PROJECT ID:

SCOPE: Everything

ESTIMATION

CLIENT'S INFORMATION:

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Date: 08/28/2023

ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	MATERIAL COST	LABOR COST	UNIT COST	TOTAL COST	TRADE COST
		GENERAL REQUIREMENTS							
1		Supervision	1	LS			$0	$0	
2		Permits	1	LS			$0	$0	
3		Final Clean-up	1	LS			$0	$0	
4		Mobilization Costs	1	LS			$0	$0	
5		Project Overheads	1	LS			$0	$0	
6		Bonds	1	LS			$0	$0	
7		Temporary Control & Facilities	1	LS			$0	$0	
8		Scaffolding	5100	SF	$1	$1	$2	$10,200	
		Subtotal (General Requirements)							**$10,200**
		DIVISION 02- SITE WORK/ EXISTING CONDITIONS							
		Site							
9		**(4'-0") Wide Concrete Stairs** - Riser @ 22 EA - Tread @ 21 EA	1.27	CY	$550	$250	$800	$1,016	
10		Stair Railing	50	LF	$25	$10	$35	$1,750	
11		8" Thick CMU Retaining Wall	1141	SF	$9	$6	$15	$17,115	
12		(3'-0"x1'-0") Continuous Reinforced Concrete Footing @ Retaining Wall	12.67	CY	$550	$250	$800	$10,136	
13		Concrete @ Entrance	125	SF	$9	$6	$15	$1,875	
14		6'-0" Wide Concrete Steps - 3 EA	0.5	CY	$550	$250	$800	$400	
		Earthwork							
15		Excavation	33.77	CY		$25	$25	$844	
16		Excavation @ Lower Level	470	CY		$25	$25	$11,750	
		Subtotal (Site Work/ Existing Conditions)							**$44,886**
		DIVISION 03- CONCRETE							
		Footing							
17		(3'-0"x1'-0") Continuous Reinforced Concrete Footing (253	28.11	CY	$550	$250	$800	$22,488	
		Slab							
18		**6" Thick Reinforced Concrete Slab** - O/ 6 Mil Vapor Barrier - Compacted Sub Grade	1835	SF	$9	$6	$15	$27,525	
		Subtotal (Concrete)							**$50,013**
		DIVISION 04- MASONRY							
19		8" Thick CMU Stem Wall @ Garage	110	SF	$9	$6	$15	$1,650	
20		8" Thick CMU Wall @ Lower Level	1428	SF	$9	$6	$15	$21,420	
21		12" Thick CMU Wall @ Lower Level	336	SF	$9	$6	$15	$5,040	
22		8" Thick CMU & Fire Place	720	SF	$9	$6	$15	$10,800	
		Subtotal (Masonry)							**$38,910**
		DIVISION 06- WOOD, PLASTIC & COMPOSITES							
		Main Level							
23		Floor Sheathing	1455	SF	$1.8	$1.2	$3	$4,365	
24		Floor Joist @ 16" O.C. (1455 SF)	1118	LF	$3	$2	$5	$5,590	
		Upper Level							
25		Floor Sheathing	2011	SF	$1.8	$1.2	$3	$6,033	
26		Floor Joist @ 16" O.C. (2011 SF)	1560	LF	$3	$2	$5	$7,800	
		Roof							
27		Roofing Sheathing	2580	SF	$1.8	$1.2	$3	$7,740	
28		Roof Rafters @ 16" O.C. (2580 SF)	1926	LF	$3	$2	$5	$9,630	
		Misc.							
29		2x Headers	331	LF	$3	$2	$5	$1,655	
30		2x Window Sill	249	LF	$3	$2	$5	$1,245	
31		2x King Stud	1100	LF	$3	$2	$5	$5,500	
32		2x Jack Stud	880	LF	$3	$2	$5	$4,400	
		Subtotal (Wood & Plastic Composites)							**$53,958**
		DIVISION 07- THERMAL & MOISTURE PROTECTION							
		Roof							

