

PROJECT ID:

Date: 3/27/2024

## AREA SUMMARY:

**BUILDING GSF** 4,754

No. of Floors: 2

Lower Level (SF) 1,963

Upper Level (SF) 1,314

Garage (SF) 547

Storage (SF) 150

**Decks GSF** 780

Covered Decks 76

Uncovered Decks 704

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	COST/ SF
Division 1	General Requirements	\$ 60,000	\$ 13
Division 2	Site Work/ Existing Conditions	\$ 79,434	\$ 17
Division 3	Concrete	\$ 11,893	\$ 3
Division 4	Masonry	\$ 4,020	\$ 1
Division 5	Metals	\$ 16,155	\$ 3
Division 6	Wood, Plastics & Composites	\$ 51,992	\$ 11
Division 7	Thermal & Moisture Protection	\$ 67,253	\$ 14
Division 8	Openings	\$ 20,191	\$ 4
Division 9	Finishes	\$ 79,795	\$ 17
Division 10	Specialties	\$ 63,679	\$ 13
Division 11	Equipment	\$ 1,920	\$ 0
Division 22	Plumbing	\$ 17,455	\$ 4
Division 23	HVAC/ Mechanical	\$ 4,725	\$ 1
Division 26	Electrical	\$ 38,474	\$ 8
<b>TOTAL TRADE COST</b>		<b>\$ 516,986</b>	<b>\$ 109</b>
<b>OVERHEAD</b>	<b>10%</b>	<b>\$ 51,699</b>	<b>\$ 11</b>
<b>INSURANCE</b>	<b>5%</b>	<b>\$ 25,849</b>	<b>\$ 5</b>
<b>CONTINGENCY</b>	<b>3%</b>	<b>\$ 15,510</b>	<b>\$ 3</b>
<b>TOTAL TRADE COST</b>		<b>\$ 610,044</b>	<b>\$ 128</b>

PROJECT ID:

