

7	A0800	4" Thick concrete slab on grade	2,295	5%	2,410	sf	\$ 9.0	\$ 8,676.0	\$ 13,014.0	\$ 21,690	
		METAL									\$ 14,355
8	A0310	Wood framed stainless steel cable rail	94	5%	99	lf	\$ 145.0	\$ 5,742.0	\$ 8,613.0	\$ 14,355	
		WOOD, PLASTICS & COMPOSITES									\$ 163,304
		Floor joist									
9	A0802	2 x 6 Floor joist @ 24" o.c	128	5%	135	sf	\$ 12.0	\$ 648.0	\$ 972.0	\$ 1,620	
10	A0802	2 x 10 Floor joist @ 18" o.c	30	5%	32	sf	\$ 20.0	\$ 256.0	\$ 384.0	\$ 640	
11	A0801	2x10 Floor joist @ 24" o.c	598	5%	628	sf	\$ 20.0	\$ 5,024.0	\$ 7,536.0	\$ 12,560	
12	A0801-A0802	2 x 12 Floor joist @ 24" o.c	2,048	5%	2,151	sf	\$ 26.0	\$ 22,370.4	\$ 33,555.6	\$ 55,926	
		Roof rafter									
13	A0803	2 x 6 Roof rafter @ 24" o.c	565	5%	594	sf	\$ 12.0	\$ 2,851.2	\$ 4,276.8	\$ 7,128	
13	A0803	2 x 12 Roof rafter @ 24" o.c	1116	5%	1,172	sf	\$ 24.0	\$ 11,251.2	\$ 16,876.8	\$ 28,128	
10	A0803	2 x 10 Roof rafter @ 24" o.c	256	5%	269	sf	\$ 20.0	\$ 2,152.0	\$ 3,228.0	\$ 5,380	
		Beam									
14	A0801-A0803	3.125 x 12 Beam	125	5%	132	lf	\$ 24.0	\$ 1,267.2	\$ 1,900.8	\$ 3,168	
14	A0801-A0802	5.125 x 15 Beam	43	5%	46	lf	\$ 30.0	\$ 552.0	\$ 828.0	\$ 1,380	
15	A0802	5.125 x 12 Beam	25	5%	27	lf	\$ 36.0	\$ 388.8	\$ 583.2	\$ 972	
		Post									
16	A0801-A0802	6 x 6 Post	164	5%	173	lf	\$ 20.0	\$ 1,384.0	\$ 2,076.0	\$ 3,460	

ITEM #	DRAWING REFERENCE	DESCRIPTION	QTY.	FT	QTY. W/ FT	UNIT	UNIT COST	TOTAL LABOR	TOTAL MATERIAL	ITEM COST	TRADE COST
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16	800-A0801-A08	8 x 8 Post	39	5%	41	lf	\$ 28.0	\$ 459.2	\$ 688.8	\$ 1,148	
		Header									
17	A0101-A0102	Header	54	5%	57	lf	\$ 22.0	\$ 501.6	\$ 752.4	\$ 1,254	
17	A0101	Base cabinet	11	5%	12	lf	\$ 300.0	\$ 1,440.0	\$ 2,160.0	\$ 3,600	
18	A0101	Upper cabinet	11	5%	12	lf	\$ 300.0	\$ 1,440.0	\$ 2,160.0	\$ 3,600	
18	A0101	Shelves	54	5%	57	sf	\$ 45.0	\$ 1,026.0	\$ 1,539.0	\$ 2,565	
19	A0100	Wood framed guard rail	119	5%	125	lf	\$ 165.0	\$ 8,250.0	\$ 12,375.0	\$ 20,625	
19	A0100	Stair	29	0%	29	riser	\$ 350.0	\$ 4,060.0	\$ 6,090.0	\$ 10,150	
		THERMAL & MOISTURE PROTECTION									\$ 154,397
20	A0800	Water proofing sheating for slab	2,295	5%	2,410	sf	\$ 0.8	\$ 771.2	\$ 1,156.8	\$ 1,928	
21	A0800	Water proofing sheating for wall footing	448	5%	471	sf	\$ 0.8	\$ 150.7	\$ 226.1	\$ 377	
22	A0800	Water proofing sheating for column footing	32	5%	34	sf	\$ 0.8	\$ 10.9	\$ 16.3	\$ 27	
23	A0800	Tyvek paper for concrete wall	2,251	5%	2,364	sf	\$ 1.0	\$ 945.6	\$ 1,418.4	\$ 2,364	
		Exterior									
24	A0310	1x12 fascia	289	5%	304	lf	\$ 18.0	\$ 2,188.8	\$ 3,283.2	\$ 5,472	
25	A0310	Fiber cement wall panel	2,243	5%	2,356	sf	\$ 18.0	\$ 16,963.2	\$ 25,444.8	\$ 42,408	
26	A0310	Exposed fastener corrugated aluminum wall panels	1,790	5%	1,880	sf	\$ 28.0	\$ 21,056.0	\$ 31,584.0	\$ 52,640	
		Roof									

