



WHAT DO TYPICAL RENOVATION PROJECTS COST IN OTTAWA WHEN DONE BY A TRUE PROFESSIONAL FULL SERVICE CONTRACTOR ?

When you pay too little for a renovation project, you risk damage to your home such as major leaks, unsafe electrical work, incomplete or poor quality workmanship. Too often clients are forced to hire another more reputable contractor to complete the project dramatically increasing the final cost

At RenoGroup.ca we prefer to be very frank and up front with all our clients about the costs of their projects before we even get started. Simply put, it leads to a higher level of client understanding and satisfaction.

While every renovation project is different, RenoGroup.ca can help you determine a general budget range for many common projects based on the hundreds of similar remodeling projects we have completed for our clients in the past.

Yes...bathrooms can be renovated for \$9,000 + or kitchens for \$12,000 +, however they will require a lot more of your time and effort to complete. You will need to research, purchase and pick-up your own products. A fair bit of your time before and during the project will be spent finding, screening and managing the trades-people you will need. For kitchens you will most probably need to assemble the cabinets before the installer can install them or pay the installer to build them. Chances are you will end up with very entry level products that will not perform or last like good quality product should.

Please keep in mind, there are several factors which impact the final cost of any project. Quality of materials, site conditions, accessibility, age of your home, specific design tastes, finishes, updating existing systems, and most of all the level of professionalism, quality, and craftsmanship of the contractor are all important factors that need to be considered.

Consider the following when researching a contractor

- You get exactly what you pay for
- You'll forget about the price you paid long before you'll forget about a bad job that you have to look at every day when you come home.
- Quality, craftsmanship, level of professionalism, experience of supervisor on your job.
- Licensing, Insurance, are they a legitimate firm who pays its taxes
- Details of written contract, is it vague or ambiguous, does it include a list of all products to be supplied and every detail of work to be done
- The experience of the company's staff, are they specialists at each task to be performed.

The following are a range of costs for various renovation projects we specialize in. These are not final pricing as many aspects vary quite a bit from job to job. A detailed quote should be obtained from us when considering any of these projects. These estimates reflect the average basic costs for mid level products, supplies, labour, debris disposal and project management.

*** All per square foot (SF) pricing cannot be applied to smaller projects, minimums apply**



BATHROOMS

Soaker tub, tile shower walls, faucet and shower curtain rod, \$7,500 + HST and up

Replace existing bathtub with an acrylic soaker tub, replace shower walls with new tile walls, replace tub/shower faucet and install a new shower curtain rod. Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management.

Shower Conversion, \$9,000 + HST and up

Great for people who no longer bath in bathtubs or people who have a hard time getting over the edge of bathtubs. Replace bathtub with a shower base in same footprint. Includes an acrylic shower base, shower faucet, tile or custom acrylic shower walls and shower doors. Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management.

Bathroom Upgrade, \$15,000 - \$18,000 + HST and up

Remove and replace contents of an average sized, four piece bathroom including the bathtub, tub/shower faucet, tile or custom acrylic shower walls, toilet, vanity, laminate countertop, sink, faucet, installing new tile flooring, paint walls and ceiling, vanity light and mirror or surface mounted medicine cabinet. Everything to connect to existing plumbing in existing locations. All of the wall and ceiling finishes would stay intact, meaning no replacement of existing drywall on walls and ceiling. Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management.

Complete Bathroom Renovation, \$18,000 - \$20,000 + HST and up

Gut an entire, average sized, four piece bathroom and replace all contents including new tub/shower, tub/shower faucet, tile or custom acrylic shower walls, toilet, sink, faucet, vanity, laminate countertop, installing new tile flooring and paint, new exhaust fan, vanity light and mirror. All of the wall and ceiling drywall would be replaced. Everything to connect to existing plumbing in existing locations. Daily clean up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management.

Complete Bathroom Renovation (Higher-end or En-suite/Master), \$20,000 - \$30,000 + HST and up

Basically the same bathroom renovation as described above but with nicer finishes like higher-end ceramic/porcelain tile surrounding the tub or shower, custom built shower area, custom glass shower enclosure, tile flooring, radiant heat in the floor, some new plumbing, completely new electrical and lighting system, maybe some tile wainscoting on the walls outside the shower. Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management.