SCOPE: Everything

Date: 3/27/2024

ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	WSTG	QUANTITY W/ WASTAGE	UNIT COST (Labor)	UNIT COST (Material)	TOTAL COST (Labor + Material)	TRADE COST	
<b>DIVISION 01 - GENERAL REQUIREMENTS</b>											
1		Supervision	1	LS	0%	1	\$ -	\$ -	\$ 30,000		
2		Permits	1	LS	0%	1	\$ -	\$ -	\$ 2,000		
3		Final Clean-up	1	LS	0%	1	\$ -	\$ -	\$ 5,000		
4		Mobilization Costs	1	LS	0%	1	\$ -	\$ -	\$ 8,000		
5		Project Overheads	1	LS	0%	1	\$ -	\$ -	\$ -		
6		Bonds	1	LS	0%	1	\$ -	\$ -	\$ -		
7		Temporary Control & Facilities	1	LS	0%	1	\$ -	\$ -	\$ 8,000		
8		Scaffolding	2000	SF	0%	2000	\$ 2.25	\$ 1.25	\$ 7,000		
<b>Subtotal (General Requirements)</b>										<b>\$60,000</b>	
<b>DIVISION 02 - SITE WORK/ EXISTING CONDITIONS</b>											
<b>Site Demolition</b>											
9	<b>C1.0</b>	Remove Existing Asphalt Driveway	54	SF	0%	54	\$ 2.80	\$ -	\$ 151		
10		Remove Existing Trees	17	EA	0%	17	\$ 350.00	\$ -	\$ 5,950		
11		Saw Cut Existing Driveway	21	LF	0%	21	\$ 4.50	\$ -	\$ 95		
12		Remove Existing Flag Stone Path	25	SF	0%	25	\$ 4.20	\$ -	\$ 105		
<b>Sitework</b>											
13	<b>C1.0 A-1.1</b>	Asphalt Driveway	319	SF	5%	335	\$ 3.68	\$ 6.83	\$ 3,517		
14		Patch & Repair Existing Asphalt Driveway As Req (Assumed)	1430	SF	5%	1502	\$ 2.47	\$ 1.33	\$ 5,706		
15		Mortar Set Flagstone Paver	56	SF	5%	59	\$ 17.90	\$ 8.40	\$ 1,546		
16		Pavers - Belgard - Catalina Grana - 3-Piece Large Pattern	76	SF	5%	80	\$ 14.34	\$ 9.51	\$ 1,903		
17		Construction Activity Zone Fence As; - (4'-0") High Green Temporary C.A.Z. Fencing Continuously - Fencing Supports Poles @ 4'-0" O.C. (97 EA)	384	LF	5%	403	\$ 13.30	\$ 21.70	\$ 14,112		
18		Solid Waste Management "SWM"	1	LS	0%	1	\$ -	\$ -	\$ -		
19		Vehicle & Equipment Cleaning "VEC"	1	LS	0%	1	\$ -	\$ -	\$ -		
20		Vehicle & Equipment Fueling "VEF"	1	LS	0%	1	\$ -	\$ -	\$ -		
21		Material Delivery & Storage "MS"	1	LS	0%	1	\$ -	\$ -	\$ -		
22		Sanitary Waste Management "SS"	1	LS	0%	1	\$ -	\$ -	\$ -		
23		Concrete Washout "CW"	1	LS	0%	1	\$ -	\$ -	\$ -		
24		Street Surface Cleaning "Sweep"	1	LS	0%	1	\$ -	\$ -	\$ -		
<b>Erosion &amp; Sediment Control</b>											
25		Construction Entrance (Assumed)	600	SF	5%	630	\$ 0.98	\$ 1.82	\$ 1,764		
26		Silt Fence/Erosion Control Fence "ECF" As; - (2'-3") High Non-Woven Filter Fabric W/ Affix Welded Wire Fabric to Posts - (3'-0") High Fence Posts @ 10'-0" O.C. (21 EA)	208	LF	5%	218	\$ 2.60	\$ 3.90	\$ 1,420		
27		Tree Protections As; - Construction Activity Zone Fencing - Angle Iron Posts @ 10'-0" O.C.	4	EA	0%	4	\$ 80.00	\$ 120.00	\$ 800		
28	Inlet Protection	4	EA	0%	4	\$ 120.00	\$ 180.00	\$ 1,200			
29	<b>Drainage</b> (2'-0") Wide & (0'-3") Deep Dripline Armor As; - Stimulated Wash or Dry Creek W/ (3/4"-1-1/2") Clean Crushed Drain Rock (2.43 CY) - Wrap Drain Rock in Filter Fabric (262 SF)	131	LF	5%	138	\$ 3.33	\$ 4.07	\$ 1,018			
30	Drainage Swale (Native Compacted Soil 90%)	161	LF	5%	169	\$ 1.35	\$ 1.65	\$ 507			
31	Storm Drain Pipe (Size not Mentioned)	52	LF	5%	55	\$ 9.10	\$ 16.90	\$ 1,420			
32	Trench Drain	17	LF	5%	18	\$ 19.25	\$ 35.75	\$ 982			
33	Catch Basin	2	EA	0%	2	\$ 525.00	\$ 975.00	\$ 3,000			
34	Yard Drains	4	EA	0%	4	\$ 220.00	\$ 330.00	\$ 2,200			
35	(6'-8"x3'-4"x4'-0") Rainstore3 Infiltration Area As; - Shallow Rooting Grasses, Plants & Bushes - (9"-12") Engineered Soil Mix - 8 Oz/Yd Geotextile Fabric - (12") Sand - Geogrid @ Above, inside & Below Fabric - 8 Oz/Yd Geotextile Fabric - Rainstore3 Units	1	EA	0%	1	\$ -	\$ -	\$ -			
36	(10'-0"x10'-0"x3'-0") Rainstore3 Infiltration Area As; - Shallow Rooting Grasses, Plants & Bushes - (9"-12") Engineered Soil Mix - 8 Oz/Yd Geotextile Fabric - (12") Sand - Geogrid @ Above, inside & Below Fabric - 8 Oz/Yd Geotextile Fabric - Rainstore3 Units	1	EA	0%	1	\$ -	\$ -	\$ -			
37	(10'-0"x3'-4"x2'-8") Rainstore3 Infiltration Area As; - Shallow Rooting Grasses, Plants & Bushes - (9"-12") Engineered Soil Mix - 8 Oz/Yd Geotextile Fabric - (12") Sand - Geogrid @ Above, inside & Below Fabric - 8 Oz/Yd Geotextile Fabric - Rainstore3 Units	1	EA	0%	1	\$ -	\$ -	\$ -			
38	Trenching	50.00	CY	10%	55.00	\$ 58.00	\$ -	\$ 3,190			
<b>Building</b>											
<b>Excavation &amp; Backfill</b>											
39	<b>S-100</b>	Excavation	51.19	CY	10%	56	\$ 58.00	\$ -	\$ 3,266		
40		Backfill	35.12	CY	10%	39	\$ 32.00	\$ -	\$ 1,236		
<b>Entry Level Floor Demolition</b>											
41		Existing Window (To Be Removed)	9	EA	0%	9	\$ 180.00	\$ -	\$ 1,620		



