1,000	\$4,000	Supply and Install

Supply - 24 x \$800 = \$19,200  
 Install = \$6,500  
 \$25,700

\$43,690.0

mim cost = \$1,500 for install + x\$ per sq/ft + Material  
 (16 ft CT = \$2,000 in material + 16ft x 26" = 35 sq/ft x \$60 = \$2,100 + \$1,500 (min install cost)) \* 10%  
 overall cost = \$5,600 before margin

Custom Radiator Cover - (cover only x 3ft x 6ft)	\$1,000	\$2,500	Supply and Install
Prefabricated Radiator Covers - <a href="#">Use this link for pricing</a>	\$500	\$1,500	Supply and Install

Closets		*Minimum Price = N/A			
Target Margin = 70%	Size/Type	Unit	Labor	Material	Category
New standard closet interior (2 shelves + hanging rod)			\$1,155	N/A	Supply and Install
Add scope for 3 shelves and a rod *				N/A	Supply and Install

HVAC		*Minimum Price = N/A			
Target Margin = 50-60%	Size/Type	Unit	Labor	Material	Category
PTAC Unit replacement		QUOTE	\$2,750	\$3,500	Supply and install
Split unit and compressor - request sub pricing		QUOTE	\$8,250	\$8,000	Supply and install
ADD RADIATOR COVER COSTS			\$0		
Rigging & Crane (includes permitting, road shut down)		QUOTE	\$11,000		Supply and install

Mechanical		*Minimum Price = N/A			
Target Margin = 50-60%	Size/Type	Unit	Labor	Material	Category
Sprinkler Head Replacement	N/A	UNIT	\$550	N/A	Supply and install
Sprinkler Line Replacement					Supply and install

Glazing		Price = \$1,500 *Allowance			
Target Margin = 70%	Size/Type	Unit	Labor	Material	Category
Prefab - Glass Enclosure			QUOTE	\$600	Supply and install
Fixed Single panel			QUOTE	\$1,500	Supply and install
Panel and Door (one fixed, one door)			QUOTE	\$2,500	Supply and install
Shower Enclosure (two fixed panels, one door)			QUOTE	\$3,500	Supply and install

Accessories		Price = \$900			
Target Margin = 70%	Size/Type	Unit	Labor	Material	Category
Accessory Installation	N/A	UNIT	\$550	N/A	Install

Miscelanoeous		*Minimum Price = \$500			
Target Margin = 90%	Size/Type	Unit	Labor	Material	Category
Tub Reglazing	N/A	UNIT	\$550	N/A	N/A
			N/A	N/A	N/A
			N/A	N/A	N/A
			N/A	N/A	N/A

Stairs		*Minimum Price = \$500			
Target Margin = 90%	Size/Type	Unit	Labor	Material	Category
Stair refinishing (12 treads) cost per flight	N/A	UNIT	\$1,200	N/A	N/A
Stair tread replacement (per tread)		UNIT	\$330		
New stair structure (straight flight)		UNIT			
Handrail Installation (wood) material excluded		UNIT			N/A

General Conditions		*Minimum Margin = 7%			
Target Margin = 8.5%	Size/Type	Unit	Labor	Material	Category

Adjust wording - Final price may chance TBD

\$125K > \$150k	N/A	N/A	N/A
\$150k > \$200k	N/A	N/A	N/A
\$200k > \$250k	N/A	N/A	N/A
\$250k +	N/A	N/A	N/A

Living in arrangement		*Minimum Margin = 7%			
	Size/Type	Unit	Labor	Material	Category
Client Living through renovation - 4%			N/A	N/A	N/A
Phased renovation - General Conditions = 15% of project value					

ADD IN MATERIAL

- Tile
- Flooring
- Plumbing finishes
- Electrical