33		Roofing System **(As Required)** **- Roofing Underlayment** **- Roofing Insulation**	2580	SF	$3	$2	$5	$12,900	
34		Ridge Flashing	84	LF	$3	$2	$5	$420	
35		2x Fascia Board	247	LF	$3	$2	$5	$1,235	
36		12" Vented Vinyl Soffit	247	LF	$4	$3	$7	$1,729	
37		Gutter	171	LF	$4	$3	$7	$1,197	
38		Downspout (4 EA)	80	LF	$4	$3	$7	$560	
39		Fireplace Flue	1	EA	$200	$100	$300	$300	
		Subtotal (Thermal & Moisture Protection)							**$18,341**
		DIVISION 08- OPENINGS							
		Door							
40		(3'-0"x7'-0") Door	16	EA	$500	$300	$800	$12,800	
41		(2)(3'-0"x7'-0") Sliding Closet Door	3	EA	$600	$400	$1,000	$3,000	
42		(2)(3'-0"x7'-0") Door	1	EA	$600	$400	$1,000	$1,000	
43		(3'-0"x7'-0") Sliding Door	2	EA	$500	$300	$800	$1,600	
44		(4'-0"x7'-0") Sliding Door	1	EA	$550	$350	$900	$900	
		Hardware							
45		Door hardware (As Required)	23	EA	$150	$100	$250	$5,750	
		Windows							
46		(3'-4"x5'-0") Wide Window	3	EA	$650	$350	$1,000	$3,000	
47		(15'-0"x5'-0") Wide Window	1	EA	$3,000	$1,500	$4,500	$4,500	
48		(8'-0"x5'-0") Wide Window	3	EA	$1,600	$800	$2,400	$7,200	
49		(5'-0"x5'-0") Wide Window	2	EA	$900	$600	$1,500	$3,000	
50		(5'-6"x5'-0") Wide Window	1	EA	$1,000	$600	$1,600	$1,600	
51		(11'-7"x8'-0") Store Front System	2	EA	$3,500	$2,000	$5,500	$11,000	
52		(4'-0"x5'-0") Window	3	EA	$800	$400	$1,200	$3,600	
53		(10'-0"x5'-0") Window	2	EA	$2,000	$1,000	$3,000	$6,000	
54		(3'-4"x5'-0") Window	2	EA	$650	$350	$1,000	$2,000	
55		(6'-0"x5'-0") Wide Window	3	EA	$1,200	$600	$1,800	$5,400	
56		(8'-6"x5'-0") Wide Window	2	EA	$1,500	$1,000	$2,500	$5,000	
57		(2'-10"x5'-0") Window	2	EA	$400	$200	$600	$1,200	
58		(18'-0"x5'-0") Wide Window	1	EA	$3,500	$2,000	$5,500	$5,500	
59		(11'-8"x5'-0") Wide Window	1	EA	$2,300	$1,200	$3,500	$3,500	
60		(13'-4"x5'-0") Wide Window	1	EA	$2,500	$1,500	$4,000	$4,000	
61		(6'-10"x5'-0") Wide Window	1	EA	$1,300	$800	$2,100	$2,100	
62		(4'-2"x5'-0") Wide Window	1	EA	$800	$400	$1,200	$1,200	
63		(28'-0"x5'-0") Window	1	EA	$5,500	$3,000	$8,500	$8,500	
64		(12'-0"x10'-0") Glass System	1	EA	$5,000	$2,500	$7,500	$7,500	
		Subtotal (Openings)							**$110,850**
		DIVISION 09- FINISHES							
		Dry Wall Framing							
		Lower Level							
		(2x6) Exterior Wall							
65		(5/8") Gypsum Wall Board (88 LF, 10' H.)	880	SF	$1.2	$0.8	$2	$1,760	
66		Exterior Sheathing	880	SF	$1.8	$1.2	$3	$2,640	
67		(2x6) Wood Studs @ 16" O.C. (67 EA, 670 LF.)	880	SF	$1.8	$1.2	$3	$2,640	
68		Sound Batt Insulation	880	SF	$0.9	$0.6	$2	$1,320	
69		(2x6) Top & Bottom Plates	264	LF	$1.8	$1.2	$3	$792	
70		Acoustical Sealant	176	LF	$1.1	$0.9	$2	$352	
		(2x4) Interior Wall							
71		(5/8") Gypsum Wall Board (126 LF, 10' H.)	2160	SF	$1.2	$0.8	$2	$4,320	
72		Cementitious Backer Board	360	SF	$1.2	$0.8	$2	$720	
73		(2x4) Wood Studs @ 16" O.C. (96 EA, 960 LF.)	1260	SF	$1.1	$0.9	$2	$2,520	
74		Sound Batt Insulation	1260	SF	$0.9	$0.6	$2	$1,890	
75		(2x4)Top & Bottom Plates	378	LF	$1.1	$0.9	$2	$756	
76		Acoustical Sealant	504	LF	$1.1	$0.9	$2	$1,008	
		(2x6) Interior Wall							
77		(5/8") Gypsum Wall Board (12 LF, 10' H.)	240	SF	$1.2	$0.8	$2	$480	
78		(2x6) Wood Studs @ 16" O.C. (10 EA, 100 LF.)	120	SF	$1.8	$1.2	$3	$360	
79		Sound Batt Insulation	120	SF	$0.9	$0.6	$2	$180	
80		(2x6) Top & Bottom Plates	36	LF	$1.8	$1.2	$3	$108	
81		Acoustical Sealant	48	LF	$1.1	$0.9	$2	$96	
		Furring Wall							
82		(5/8") Gypsum Wall Board (82 LF, 10' H.)	820	SF	$1.2	$0.8	$2	$1,640	
83		Furring Channels @ 16" O.C. (63 EA, 630 LF.)	820	SF	$1.2	$0.8	$2	$1,640	
84		Acoustical Sealant	164	LF	$1.1	$0.9	$2	$328	
		Ground Level							
		(2x6) Exterior Wall							