KITCHENS

Kitchen Upgrade, \$15,000 – 20,000 + HST and up

If the layout of your kitchen is essentially okay, you may only want to replace your cabinets, countertops, sink, tile backsplash and flooring. Add a fresh coat of paint to the walls and ceiling. Basically everything would stay in the same location. This would include mid quality semi-custom cabinets (depending on the amount of cabinets) and custom laminate countertops. Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management. Based on an approximate 10' x 10' to a 15' x 15' kitchen (small to medium sized kitchen)

Minor Kitchen Renovation, \$20,000 - \$40,000 + HST and up

Your kitchen may be in need of a more extensive renovation involving relocating some of the appliances and sink. Included in this would be a new layout design, updated electrical and lighting on existing circuitry, semi-custom cabinets (depending on the amount of cabinets), existing wall and ceiling plaster or drywall would remain, custom laminate tops, re-tile the backsplash, new flooring and paint. Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management. Based on an approximate 10' x 10' to a 15' x 15' kitchen (small to medium sized kitchen)

Major Kitchen Renovation, \$40,000 + \$60,000 + HST and up

Your kitchen may be in need of a much more extensive renovation involving a complete "gutting" where we would remove everything including the wall and ceiling finishes exposing the framing. In addition to a new design, also included would be all new electrical, lighting and plumbing within the kitchen, new wall and ceiling finishes, tile or hardwood flooring, semi custom to custom cabinets and solid surface or stone tops and re-tiling the backsplash. Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management. Based on an approximate 15' x 15' to 25' x 25' kitchen (medium to large size kitchen).

Laminate Countertop - Supply & Install, \$1,800 + HST and up

\$600 Labour/installation + \$1,200 Product + HST and up

Typical size kitchen countertop is 40 SF, \$30 per SF and up, (does not include installation) (minimums apply) Give you kitchen or bathroom an inexpensive fresh new look by replacing your old and tired countertops. Laminate countertop quality and colour/texture selection have become "quite" impressive.

Quartz Countertops – Supplied & Installed by Stone Company, \$3,200 + HST and up

Granite Countertops – Supplied & Installed by Stone Company, \$2,400 + HST and up

Typical size kitchen countertop 40 SF or 25 Linear feet.

Quartz = Approx \$80.00 per SF, installed and up / Granite = Approx \$60 per SF, installed (minimums apply)

Re-fresh your kitchen or bathroom with a solid stone countertop, great re-sale value, easy to clean and maintain, high-end look. Please keep in mind there are several ways to market this product, companies are now pricing the raw material (usually somewhere around \$40-\$50 SF) then they charge for every cut and polish they have to do to the raw slab. They will also charge extra for delivery and installation. By the time all of the extras have been added on you will be paying somewhere around the \$60 - \$80.00 per square foot installed. Then they want all countertops, sink and faucet removed before they get there, if not they charge extra for that as well.



ADDITIONAL SPACE

Finished Basements, \$28,000 - \$75,000 + HST and up

Based on a typical 700 to 1,000 SF basic finished basement. Avg \$40 - \$75 per square foot and up.

Basements can provide some very nice living space relatively economically when compared to an addition or adding another level. We can transform your basement into a just about any type of space you desire. The three biggest concerns with basements are adequate headroom, moisture control and egress (being able to exit the basement in case of fire). The more basic the space the less it will cost. Likewise, the more amenities you add like an added bathroom, kitchenette/bar area, added windows and/or doors and more ornate trim details like coffered ceilings and wall panels, the more it will cost. Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management.

Garage Addition, \$30,000 - \$37,500 + HST and up

Ex: 25'x12', 300 SF basic garage. Avg \$100 - \$125 + HST per square foot and up.

Single garage addition, minimal electrical, no plumbing, easy tie-in to existing home. Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management.

Basic Room Addition, \$54,000 - \$60,000 + HST and up

Ex: 20'x15', 300 SF Bedroom. Avg \$180 - \$200 + HST per square foot and up.

Ex: Bedroom/living room/dining room/family room/ etc

Single room addition, crawl space foundation, minimal electrical, minimal structural work, no plumbing, average number of windows, easy tie-in to existing home, tie into existing heating system. (Generally – the larger and more open the spaces are the less per square foot). Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management.

Kitchen/Bathroom or Multi-Room Addition, \$60,000 - 75,000 + HST and up

Ex: 20'x15', 300 SF Kitchen Addition. Avg \$200 - \$250 + HST per square foot and up

Ex: Kitchen & Bathrooms, In-Law Suite & New Homes.

Multiple rooms, average to very nice finishes, bathroom, closets, tile, hardwood, cedar or fiber cement siding, average to somewhat difficult tie-in to existing home. (Generally – the larger and more open the spaces are the less per square foot). Daily jobsite clean-up and a disposal trip to the waste facilities on outskirts of town. Includes all products, parts, labour, debris disposal and project management.