27	A0105	Roof shingles	2,924	5%	3,071	sf	\$ 9.0	\$ 11,055.6	\$ 16,583.4	\$ 27,639
28	A0105	Tyvek paper	2,924	5%	3,071	sf	\$ 1.0	\$ 1,228.4	\$ 1,842.6	\$ 3,071
29	A0105	Gutter	345	5%	363	sf	\$ 15.0	\$ 2,178.0	\$ 3,267.0	\$ 5,445
30	A0105	Downspot	11	5%	12	sf	\$ 18.0	\$ 86.4	\$ 129.6	\$ 216
31	A0100	Wood deck	762	5%	801	sf	\$ 10.0	\$ 3,204.0	\$ 4,806.0	\$ 8,010
32	A0100	Wood burning fireplace	1	0%	1	ea	\$ 4,800.0	\$ 1,920.0	\$ 2,880.0	\$ 4,800
OPENINGS										\$ 47,710
Doors										
33	A0100	2'-4'x6'-8" door	3	0%	3	ea	\$ 700.0	\$ 840.0	\$ 1,260.0	\$ 2,100
34	A0100	3'-0'x6'-8" door	19	0%	19	ea	\$ 900.0	\$ 6,840.0	\$ 10,260.0	\$ 17,100
35	A0100	15'x6' garage door	1	0%	1	ea	\$ 2,200.0	\$ 880.0	\$ 1,320.0	\$ 2,200
Windows										
36	A0310	1'-0"x7'-6" window	1	0%	1	ea	\$ 400.0	\$ 160.0	\$ 240.0	\$ 400
37	A0310	2'-0"x6'-0" window	2	0%	2	ea	\$ 550.0	\$ 440.0	\$ 660.0	\$ 1,100
38	A0310	2'-6"x6'-10" window	3	0%	3	ea	\$ 600.0	\$ 720.0	\$ 1,080.0	\$ 1,800
39	A0310	3'-6"x6'-10" window	1	0%	1	ea	\$ 700.0	\$ 280.0	\$ 420.0	\$ 700
40	A0310	4'-0"x3'-8" window	3	0%	3	ea	\$ 575.0	\$ 690.0	\$ 1,035.0	\$ 1,725
41	A0310	4'-0"x4'-0" window	1	0%	1	ea	\$ 725.0	\$ 290.0	\$ 435.0	\$ 725
42	A0310	4'-0"x6'-0" window	2	0%	2	ea	\$ 1,020.0	\$ 816.0	\$ 1,224.0	\$ 2,040