85	(5/8") Gypsum Wall Board (224 LF, 10' H.)	2240	SF	$1.2	$0.8	$2	$4,480
86	Exterior Sheathing	2240	SF	$1.8	$1.2	$3	$6,720
87	(2x6) Wood Studs @ 16" O.C. (169 EA, 1690 LF.)	2240	SF	$1.8	$1.2	$3	$6,720
88	Sound Batt Insulation	2240	SF	$0.9	$0.6	$2	$3,360
89	(2x6) Top & Bottom Plates	672	LF	$1.8	$1.2	$3	$2,016
90	Acoustical Sealant	448	LF	$1.1	$0.9	$2	$896
	(2x4) Interior Wall						
91	(5/8") Gypsum Wall Board (77 LF, 10' H.)	1289	SF	$1.2	$0.8	$2	$2,578
92	Cementitious Backer Board	251	SF	$1.2	$0.8	$2	$502
93	(2x4) Wood Studs @ 16" O.C. (59 EA, 590 LF.)	770	SF	$1.1	$0.9	$2	$1,540
94	Sound Batt Insulation	770	SF	$0.9	$0.6	$2	$1,155
95	(2x4)Top & Bottom Plates	231	LF	$1.1	$0.9	$2	$462
96	Acoustical Sealant	308	LF	$1.1	$0.9	$2	$616
	(2x6) Interior Wall						
97	(5/8") Gypsum Wall Board (20 LF, 10' H.)	400	SF	$1.2	$0.8	$2	$800
98	(2x6) Wood Studs @ 16" O.C. (16 EA, 160 LF.)	200	SF	$1.8	$1.2	$3	$600
99	Sound Batt Insulation	200	SF	$0.9	$0.6	$2	$300
100	(2x6) Top & Bottom Plates	60	LF	$1.8	$1.2	$3	$180
101	Acoustical Sealant	80	LF	$1.1	$0.9	$2	$160
	Upper Level						
	(2x6) Exterior Wall						
102	(5/8") Gypsum Wall Board (222 LF, 10' H.)	2220	SF	$1.2	$0.8	$2	$4,440
103	Exterior Sheathing	2220	SF	$1.8	$1.2	$3	$6,660
104	(2x6) Wood Studs @ 16" O.C. (167 EA, 1670 LF.)	2220	SF	$1.8	$1.2	$3	$6,660
105	Sound Batt Insulation	2220	SF	$0.9	$0.6	$2	$3,330
106	(2x6) Top & Bottom Plates	666	LF	$1.8	$1.2	$3	$1,998
107	Acoustical Sealant	444	LF	$1.1	$0.9	$2	$888
	(2x4) Interior Wall						
108	(5/8") Gypsum Wall Board (175 LF, 10' H.)	2219	SF	$1.2	$0.8	$2	$4,438
109	Cementitious Backer Board	1281	SF	$1.2	$0.8	$2	$2,562
110	(2x4) Wood Studs @ 16" O.C. (132 EA, 1320 LF.)	1750	SF	$1.1	$0.9	$2	$3,500