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<b>DIVISION 04 - MASONRY</b>										
98		Wainscot (Limestone) Color Range: Greys & Creams	109	SF	5%	114	\$ 22.85	\$ 7.65	\$ 3,491	
99		(6") Stone Watertable	12	LF	5%	13	\$ 18.90	\$ 23.10	\$ 529	
<b>Subtotal (Masonry)</b>										<b>\$4,020</b>
<b>DIVISION 05 - METALS</b>										
<b>Floor Framing</b>										
100		Simpson DTT1Z	6	EA	0%	6	\$ 8.25	\$ 6.75	\$ 90	
101	S-100	HDU2 As; - Anchor: SB 5/8x24 - Alt. Embed.: (5/8") Rod 18" Embedded	5	EA	0%	5	\$ 30.00	\$ 40.60	\$ 353	
102		HDU4 As; - Anchor: SB 5/8x24 - Alt. Embed.: (5/8") Rod 18" Embedded	6	EA	0%	6	\$ 30.00	\$ 40.60	\$ 424	
103		HDU5 As; - Anchor: SB 5/8x24 - Alt. Embed.: (5/8") Rod 18" Embedded	2	EA	0%	2	\$ 30.00	\$ 40.60	\$ 141	
<b>High Roof Framing</b>										
104	S-201	W8x18 Steel Column W/ (3/4") Thick Top Plate	432	LBS	5%	454	\$ 1.58	\$ 2.93	\$ 2,041	
105		3/4"x6"x14" Thick Base Plate (2 EA)	36	LBS	5%	38	\$ 1.58	\$ 2.93	\$ 170	
<b>Misc.</b>										
106	A2.2	(3'-6") High Deck Railing As; - Cap: (3x8) Douglas Fir - Panel: 2" Metal Mesh Fabric In Wood Frame - 6x6 DF Guard Posts	72	LF	5%	76	\$ 35.72	\$ 58.28	\$ 7,106	
107		(3'-6") High Deck Railing As; - Cap: (3x8) Douglas Fir - Panel: 2" Metal Mesh Fabric In Wood Frame - 6x6 DF Guard Posts	6	LF	5%	6	\$ 35.72	\$ 58.28	\$ 592	
108		Stair Railing As; - Wood Top Cap W/ Steel Pre-Fabricated Balusters	58	LF	5%	61	\$ 32.68	\$ 53.32	\$ 5,237	
<b>Subtotal (Metals)</b>										<b>\$16,155</b>
<b>DIVISION 06 - WOOD, PLASTIC &amp; COMPOSITES</b>										
<b>Floor Framing</b>										
109	S-100	(6x6) P.T. Posts	18	LF	5%	19	\$ 6.65	\$ 12.35	\$ 359	
110		(2x6) P.T. Sill Plate	42	LF	5%	44	\$ 2.03	\$ 3.77	\$ 256	
111		(6x10) Dropped Beam	7	LF	5%	7	\$ 9.92	\$ 21.08	\$ 228	
112		(6x12) Beams	28	LF	5%	29	\$ 12.00	\$ 25.50	\$ 1,103	
113		(4x12) Stringers	6	LF	5%	6	\$ 7.56	\$ 14.04	\$ 136	
114		(6x12) Stringers	12	LF	5%	13	\$ 12.00	\$ 25.50	\$ 473	
115		(4x12) Stair Treads & TA10Z Angle	48	LF	5%	50	\$ 7.56	\$ 14.04	\$ 1,089	
116		(1-3/4"x9-1/2") LVL Ledger Board W/ (3)-(1/4"x4-1/2") SDS @ 16" O.C. into Rim	22	LF	5%	23	\$ 4.53	\$ 8.23	\$ 295	
117		(3x10) P.T. Deck Ledger W/ (2)-1/4"x6" SDS @ 16" O.C. Screws	32	LF	5%	34	\$ 3.92	\$ 7.28	\$ 376	