55	A0100	6" studs @16" o.c	1,229	5%	1,290	sf	\$ 4.0	\$ 2,064.0	\$ 3,096.0	\$ 5,160
56	A0100	5/8" gypsum board on both side	2,458	5%	2,581	sf	\$ 3.0	\$ 3,097.2	\$ 4,645.8	\$ 7,743
57	A0100	R-13 Insulation	1,229	5%	1,290	sf	\$ 2.0	\$ 1,032.0	\$ 1,548.0	\$ 2,580
58	A0100	Acoustical sealent	508	5%	534	lf	\$ 1.0	\$ 213.6	\$ 320.4	\$ 534
		2x6 exterior wall								
59	A0100	6" studs @16" o.c	4,056	5%	4,259	sf	\$ 4.0	\$ 6,814.4	\$ 10,221.6	\$ 17,036
60	A0100	5/8" gypsum board on one side	4,056	5%	4,259	sf	\$ 3.0	\$ 5,110.8	\$ 7,666.2	\$ 12,777
61	A0100	R-13 Insulation	4,056	5%	4,259	sf	\$ 2.0	\$ 3,407.2	\$ 5,110.8	\$ 8,518
62	A0100	Acoustical sealent	1,740	5%	1,827	lf	\$ 1.0	\$ 730.8	\$ 1,096.2	\$ 1,827
		2x8 exterior wall								
63	A0100	6" studs @16" o.c	322	5%	338	sf	\$ 4.0	\$ 540.8	\$ 811.2	\$ 1,352
64	A0100	5/8" gypsum board on one side	636	5%	668	sf	\$ 3.0	\$ 801.6	\$ 1,202.4	\$ 2,004
65	A0100	R-13 Insulation	322	5%	338	sf	\$ 2.0	\$ 270.4	\$ 405.6	\$ 676
66	A0100	Acoustical sealent	132	5%	139	lf	\$ 1.0	\$ 55.6	\$ 83.4	\$ 139
		Flooring								
67	A0101	Wood floor	1,883	5%	1,978	sf	\$ 10.0	\$ 7,912.0	\$ 11,868.0	\$ 19,780
68	A0101	Hard wood floor	33	5%	35	sf	\$ 12.0	\$ 168.0	\$ 252.0	\$ 420
69	A0101	Sealed concrete flooring	2,094	5%	2,199	sf	\$ 3.0	\$ 2,638.8	\$ 3,958.2	\$ 6,597
70	A0101	Tile floor	260	5%	273	sf	\$ 10.0	\$ 1,092.0	\$ 1,638.0	\$ 2,730

		Base										
71	A0100	Wood base	1,154	5%	1,212	lf	\$ 6.0	\$ 2,908.8	\$ 4,363.2	\$ 7,272		
72	A0100	Tiles on walls	918	5%	964	sf	\$ 12.0	\$ 4,627.2	\$ 6,940.8	\$ 11,568		
		Ceiling										
73	A0710	Gypsum board ceiling	2,532	5%	2,659	sf	\$ 7.0	\$ 7,445.2	\$ 11,167.8	\$ 18,613		
74	A0710	T&G ceiling	836	5%	878	sf	\$ 10.0	\$ 3,512.0	\$ 5,268.0	\$ 8,780		
		Paint										
75	A0102	Paint on walls	10,813	5%	11,354	sf	\$ 2.5	\$ 11,354.0	\$ 17,031.0	\$ 28,385		
76	A0710	Paint on ceiling	3,368	5%	3,537	sf	\$ 3.0	\$ 4,244.4	\$ 6,366.6	\$ 10,611		
		FURNISHING										\$ 9,910
77	A0101	Countertop	24	5%	26	lf	\$ 145.0	\$ 1,508.0	\$ 2,262.0	\$ 3,770		
78	A0101	Kitchen island	1	0%	1	ea	\$ 3,500.0	\$ 1,400.0	\$ 2,100.0	\$ 3,500		
79	A0101	Vanity top	15	5%	16	lf	\$ 165.0	\$ 1,056.0	\$ 1,584.0	\$ 2,640		
		SPECIALITIES										\$ 3,800
80	A0102	Toilet seat cover dispenser	4	0%	4	ea	\$ 200.0	\$ 320.0	\$ 480.0	\$ 800		