111	Sound Batt Insulation	1750	SF	$0.9	$0.6	$2	$2,625
112	(2x4)Top & Bottom Plates	525	LF	$1.1	$0.9	$2	$1,050
113	Acoustical Sealant	700	LF	$1.1	$0.9	$2	$1,400
	(2x6) Interior Wall						
114	(5/8") Gypsum Wall Board (52 LF, 10' H.)	1040	SF	$1.2	$0.8	$2	$2,080
115	(2x6) Wood Studs @ 16" O.C. (40 EA, 400 LF.)	520	SF	$1.8	$1.2	$3	$1,560
116	Sound Batt Insulation	520	SF	$0.9	$0.6	$2	$780
117	(2x6) Top & Bottom Plates	156	LF	$1.8	$1.2	$3	$468
118	Acoustical Sealant	208	LF	$1.1	$0.9	$2	$416
	(2x6) Shaft Wall						
119	(5/8") Gypsum Wall Board (6 LF, 10' H.)	60	SF	$1.2	$0.8	$2	$120
120	1" Liner Panels	60	SF	$1.2	$0.8	$2	$120
121	(2x6) Wood Studs @ 16" O.C. (6 EA, 60 LF.)	60	SF	$1.8	$1.2	$3	$180
122	Sound Batt Insulation	60	SF	$0.9	$0.6	$2	$90
123	(2x6) Top & Bottom Plates	18	LF	$1.8	$1.2	$3	$54
124	Acoustical Sealant	12	LF	$1.1	$0.9	$2	$24
	Wall Finish						
	Lower Level						
125	Wall Paint	4100	SF	$0.9	$0.8	$2	$6,970
126	Wall Tile	360	SF	$8.0	$7.0	$15	$5,400
127	Wall Base	401	LF	$3.0	$2.0	$5	$2,005
	Ground Level						
128	Wall Paint	3929	SF	$0.9	$0.8	$2	$6,679
129	Wall Tile	251	SF	$8.0	$7.0	$15	$3,765
130	Wall Base	377	LF	$3.0	$2.0	$5	$1,885
	Upper Level						
131	Wall Paint	5539	SF	$0.9	$0.8	$2	$9,416
132	Wall Tile	1281	SF	$8.0	$7.0	$15	$19,215
133	Wall Base	613	LF	$3.0	$2.0	$5	$3,065
	Ceiling Finish						
	Lower Level						
134	Gypsum Board Ceiling	1194	SF	$3.5	$2.5	$6	$7,164
135	Ceiling Batt Insulation	1194	SF	$0.9	$0.6	$2	$1,791
136	Ceiling Paint	1194	SF	$1.1	$0.9	$2	$2,388
	Ground Floor						
137	Gypsum Board Ceiling	1774	SF	$3.5	$2.5	$6	$10,644
138	Ceiling Batt Insulation	1774	SF	$0.9	$0.6	$2	$2,661
139	Ceiling Paint	1774	SF	$1.1	$0.9	$2	$3,548
	Upper Level						
140	Gypsum Board Ceiling	1581	SF	$3.5	$2.5	$6	$9,486