118		(9-1/2") TJI 230 @ 16" O.C. Floor Joists	163	LF	5%	171	\$ 2.94	\$ 5.46	\$ 1,438	
119		(4x10) Deck Joists @ 24" O.C. - Sister Joists W/ (8)-(1/4x6") SDS Screws	106	LF	5%	111	\$ 5.46	\$ 10.14	\$ 1,736	
120		(4x10) Deck Joists @ 16" O.C.	45	LF	5%	47	\$ 5.46	\$ 10.14	\$ 737	
121		(3/4") Tongue & Groove APA Rated Floor Sheathing	230	SF	5%	242	\$ 1.12	\$ 2.08	\$ 773	
122		(2x6) "Trex" Decking	749	SF	5%	786	\$ 8.57	\$ 15.92	\$ 19,267	
<b>Low Roof Framing</b>										
123	S-200	(2x6) Post	24	LF	5%	25	\$ 1.93	\$ 3.58	\$ 139	
124		(2x6) Post	38	LF	5%	40	\$ 1.93	\$ 3.58	\$ 219	
125		(6x6) P.T. Posts	16	LF	5%	17	\$ 6.65	\$ 12.35	\$ 319	
126		(5-1/4"x5-1/4") PSL Posts	40	LF	5%	42	\$ 8.24	\$ 20.40	\$ 1,203	
127		(6x8) Headers	4	LF	5%	4	\$ 8.93	\$ 16.58	\$ 107	
128		(6x12) Headers	36	LF	5%	38	\$ 12.00	\$ 25.50	\$ 1,418	
129		(6x12) Dropped Beam	10	LF	5%	11	\$ 12.00	\$ 25.50	\$ 394	
130		(5-1/2"x10-1/2") Glued Laminated Beam (GLB)	10	LF	5%	11	\$ 8.80	\$ 25.12	\$ 356	
131		(5-1/2"x12") Glued Laminated Beam (GLB)	13	LF	5%	14	\$ 10.15	\$ 28.72	\$ 531	
132		(6-3/4"x12") Glued Laminated Beam	15	LF	5%	16	\$ 17.60	\$ 46.48	\$ 1,009	
133		(6x16) SEL Beam	16	LF	5%	17	\$ 17.92	\$ 38.08	\$ 941	
134		(2x12) Ledger Board W/ (3)-1/4"x4-1/2" SDS Screws	43	LF	5%	45	\$ 3.43	\$ 6.37	\$ 442	
135		(2x14) Ledger Board W/ (4)-1/4"x4-1/2" SDS Screws @ 8" O.C.	11	LF	5%	12	\$ 4.34	\$ 8.06	\$ 143	
136		(6x12) Outlookers	5	LF	5%	5	\$ 12.00	\$ 25.50	\$ 197	
137		DBL Joist or (4x12) Beam	12	LF	5%	13	\$ 7.56	\$ 14.04	\$ 272	
138		(2x12) Roof Rafters @ 16" O.C.	800	LF	5%	840	\$ 3.43	\$ 6.37	\$ 8,232	
139		(5/8") APA Rated Roof Sheathing	800	SF	5%	840	\$ 1.12	\$ 2.08	\$ 2,688	
<b>High Roof Framing</b>										
140	S-201	(6x8) Headers	4	LF	5%	4	\$ 8.93	\$ 16.58	\$ 107	
<b>Entry Level Floor</b>										
141	A2.2	(6'-0") Wide Wooden Stairs @ Outdoor living As; - (0'-8"x6'-0") Riser @ 3 EA - (0'-10"x6'-0") Tread @ 2 EA	1	EA	5%	1	\$ 580.00	\$ 870.00	\$ 1,523	
142		(6'-2") Wide Wooden Stairs As; - (0'-7"x6'-2") Risers @ 5 EA - (0'-10"x6'-2") Risers @ 5 EA	1	EA	5%	1	\$ 960.00	\$ 1,440.00	\$ 2,520	
<b>Shear Walls</b>										
143		(15/32) Plywood Sheathing	288	SF	5%	302	\$ 1.12	\$ 2.08	\$ 968	
<b>Subtotal (Wood &amp; Plastic Composites)</b>										<b>\$51,992</b>

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<b>DIVISION 07 - THERMAL &amp; MOISTURE PROTECTION</b>											
<b>Roofing</b>											
144		Asphalt Composition Shingle Roofing As; - B.O.D. Certaineed Landmark TL Shingles - Moire Black Color	3130	SF	5%	3287	\$ 4.44	\$ 2.96	\$ 24,320		
145		Standing Seam Metal Roofing As; - B.O.D. MetalSales MagnaLoc180 24 ga. - Arcylic Coated Galvalume - 16"W Flat Pan Panels W/ (2")H Seams - Mette Black Color	572	SF	5%	601	\$ 6.80	\$ 10.20	\$ 10,210		
146	A-2.6	Roof Batt Insulation - Assumed	225	SF	5%	236	\$ 0.84	\$ 1.56	\$ 567		
147		Metal Chimney Cap	1	EA	0%	1	\$ 840.00	\$ 1,560.00	\$ 2,400		
148		Roof Ridge	80	LF	5%	84	\$ 5.60	\$ 10.40	\$ 1,344		
149		(2x8) Wood Fascia W/ (2x) Blocking	437	LF	5%	459	\$ 2.52	\$ 4.68	\$ 3,304		
150		(2x4) Cedar Shingle Mould	437	LF	5%	459	\$ 1.93	\$ 3.58	\$ 2,524		
151		(2") Hemmed Drip Edge Flashing	437	LF	5%	459	\$ 2.28	\$ 4.23	\$ 2,983		
152		(9") Ice & Water Shield Underlayment	400	SF	5%	420	\$ 1.12	\$ 2.08	\$ 1,344		
153		Valley Flashing	24	LF	5%	25	\$ 5.60	\$ 10.40	\$ 403		
154		Gutter	219	LF	5%	230	\$ 4.73	\$ 8.78	\$ 3,104		
155		Downspouts	256	LF	5%	269	\$ 3.85	\$ 7.15	\$ 2,957		
<b>Exterior Finishes</b>											
156	A3.1 A3.2 A3.3 A3.4	Horizontal Wood Siding - x8 Clear Cedar Siding (Shiplapped, Nickel Gapped)	412	SF	5%	433	\$ 3.09	\$ 7.03	\$ 4,378		
157		Horizontal Wood Siding (x8 Rustic Pine To Match Existing)	243	SF	5%	255	\$ 3.09	\$ 7.03	\$ 2,582		
158		Metal Siding (Steel Plate W/ Exposed Fasteners)	76	SF	5%	80	\$ 3.85	\$ 6.40	\$ 818		
159		Siding @ Fire Place Elevtaion	68	SF	5%	71	\$ 3.09	\$ 7.03	\$ 723		
160		Exposed Concrete (Benjamin Moore Concrete Paint)	14	SF	5%	15	\$ 2.24	\$ 0.96	\$ 47		
161		Corner Trim	206	LF	5%	216	\$ 2.98	\$ 5.53	\$ 1,839		
162		(5") Opening Trim	84	LF	5%	88	\$ 2.28	\$ 4.23	\$ 573		
163		(6") Opening Trim	36	LF	5%	38	\$ 2.28	\$ 4.23	\$ 246		
164		Foundation Vent	7	EA	5%	7	\$ 36.00	\$ 44.00	\$ 588		
<b>Subtotal (Thermal &amp; Moisture Protection)</b>										<b>\$67,253</b>	
<b>DIVISION 08 - OPENINGS</b>											
<b>Doors</b>											
165	A2.2 A2.4	"A" (3'-0"x6'-8") Clear Cedar Entry Door W/ Frame - MFR: Custom	1	EA	0%	1	\$ 420.00	\$ 785.00	\$ 1,205		
166		"B" (3'-6"x7'-0") Alder Door W/ Steel Plate Panel W/ Frame	1	EA	0%	1	\$ 520.00	\$ 960.00	\$ 1,480		
167		"C" (5'-0"x6'-8") Aluminum Clad Wood Door W/ Frame	1	EA	0%	1	\$ 520.00	\$ 980.00	\$ 1,500		
168		"D" (3'-0"x6'-8") Aluminum Clad Wood Door W/ Frame	1	EA	0%	1	\$ 320.00	\$ 590.00	\$ 910		
169		(2'-8"x6'-8") Wood Door W/ Frame (Installation Only)	1	EA	0%	1	\$ 270.00	\$ -	\$ 270		
170		(2'-6"x6'-8") Wood Door W/ Frame (Installation Only)	2	EA	0%	2	\$ 270.00	\$ -	\$ 540		
171		(2'-10"x6'-8") Wood Door W/ Frame (Installation Only)	1	EA	0%	1	\$ 290.00	\$ -	\$ 290		
172		(3'-10"x3'-0") Under Deck Access Gate	1	EA	0%	1	\$ 180.00	\$ 340.00	\$ 520		
<b>Doors Hardware</b>											
173		Standard Doors Hardware	9	EA	0%	9	\$ 95.00	\$ 155.00	\$ 2,250		
<b>Windows</b>											
174		"01" (6'-8"x3'-8") Fixed Glass Window	1	EA	0%	1	\$ 590.00	\$ 1,082.00	\$ 1,672		
175		"03" (6'-0"x3'-0") Glass Window	1	EA	0%	1	\$ 430.00	\$ 796.00	\$ 1,226		
176		"05" (7'-0"x2'-0") Fixed Glass Windows W/ Operable Sliders	1	EA	0%	1	\$ 335.00	\$ 619.00	\$ 954		
177		"07" (9'-0"x5'-0") Fixed Glass Window	1	EA	0%	1	\$ 1,070.00	\$ 1,989.00	\$ 3,059		
178		"09" (3'-0"x5'-0") Glass Window	1	EA	0%	1	\$ 360.00	\$ 663.00	\$ 1,023		
179		"11" (3'-0"x5'-0") Glass Window	1	EA	0%	1	\$ 360.00	\$ 663.00	\$ 1,023		
180	"13" (1'-8"x6'-8") Fixed Window W/ Safety Glazing	1	EA	0%	1	\$ 320.00	\$ 590.00	\$ 910			
181	"21" (5'-0"x4'-0") Glass Window W/ Operable Slider	1	EA	0%	1	\$ 475.00	\$ 884.00	\$ 1,359			
<b>Subtotal (Openings)</b>										<b>\$20,191</b>	
<b>DIVISION 09 - FINISHES</b>											
<b>Entry Level Floor</b>											
<b>Walls</b>											
<b>(2x6) Exterior Stud Wall (24 LF, 7'-4" H)</b>											
182		(15/32) Plywood Sheathing	176	SF	5%	185	\$ 1.12	\$ 2.08	\$ 591		
183		(5/8") Gypsum Board	176	SF	5%	185	\$ 0.81	\$ 1.51	\$ 429		
184		(2x6) Wood Studs @ 16" O.C.	176	SF	5%	185	\$ 1.79	\$ 3.32	\$ 942		
185		(2x6) Top Plate	48	LF	5%	50	\$ 1.89	\$ 3.51	\$ 272		
186		(2x6) Pressure Treated Sill Plate	24	LF	5%	25	\$ 2.03	\$ 3.77	\$ 146		
187		Infiltration Barrier	176	SF	5%	185	\$ 1.26	\$ 0.84	\$ 388		
188		Spray-Applied Plastic Foam Insulation	176	SF	5%	185	\$ 0.84	\$ 1.31	\$ 397		
189		Sealant	48	LF	5%	50	\$ 1.20	\$ 0.47	\$ 84		
<b>(2x6) Exterior Stud Wall (12 LF, 9'-0" H)</b>											
190		(15/32) Plywood Sheathing	108	SF	5%	113	\$ 1.12	\$ 2.08	\$ 363		
191		(5/8") Gypsum Board	108	SF	5%	113	\$ 0.81	\$ 1.51	\$ 263		
192		(2x6) Wood Studs @ 16" O.C.	108	SF	5%	113	\$ 1.79	\$ 3.32	\$ 578		
193		(2x6) Top Plate	24	LF	5%	25	\$ 1.89	\$ 3.51	\$ 136		
194		(2x6) Pressure Treated Sill Plate	12	LF	5%	13	\$ 2.03	\$ 3.77	\$ 73		
195		Infiltration Barrier	108	SF	5%	113	\$ 1.26	\$ 0.84	\$ 238		
196		Spray-Applied Plastic Foam Insulation	108	SF	5%	113	\$ 0.84	\$ 1.31	\$ 244		
197		Sealant	24	LF	5%	25	\$ 1.20	\$ 0.47	\$ 42		
<b>(2x6) Exterior Stud Wall (66 LF, 8'-0" H)</b>											
198		(15/32) Plywood Sheathing	568	SF	5%	596	\$ 1.12	\$ 2.08	\$ 1,908		

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199		(5/8") Gypsum Board	528	SF	5%	554	\$ 0.81	\$ 1.51	\$ 1,286	
200		(2x6) Wood Studs @ 16" O.C.	528	SF	5%	554	\$ 1.79	\$ 3.32	\$ 2,827	
201		(2x6) Top & Bottom Plates	198	LF	5%	208	\$ 1.89	\$ 3.51	\$ 1,123	
202		Infiltration Barrier	528	SF	5%	554	\$ 1.26	\$ 0.84	\$ 1,164	
203		Spray-Applied Plastic Foam Insulation	528	SF	5%	554	\$ 0.84	\$ 1.31	\$ 1,193	
204		Sealant	132	LF	5%	139	\$ 1.20	\$ 0.47	\$ 231	
		<b>(2x6) Pressure Treated Stud Wall (28 LF, 2'-6" H)</b>								
205		(15/32) Plywood Sheathing	70	SF	5%	74	\$ 1.12	\$ 2.08	\$ 235	
206		(2x6) Pressure Treated Wood Studs @ 16" O.C.	70	SF	5%	74	\$ 1.96	\$ 3.64	\$ 412	
207		(2x6) Top Plate	56	LF	5%	59	\$ 1.89	\$ 3.51	\$ 318	
208		(2x6) Pressure Treated Sill Plate	28	LF	5%	29	\$ 2.03	\$ 3.77	\$ 171	
209		Infiltration Barrier	70	SF	5%	74	\$ 1.26	\$ 0.84	\$ 154	
210		Spray-Applied Plastic Foam Insulation	70	SF	5%	74	\$ 0.84	\$ 1.31	\$ 158	
211		Sealant	56	LF	5%	59	\$ 1.20	\$ 0.47	\$ 98	
		<b>(2x6) Interior Stud Wall (7 LF, 11'-0" H)</b>								
212		(5/8") Gypsum Board	154	SF	5%	162	\$ 0.81	\$ 1.51	\$ 375	
213		(2x6) Wood Studs @ 16" O.C.	77	SF	5%	81	\$ 1.79	\$ 3.32	\$ 412	
214		(2x6) Top & Bottom Plates	21	LF	5%	22	\$ 1.89	\$ 3.51	\$ 119	
215		R-19 Batt Insulation	77	SF	5%	81	\$ 0.84	\$ 1.56	\$ 194	



PROJECT ID:|

SCOPE:|Everything

Date: 3/27/2024

ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	WSTG	QUANTITY W/ WASTAGE	UNIT COST (Labor)	UNIT COST (Material)	TOTAL COST (Labor + Material)	TRADE COST
<b>DIVISION 22 - PLUMBING</b>										
272		Water Closet (Installation Only)	2	EA	0%	2	\$ 280.00	\$ -	\$ 560	
273		Vanity Sink (Installation Only)	1	EA	0%	1	\$ 240.00	\$ -	\$ 240	
274		Vanity Sink W/ Faucets	2	EA	0%	2	\$ 234.50	\$ 435.50	\$ 1,340	
275		Bath Tub	1	EA	0%	1	\$ 507.50	\$ 942.50	\$ 1,450	



PROJECT ID:

SCOPE: Everything

Date: 3/27/2024

ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	WSTG	QUANTITY W/ WASTAGE	UNIT COST (Labor)	UNIT COST (Material)	TOTAL COST (Labor + Material)	TRADE COST
276		Laundry Sink	1	EA	0%	1	\$ 189.00	\$ 351.00	\$ 540	
277		Kitchen Sink	1	EA	0%	1	\$ 238.00	\$ 442.00	\$ 680	
278		Prep Sink	1	EA	0%	1	\$ 189.00	\$ 351.00	\$ 540	
279		Plumbing Piping & Fitting Allowance	2690	SF	0%	2690	\$ 1.58	\$ 2.93	\$ 12,105	
<b>Subtotal (Plumbing)</b>										<b>\$17,455</b>
<b>DIVISION 23 - HEATING, VENTILATING &amp; AIR-CONDITIONING</b>										
280	A2.2	HVAC System Allowance @ Addition	225	SF	0%	225	\$ 7.35	\$ 13.65	\$ 4,725	
<b>Subtotal (Heating, Ventilating &amp; Air-Conditioning)</b>										<b>\$4,725</b>
<b>DIVISION 26 - ELECTRICAL</b>										
<b>Entry Level</b>										
<b>Lighting</b>										
281		Light Through Trim LED Uplight Strip (4") Recessed Can Manufacturer: DMF	42	LF	5%	44	\$ 12.60	\$ 22.40	\$ 1,544	
282		Model: M4-NC-R-S-DRD2M-15-9-27-FL-O-M4T-R-S-BK	28	EA	0%	28	\$ 42.00	\$ 98.90	\$ 3,945	
283		Sconce Light	28	EA	0%	28	\$ 54.00	\$ 149.50	\$ 5,698	
284		Exhaust Fan Manufacturer: Panasonic Model: FV-0511VQC1	2	EA	0%	2	\$ 92.00	\$ 236.50	\$ 657	
285		Ceiling Fan	1	EA	0%	1	\$ 96.00	\$ 166.40	\$ 262	
286		Ceiling Fan Installation Only	1	EA	0%	1	\$ 110.00	\$ -	\$ 110	
<b>Power</b>										
287		Duplex Receptacle	31	EA	0%	31	\$ 11.52	\$ 20.48	\$ 992	
288		Duplex W/ USB Support	1	EA	0%	1	\$ 12.60	\$ 22.40	\$ 35	
289		GFCI Receptacle	5	EA	0%	5	\$ 13.68	\$ 24.32	\$ 190	
290		Weather Proof GFCI Receptacle	7	EA	0%	7	\$ 16.56	\$ 29.44	\$ 322	
291		220A Weather Proof GFCI Receptacle	1	EA	0%	1	\$ 16.56	\$ 29.44	\$ 46	
292		GFCI Receptacle W/ USB Receptacle	5	EA	0%	5	\$ 16.56	\$ 29.44	\$ 230	
293		Single Pole Switch	12	EA	0%	12	\$ 9.00	\$ 16.00	\$ 300	
294		Emergency Single Pole Switch	2	EA	0%	2	\$ 9.00	\$ 16.00	\$ 50	
295		Multiple Pole Switch	20	EA	0%	20	\$ 11.52	\$ 20.48	\$ 640	
296		Gas Detector	2	EA	0%	2	\$ 57.60	\$ 102.40	\$ 320	
297		Directional Monopoint	5	EA	0%	5	\$ 54.00	\$ 132.00	\$ 930	
298		In Floor Duplex Receptacle	2	EA	0%	2	\$ 18.72	\$ 33.28	\$ 104	
299		Switched Half Hot Duplex	2	EA	0%	2	\$ 16.56	\$ 29.44	\$ 92	
300		Smoke Carbon Monoxide Detector	2	EA	0%	2	\$ 52.20	\$ 92.80	\$ 290	
301		Telephone/ Data Outlet	1	EA	0%	1	\$ 12.60	\$ 22.40	\$ 35	
302		Photocell	1	EA	0%	1	\$ 30.24	\$ 53.76	\$ 84	
303		Quadplex Receptacle	1	EA	0%	1	\$ 18.72	\$ 33.28	\$ 52	
304		Humidistat	1	EA	0%	1	\$ 38.50	\$ 71.50	\$ 110	
305		220V Receptacle	1	EA	0%	1	\$ 18.72	\$ 33.28	\$ 52	
306		Push Button Switch	3	EA	0%	3	\$ 19.80	\$ 35.20	\$ 165	
307		26KW Standby Generator	1	EA	0%	1	\$ 2,100.00	\$ 8,395.00	\$ 10,495	
308		Electrical Wiring & Conduit Allowances	2660	SF	0%	2660	\$ 0.86	\$ 1.54	\$ 6,384	
<b>Upper Level</b>										
309		Ceiling Fan	3	EA	0%	3	\$ 96.00	\$ 166.40	\$ 787	
310		Ceiling Fan Installation Only	1	EA	0%	1	\$ 110.00	\$ -	\$ 110	
311		GFCI Receptacle	2	EA	0%	2	\$ 16.56	\$ 29.44	\$ 92	
312		Weather Proof GFCI Receptacle	1	EA	0%	1	\$ 18.72	\$ 33.28	\$ 52	
313		Single Pole Switch	3	EA	0%	3	\$ 9.00	\$ 16.00	\$ 75	
314		Duplex W/ USB Support	2	EA	0%	2	\$ 12.60	\$ 22.40	\$ 70	
315		Electrical Wiring & Conduit Allowances	1314	SF	0%	1314	\$ 0.86	\$ 1.54	\$ 3,154	
<b>Subtotal (Electrical)</b>										<b>\$38,474</b>
<b>SUBTOTAL</b>										
<b>OVERHEAD</b>										
<b>INSURANCE</b>										
<b>CONTINGENCY</b>										
<b>TOTAL BASE BID</b>										<b>\$610,043.74</b>

**Note:**

The above quote is only for the scope of works & items listed above. Anything not mentioned is assumed to be excluded.  
Prices can vary depending upon field circumstance's.