ITEM #	DRAWING REFERENCE	DESCRIPTION	QTY.	FT	QTY. W/ FT	UNIT	UNIT COST	TOTAL LABOR	TOTAL MATERIAL	ITEM COST	TRADE COST
81	A0102	Toilet paper dispenser	4	0%	4	ea	\$ 150.0	\$ 240.0	\$ 360.0	\$ 600	
82	A0102	Soap dispenser	6	0%	6	ea	\$ 100.0	\$ 240.0	\$ 360.0	\$ 600	

83	A0102	Mirror	6	0%	6	ea	\$ 300.0	\$ 720.0	\$ 1,080.0	\$ 1,800	
		ELECTRICAL									\$ 26,880
		Lighting items									
84	E0100	Carbon monoxide detector	3	0%	3	ea	\$ 350.0	\$ 420.0	\$ 630.0	\$ 1,050	
85	E0100	Ceiling fan	3	0%	3	ea	\$ 450.0	\$ 540.0	\$ 810.0	\$ 1,350	
86	E0100	Smoke detector	6	0%	6	ea	\$ 300.0	\$ 720.0	\$ 1,080.0	\$ 1,800	
87	E0100	Lighting fixture with junction box	36	0%	36	ea	\$ 250.0	\$ 3,600.0	\$ 5,400.0	\$ 9,000	
88	E0100	Lighting fixture with junction box, ceiling mounted	4	0%	4	ea	\$ 300.0	\$ 480.0	\$ 720.0	\$ 1,200	
		Power items									
89	E0100	Duplex outlet	29	0%	29	ea	\$ 100.0	\$ 1,160.0	\$ 1,740.0	\$ 2,900	
90	E0100	Duplex outlet, GFCI	2	0%	2	ea	\$ 125.0	\$ 100.0	\$ 150.0	\$ 250	
91	E0100	Duplex outlet, half switch	13	0%	13	ea	\$ 110.0	\$ 572.0	\$ 858.0	\$ 1,430	
92	E0100	Garage door opener	1	0%	1	ea	\$ 200.0	\$ 80.0	\$ 120.0	\$ 200	
93	E0100	Switch	35	0%	35	ea	\$ 100.0	\$ 1,400.0	\$ 2,100.0	\$ 3,500	
		Misc.									
94	E0100	Electrical wiring	1	5%	1	ls	\$ 4,000.0	\$ 1,680.0	\$ 2,520.0	\$ 4,200	
		PLUMBING									\$ 33,365
		Cold water pipe									
95	P0100	1-1/4" Cold water pipe	20	5%	21	lf	\$ 25.0	\$ 210.0	\$ 315.0	\$ 525	

96	P0100	1/2" Domestic cold water pipe	60	5%	63	lf	\$ 12.0	\$ 302.4	\$ 453.6	\$ 756
97	P0100	3/4" Domestic cold water pipe	60	5%	63	lf	\$ 18.0	\$ 453.6	\$ 680.4	\$ 1,134
		Hot water pipe								
98	P0100	1/2" Domestic hot water pipe	60	5%	63	lf	\$ 12.0	\$ 302.4	\$ 453.6	\$ 756
99	P0100	3/4" Domestic hot water pipe	60	5%	63	lf	\$ 18.0	\$ 453.6	\$ 680.4	\$ 1,134
		Sanitary pipe								
100	P0100	2" Sanitary pipe	27	5%	28	lf	\$ 33.0	\$ 374.2	\$ 561.3	\$ 936
101	P0100	3" Sanitary pipe	33	5%	35	lf	\$ 45.0	\$ 623.7	\$ 935.6	\$ 1,559
102	P0100	4" Sanitary pipe	88	5%	92	lf	\$ 55.0	\$ 2,032.8	\$ 3,049.2	\$ 5,082
		Vent pipe								
103	P0100	4" Vent pipe	40	5%	42	lf	\$ 55.0	\$ 924.0	\$ 1,386.0	\$ 2,310
104	P0100	2" Vent pipe	5	5%	5	lf	\$ 33.0	\$ 69.3	\$ 104.0	\$ 173
		Fixtures								
105	P0100	Bath tub	2	0%	2	ea	\$ 1,200.0	\$ 960.0	\$ 1,440.0	\$ 2,400
106	P0100	Cooking range	1	0%	1	ea	\$ 550.0	\$ 220.0	\$ 330.0	\$ 550
107	P0100	Dishwasher	1	0%	1	ea	\$ 400.0	\$ 160.0	\$ 240.0	\$ 400
108	P0100	Ejector pump	1	0%	1	ea	\$ 900.0	\$ 360.0	\$ 540.0	\$ 900
109	P0100	Floor drain	1	0%	1	ea	\$ 250.0	\$ 100.0	\$ 150.0	\$ 250
110	P0100	Hose bibb	1	0%	1	ea	\$ 300.0	\$ 120.0	\$ 180.0	\$ 300

111	P0100	Lavatory	6	0%	6	ea	\$ 450.0	\$ 1,080.0	\$ 1,620.0	\$ 2,700	
112	P0100	Refrigerator	1	0%	1	ea	\$ 1,300.0	\$ 520.0	\$ 780.0	\$ 1,300	
113	P0100	Shower	2	0%	2	ea	\$ 1,100.0	\$ 880.0	\$ 1,320.0	\$ 2,200	
114	P0100	Sink	1	0%	1	ea	\$ 550.0	\$ 220.0	\$ 330.0	\$ 550	
115	P0100	Sump pump	1	0%	1	ea	\$ 650.0	\$ 260.0	\$ 390.0	\$ 650	
116	P0100	Washing machine	1	0%	1	ea	\$ 700.0	\$ 280.0	\$ 420.0	\$ 700	

ITEM #	DRAWING REFERENCE	DESCRIPTION	QTY.	FT	QTY. W/ FT	UNIT	UNIT COST	TOTAL LABOR	TOTAL MATERIAL	ITEM COST	TRADE COST
117	P0100	Water closet	4	0%	4	ea	\$ 1,075.0	\$ 1,720.0	\$ 2,580.0	\$ 4,300	
118	P0100	Water heater	1	0%	1	ea	\$ 1,800.0	\$ 720.0	\$ 1,080.0	\$ 1,800	
		HVAC									\$ 29,203
		Ducts									
119	H0100	6" dia Duct	15	5%	16	lf	\$ 12.0	\$ 75.6	\$ 113.4	\$ 189	
120	H0100	8" dia Duct	36	5%	38	lf	\$ 16.0	\$ 241.9	\$ 362.9	\$ 605	
121	H0100	10" dia Duct	133	5%	140	lf	\$ 20.0	\$ 1,117.2	\$ 1,675.8	\$ 2,793	
122	H0100	10"x4" dia Duct	8	5%	8	lf	\$ 18.0	\$ 60.5	\$ 90.7	\$ 151	
123	H0100	10"x8" dia Duct	47	5%	49	lf	\$ 26.0	\$ 513.2	\$ 769.9	\$ 1,283	
124	H0100	12"x10" Duct	10	5%	11	lf	\$ 24.0	\$ 100.8	\$ 151.2	\$ 252	
125	H0100	12" dia Duct	37	5%	39	lf	\$ 25.0	\$ 388.5	\$ 582.8	\$ 971	

126	H0100	14" dia Duct	2	5%	2	lf	\$ 28.0	\$ 23.5	\$ 35.3	\$ 59
		Supply devices								
127	H0100	Supply diffuser 70 CFM, floor mounted	1	0%	1	ea	\$ 150.0	\$ 60.0	\$ 90.0	\$ 150
128	H0100	Supply diffuser 70 CFM	1	0%	1	ea	\$ 150.0	\$ 60.0	\$ 90.0	\$ 150
129	H0100	Supply diffuser 100 CFM, ceiling mounted	2	0%	2	ea	\$ 200.0	\$ 160.0	\$ 240.0	\$ 400
130	H0100	Supply diffuser 150 CFM, floor mounted	4	0%	4	ea	\$ 300.0	\$ 480.0	\$ 720.0	\$ 1,200
131	H0100	Supply diffuser 150 CFM, wall mounted	1	0%	1	ea	\$ 300.0	\$ 120.0	\$ 180.0	\$ 300
132	H0100	Supply diffuser 150 CFM	3	0%	3	ea	\$ 300.0	\$ 360.0	\$ 540.0	\$ 900
133	H0100	Supply diffuser 150 CFM, ceiling mounted	4	0%	4	ea	\$ 300.0	\$ 480.0	\$ 720.0	\$ 1,200
134	H0100	Supply diffuser 200 CFM, ceiling mounted	2	0%	2	ea	\$ 400.0	\$ 320.0	\$ 480.0	\$ 800
135	H0100	Supply diffuser 200 CFM, floor mounted	11	0%	11	ea	\$ 400.0	\$ 1,760.0	\$ 2,640.0	\$ 4,400
136	H0100	Supply diffuser 200 CFM, soffit mounted	2	0%	2	ea	\$ 400.0	\$ 320.0	\$ 480.0	\$ 800
137	H0100	Supply diffuser 200 CFM, wall mounted	1	0%	1	ea	\$ 400.0	\$ 160.0	\$ 240.0	\$ 400
138	H0100	Supply diffuser 300 CFM, floor mounted	1	0%	1	ea	\$ 600.0	\$ 240.0	\$ 360.0	\$ 600
139	H0100	Supply diffuser 300 CFM	1	0%	1	ea	\$ 600.0	\$ 240.0	\$ 360.0	\$ 600
		Return devices								
140	H0100	Return grille 100 CFM, ceiling mounted	1	0%	1	ea	\$ 200.0	\$ 80.0	\$ 120.0	\$ 200
141	H0100	Return grille 200 CFM, ceiling mounted	2	0%	2	ea	\$ 400.0	\$ 320.0	\$ 480.0	\$ 800
142	H0100	Return grille 200 CFM, wall mounted	1	0%	1	ea	\$ 400.0	\$ 160.0	\$ 240.0	\$ 400

143	H0100	Return grille 300 CFM, wall mounted	2	0%	2	ea	\$ 600.0	\$ 480.0	\$ 720.0	\$ 1,200	
	H0100	Exhaust fan									
144	H0100	Exhaust fan	2	0%	2	ea	\$ 450.0	\$ 360.0	\$ 540.0	\$ 900	
		Units									
145	H0100	Hydronic air handler	1	0%	1	ea	\$ 2,000.0	\$ 800.0	\$ 1,200.0	\$ 2,000	
146	H0100	Radiant heating system	1	0%	1	ea	\$ 5,500.0	\$ 2,200.0	\$ 3,300.0	\$ 5,500	
		EARTHWORK									\$ 3,232
147	A0800	Excavation	22	5%	23	cy	\$ 125.0	\$ 1,166.7	\$ 1,750.0	\$ 2,917	
148	A0800	Back filling	4	5%	4	cy	\$ 75.0	\$ 126.0	\$ 189.0	\$ 315	
SUB TOTAL										\$ 801,781	\$ 801,781
INSURANCE								3%		\$ 24,053	\$ 24,053
OVERHEAD AND PROFIT								22%		\$ 176,392	\$ 176,392
TOTAL BASE BID										\$ 1,002,226	\$ 1,002,226

ITEM #	DRAWING REFERENCE	DESCRIPTION	QTY.	FT	QTY. W/ FT	UNIT	UNIT COST	TOTAL LABOR	TOTAL MATERIAL	ITEM COST	TRADE COST
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General Notes: The prices used while preparing the estimate were taken from RS Means online i.e. the standard pricing & the company is not responsible for any kind of variations in the prices. So, it is preferred to review the prices.

Note

1 The drawings are scaled as per the mentioned scales on the plans.
standard prices, unless otherwise noted.

sf = square feet

F.C = Waste or diff. factor 2

Legend

The prices used are

lf = linear feet

ea = each

cy = cubic yard

sq = square

yard loc =

location ls =

lump sum

Exclusions

1 Union Wages