141	Ceiling Batt Insulation	1581	SF	$0.9	$0.6	$2	$2,372	
142	Ceiling Paint	1581	SF	$1.1	$0.9	$2	$3,162	
	Floor Finish							
	Lower Level							
143	Floor Finish @ Office	188	SF	$4.0	$3.0	$7	$1,318	
144	Floor Finish @ Bedroom	213	SF	$4.0	$3.0	$7	$1,489	
145	Floor Finish @ Bath	79	SF	$7.0	$6.0	$13	$1,032	
146	Floor Finish @ Media Room	183	SF	$4.0	$3.0	$7	$1,284	
147	Floor Finish @ Gym	530	SF	$4.0	$3.0	$7	$3,712	
	Ground Floor							
148	Wood Flooring	1243	SF	$5.0	$3.0	$8	$9,946	
149	Sealed Concrete Finish	530	SF	$3.0	$2.0	$5	$2,651	
	Upper Level							
150	Wood Flooring	1582	SF	$5.0	$3.0	$8	$12,652	
	Exterior Finish							
151	Exterior Finish (As Required)	4806	SF	$0.9	$0.8	$2	$8,170	
	Door Finish							
152	Door Paint	23	EA	$70.0	$50.0	$120	$2,760	
153	Painted Window Trims	808	LF	$1.9	$1.1	$3	$2,424	
154	Painted Door Trims	1636	LF	$1.9	$1.1	$3	$4,908	
	Subtotal (Finishes)							**$258,040**
	DIVISION 10- SPECIALTIES							
155	(4'-0") Wide Wood Stairs As; - Tread @ 21 EA - Riser @ 22 EA	2	LOC	$7,500	$2,500	$10,000	$20,000	
156	Stair Railing	50	LF	$25	$10	$35	$1,750	
157	Fireplace	1	LOC	$3,000	$500	$3,500	$3,500	
	Cabinetry							
	Lower Level							
158	(2'-10") Deep Closet	8	LF	$200	$40	$240	$1,920	
159	Vanity Cabinet	5	LF	$180	$40	$220	$1,100	
160	Base Cabinet @ Media Room	4	LF	$180	$40	$220	$880	
161	Wall Cabinet @ Media Room	7	LF	$160	$40	$200	$1,400	
	Ground Level							
162	Vanity Cabinet	6	LF	$180	$40	$220	$1,320	
163	Cabinetry @ Mudroom	10	LF	$180	$40	$220	$2,200	
164	Cabinetry @ Hall	7	LF	$180	$40	$220	$1,540	
165	Cabinetry @ Living Room	16	LF	$180	$40	$220	$3,520	
166	Wall Cabinet @ Kitchen	27	LF	$160	$40	$200	$5,400	
167	Base Cabinet @ Kitchen	17	LF	$180	$40	$220	$3,740	
168	Walk In Closet	17	LF	$200	$40	$240	$4,080	
	Upper Level							
169	(3'-10") Deep Closet	17	LF	$200	$40	$240	$4,080	
170	Wall Cabinet @ Laundry	9	LF	$160	$40	$200	$1,800	
171	Vanity Cabinet	23	LF	$180	$40	$220	$5,060	
172	(2'-7") Deep Closet	5	LF	$200	$40	$240	$1,200	
173	Walk In Shared Closet	22	LF	$200	$40	$240	$5,280	
174	Cabinetry @ Hall	8	LF	$180	$40	$220	$1,760	
175	Pantry Cabinet	11	LF	$180	$40	$220	$2,420	
	Counter Tops							
	Lower Level							
176	Counter Top @ Media Room	14	SF	$55	$15	$70	$980	
177	Counter Top @ Guest Bath	10	SF	$55	$15	$70	$700	
	Ground Level							
178	Counter Top @ Powder Room	12	SF	$55	$15	$70	$840	
179	Counter Top @ Kitchen	53	SF	$55	$15	$70	$3,710	
180	Counter Top @ Living Room	40	SF	$55	$15	$70	$2,800	
181	Counter Top @ Mudroom	20	SF	$55	$15	$70	$1,400	
182	Counter Top @ Closet	43	SF	$55	$15	$70	$3,010	
	Upper Level							
183	Counter Top @ Laundry	18	SF	$55	$15	$70	$1,260	
184	Counter Top @ Shared bath	13	SF	$55	$15	$70	$910	
185	Counter Top @ Main Bath	25	SF	$55	$15	$70	$1,750	
186	Counter Top @ Closet	10	SF	$55	$15	$70	$700	
187	Counter Top @ Hall	11	SF	$55	$15	$70	$770	
	Bath Accessories							
188	Tissue Paper Holder	4	EA	$140	$40	$180	$720	
189	Soap Dispenser	4	EA	$140	$40	$180	$720	
190	Mirror	5	EA	$350	$50	$400	$2,000	
191	42" Grab Bar	4	EA	$160	$40	$200	$800	

192		36" Grab Bar	4	EA	$140	$40	$180	$720	
193		18" Grab Bar	4	EA	$140	$40	$180	$720	
194		Glass Shower Enclosure (10'-0"x7'-0") W/ Door	1	EA	$2,500	$500	$3,000	$3,000	
195		Glass Shower Enclosure (6'-4"x7'-0") W/ Door	1	EA	$2,500	$500	$3,000	$3,000	
		Subtotal (Specialties)							**$104,460**
		DIVISION 11- EQUIPMENT							
196		Washer	1	EA	$600	$300	$900	$900	
197		Dryer	1	EA	$600	$300	$900	$900	
198		Cooking Range	1	EA	$1,800	$500	$2,300	$2,300	
199		Dish Washer	1	EA	$1,200	$500	$1,700	$1,700	
200		Refrigerator	1	EA	$2,000	$500	$2,500	$2,500	
		Subtotal (Equipment)							**$8,300**
		DIVISION 22- PLUMBING							
201		Pipes & Fittings	5300	SF	$1.5	$1.0	$3	$13,250	
		Plumbing Fixtures							
202		Lavatory	6	EA	$750	$300	$1,050	$6,300	
203		Water Closet	4	EA	$700	$300	$1,000	$4,000	
204		Bath Shower	2	EA	$2,000	$500	$2,500	$5,000	
205		Sink	1	EA	$800	$400	$1,200	$1,200	
206		Kitchen Sink	1	EA	$800	$400	$1,200	$1,200	
207		Bath Tub	1	EA	$1,000	$400	$1,400	$1,400	
		Subtotal (Plumbing)							**$32,350**
		DIVISION 23- HEATING, VENTILATING & AIR-CONDITIONING							
208		**Pipes & Ducts** - Allowance for HVAC Equipment	5300	SF	$6	$4	$10	$53,000	
		Subtotal (Heating, Ventilating & Air-Conditioning)							**$53,000**
		DIVISION 26- ELECTRICAL							
209		**Wires & Conduits** - Allowance for Power & Lightning Fixtures	5300	SF	$1	$1	$2	$10,600	
		Subtotal (Electrical)							**$10,600**

SUBTOTAL		**$793,907.83**
OVERHEAD	**15%**	**$119,086.17**
INSURANCE	**3%**	**$23,817.23**
CONTINGENCY	**5%**	**$39,695.39**
TOTAL BASE BID		**$976,506.63**

Note: