

PROJECT ID: Irmer Residence Remodel
 1122 Loring Street San Diego, California 92109
 SCOPE: Everything



COMPANY INFORMATION: USA CONSTRUCTION ESTIMATING

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Date:

ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	MATERIAL	LABOR	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		Excavation	20	CY		\$35	\$35	\$700		
9		Scaffolding	1800	SF		\$2	\$2	\$3,600		
Subtotal (General Requirements)									\$4,300	
DIVISION 02- SITE WORK/ EXISTING CONDITIONS										
Site Work										
10	Sheet # 1C	Concrete Pavement	423	SF	\$8	\$5	\$13	\$5,499		
11		Fiber Rolls (Straw Wattles)	73	LF	\$1.1	\$0.9	\$2	\$146		
12		Landscaping	2266	SF	\$1.2	\$0.8	\$2	\$4,532		
13		(12" Wide) Concrete Stair Step (Assumed, Detail Not Given)	53	LF	\$25	\$15	\$40	\$2,120		
Demolition Work										
14		Remove Window	10	EA		\$150	\$150	\$1,500		
15		Remove Double Leaf Door W/ Side Lite	1	EA		\$120	\$120	\$120		
16		Remove Single Leaf Door	5	EA		\$100	\$100	\$500		
17		Remove Wall	88	LF		\$6	\$6	\$528		
18		Remove Closet Door	2	EA		\$100	\$100	\$200		
19		Remove Floor Finishes (Patch & Repair AS Required)	1312	SF		\$3	\$3	\$3,936		
Subtotal (Site Work/ Existing Conditions)									\$19,081	
DIVISION 03- CONCRETE										
Foundation Work										
20	Sheet # 5	(1'-2" x 1'-0") Concrete Footing W/ Reinforcement	5.617	CY	\$450	\$200	\$650	\$3,651		
21		(1'-0" x 1'-4") Concrete Footing W/ Reinforcement	0.296	CY	\$450	\$200	\$650	\$193		
22		(1'-4" x 2'-8") Concrete Footing W/ Reinforcement	2.107	CY	\$450	\$200	\$650	\$1,369		
23		(1'-6" x 2'-8") Concrete Footing W/ Reinforcement	0.741	CY	\$450	\$200	\$650	\$482		
24		(1'-3" x 1'-6") Concrete Footing W/ Reinforcement	0.903	CY	\$450	\$200	\$650	\$587		
25		(1'-0" x 1'-0") Concrete Footing W/ Reinforcement	0.074	CY	\$450	\$200	\$650	\$48		
26		FTG-1 (2'-0" x 2'-0" x 1'-0") Concrete Pad Footing W/ Reinforcement (2 EA)	0.296	CY	\$450	\$200	\$650	\$193		
27		FTG-2 (3'-0" x 3'-0" x 1'-0") Concrete Pad Footing W/ Reinforcement (2 EA)	0.667	CY	\$450	\$200	\$650	\$433		
28		FTG-3 (2'-0" x 2'-0" x 1'-0") Concrete Pad Footing W/ Reinforcement (4 EA)	0.593	CY	\$450	\$200	\$650	\$385		
29		FTG-4 (2'-0" x 2'-0" x 1'-0") Concrete Pad Footing W/ Reinforcement (1 EA)	0.148	CY	\$450	\$200	\$650	\$96		
30		FTG-5 (2'-0" x 2'-0" x 1'-6") Concrete Pad Footing W/ Reinforce (3 EA)	0.667	CY	\$450	\$200	\$650	\$433		
31		(8" Thick) Concrete Wall W/ Reinforcement (1-6" High)	6.297	CY	\$450	\$200	\$650	\$4,093		
Slabs										
32		(4" Thick) Concrete Slab W/ #4 Rebar @ 24" O.C. Each Way Over 4" Compacted Fill W/ 10 Mill Vapor Barrier (244 SF)	3.012	CY	\$450	\$200	\$650	\$1,958		
33		(1'-4" High) Compacted Rubber Fill (151 SF)	7.455	CY	\$450	\$200	\$650	\$4,846		
Subtotal (Concrete)									\$18,767	
DIVISION 05- METALS										
Main Level										
Simpsons										
34	Sheet # 5	EPC	2	EA	\$30	\$20	\$50	\$100		
35		ECCQ	9	EA	\$30	\$20	\$50	\$450		
36		CCQ	1	EA	\$30	\$20	\$50	\$50		
37		ECCLQ	1	EA	\$30	\$20	\$50	\$50		
38		A35	175	EA	\$15	\$10	\$25	\$4,375		
39		HU212-2TF Hanger	35	EA	\$15	\$10	\$25	\$875		
40		LSTA24	27	EA	\$15	\$10	\$25	\$675		
41		ST22	10	EA	\$15	\$10	\$25	\$250		
42		U24 Hanger	30	EA	\$15	\$10	\$25	\$750		
43		U26 Hanger	8	EA	\$15	\$10	\$25	\$200		
Straps										
44		MST37	14	EA	\$30	\$20	\$50	\$700		
45		CS16x26'-0"	1	EA	\$30	\$20	\$50	\$50		
46		CS16x21'-0"	1	EA	\$30	\$20	\$50	\$50		
47	CS16x11'-0"	1	EA	\$30	\$20	\$50	\$50			
Subtotal (Metals)									\$8,625	
DIVISION 06- WOOD, PLASTIC & COMPOSITES										
Main Level										
Beams										
48	Sheet # 5	FLBM-1 (4x8) Wood Beam DF#1	21	LF	\$5	\$3	\$8	\$168		
49		FLBM-2 (4x10) Wood Beam DF#1	50	LF	\$6	\$4	\$10	\$500		
50		Solid Blocking	71	LF	\$1.1	\$0.9	\$2	\$142		

		Floor Framing								
51		2x6 Floor Joist @ 16" O.C. (860 SF)	646	LF	\$1.8	\$1.2	\$3	\$1,938		
52		3/4" Plywood T&G STR 1,40/20. 5 Ply Floor Sheathing	860	SF	\$1.8	\$1.2	\$3	\$2,580		
		Posts								
53		(4x4) PTFD Post W/ PC & PB (4" High & 6 EA)	2	LF	\$2.5	\$1.5	\$4	\$8		
54		(4x4) Wood Post (10'-1" H & 10 EA)	101	LF	\$2.5	\$1.5	\$4	\$403		
55		(4x4) Post (8'-1" H & 24 EA)	194	LF	\$2.5	\$1.5	\$4	\$776		
		Stair					\$0	\$0		
56		(8'-8" Wide) Wood Stair AS: -(11" Wide) Tread: 3 EA -(6" High) Riser: 4 EA	1	LOC	\$700	\$300	\$1,000	\$1,000		
		Ceiling Framing								
57		2x6 Ceiling Joist @ 16" O.C. (44 SF)	44	SF	\$1.8	\$1.2	\$3	\$132		
		Roof								
		Headers								
58		(4x6) Header	62	LF	\$1.8	\$1.2	\$3	\$186		
59		(4x8) Header	33	LF	\$2.5	\$1.5	\$4	\$132		
60		RFBM-1 (4x10) DF#1 Beam	8	LF	\$6	\$4	\$10	\$80		
61	Sheet # 5	RFBM-2 (4x12) DF#1 Beam	10	LF	\$7	\$5	\$12	\$120		
62		RFBM-3 (4x8) DF#1 Beam	6	LF	\$5	\$3	\$8	\$48		
63		RFBM-4 (3-1/2" x 14) 2.OE Parallam Beam	15	LF	\$12	\$5	\$17	\$255		
64		RFBM-5 (3-1/2" x 14) 2.OE Parallam Beam	15	LF	\$12	\$5	\$17	\$255		
65		RFBM-6 (3-1/2" x 14) 2.OE Parallam Beam	16	LF	\$12	\$5	\$17	\$272		
66		RFBM-7 (4x8) DF#1 Beam	6	LF	\$5	\$3	\$8	\$48		
67		RFBM-8 (3-1/2 x 11-1/4) 2.OE Parallam Beam	16	LF	\$9	\$5	\$14	\$224		
68		RFBM-9 (4x10) DF#1 Beam	7	LF	\$6	\$4	\$10	\$70		
69		RFBM-10 (3-1/2 x 11-1/4) 2.OE Parallam Beam	16	LF	\$9	\$5	\$14	\$224		
70		Girder Truss	47	LF	\$9	\$6	\$15	\$705		
		Roof Framing								
71		Jack Trusses @ 24" O.C. (267 SF)	134	LF	\$9	\$6	\$15	\$2,010		
72		Roof Trusses @ 24" O.C. (749 SF)	375	LF	\$9	\$6	\$15	\$5,625		
73		(2x6) California Frame Rafters @ 16" O.C. (480 SF)	361	LF	\$1.8	\$1.2	\$3	\$1,083		
74		(2x6) Roof Rafters @ 24" O.C. (231 SF)	116	LF	\$1.8	\$1.2	\$3	\$348		
75		(2x4) Flat @ 24" O.C. (2'-0" Long & 24 EA)	94	SF	\$1.1	\$0.9	\$2	\$188		
76		2x4 Cant Studs @ 16" O.C. (1'-3" Long & 12 EA)	20	SF	\$1.1	\$0.9	\$2	\$40		
77		2x4 Cant Studs @ 16" O.C. (1'-9" Long & 12 EA)	27	SF	\$1.1	\$0.9	\$2	\$54		
78		2x12 Blocking	32	LF	\$7	\$5	\$12	\$384		
79		2x4 Ledger	20	LF	\$1.1	\$0.9	\$2	\$40		
80		2x6 Ledger	10	LF	\$1.8	\$1.1	\$3	\$29		
81		Solid Blocking	150	LF	\$1.1	\$0.9	\$2	\$300		
		Roof Sheathing								
82		5/8" Plywood.STR 1.32/16.5 Ply Roof Sheathing	1396	SF	\$1.8	\$1.2	\$3	\$4,188		
		Subtotal (Wood & Plastic Composites)							\$24,555	
		DIVISION 07- THERMAL & MOISTURE PROTECTION								
		Roofing								
83	Sheet # 5	Class "A" Roof Assembly Composition Shingles	1349	SF	\$3.5	\$2.5	\$6	\$8,094		
84		30# Underlayment	1349	SF	\$0.7	\$0.4	\$1.1	\$1,484		
85		8" Wide (Exterior Soffit)	146	LF	\$4	\$3	\$7	\$1,022		
86		Downspout	50	LF	\$3	\$2	\$5	\$250		
87		Ridge/ Flashing	41	LF	\$6	\$4	\$10	\$410		
88		Hip W/ Flashing	86	LF	\$6	\$4	\$10	\$860		
89		Valley W/ Flashing	13	LF	\$6	\$4	\$10	\$130		
90		Insulation @ Roof	1349	SF	\$0.9	\$0.6	\$1.5	\$2,024		
91		R-30 Insulation @ Ceiling	1427	SF	\$0.9	\$0.6	\$1.5	\$2,141		
92		Insulation @ Floor (As Required)	860	SF	\$0.9	\$0.6	\$1.5	\$1,290		
		Subtotal (Thermal & Moisture Protection)							\$17,704	
		DIVISION 08- OPENINGS								
		Doors								
93	Sheet # 3	(2) (2'-6" x 6'-8") Entry/Pinky Tempered Glass Double Leaf Door W/ Painted Metal Frame	1	EA	\$800	\$400	\$1,200	\$1,200		
94		(2'-6" x 6'-8") Single Leaf Hinge Door W/ Frame	2	EA	\$500	\$300	\$800	\$1,600		
95		(7'-0" x 6'-8") Sliding Ward Door	1	EA	\$800	\$400	\$1,200	\$1,200		
96		(2'-4" x 6'-8") Single Leaf Hinge Door	4	EA	\$500	\$300	\$800	\$3,200		
97		(2'-0" x 6'-8") Single Leaf Hinge Door W/ Frame	1	EA	\$450	\$250	\$700	\$700		
98		(3'-0" x 8'-0") Single Leaf Hinge/ Pinky Tempered Glass Door W/ Painted Metal Frame	1	EA	\$700	\$300	\$1,000	\$1,000		
99		(3'-0" x 6'-8") Single Leaf Hinge/ Pinky Tempered Glass Door W/ Frame	1	EA	\$700	\$300	\$1,000	\$1,000		
100		(6'-0" x 6'-8") Sliding Wardrobe Door	1	EA	\$600	\$400	\$1,000	\$1,000		
			Windows							
101		(2'-6" x 3'-0") Double Hung Dual Tempered Glass Window	1	EA	\$290	\$160	\$450	\$450		
102		(7'-0" x 5'-0") Dual Glazing Sliding Egress Window	1	EA	\$1,360	\$740	\$2,100	\$2,100		
103		(3'-0" x 5'-0") Dual Tempered Glass Fixed Window	1	EA	\$580	\$320	\$900	\$900		
104		(8'-0" x 5'-0") Dual Glazing Sliding Window	2	EA	\$1,560	\$840	\$2,400	\$4,800		
105	(6'-0" x 5'-0") Dual Glazing Sliding Window	2	EA	\$1,170	\$630	\$1,800	\$3,600			
106	(2'-6" x 3'-4") Dual Glazing Awning	1	EA	\$325	\$170	\$495	\$495			
107	(4'-0" x 3'-4") Dual Tempered Glass Awning	1	EA	\$510	\$280	\$790	\$790			
108	(1'-9" x 8'-0") Fixed Side Lite Dual Tempered Glass Window W/ Painted Metal Frame	2	EA	\$560	\$300	\$860	\$1,720			
109	(9'-0" x 8'-0") Dual Glazing Sliding Tempered Glass Window W/ Painted Metal Frame	1	EA	\$2,810	\$1,510	\$4,320	\$4,320			
110	(3'-0" x 4'-6") Dual Glazing Double Hung Window	2	EA	\$530	\$280	\$810	\$1,620			

111	(2'-0" x 2'-0") Dual Glazing Awning	3	EA	\$150	\$90	\$240	\$720	
112	(2'-6" x 4'-0") Dual Glazing Skylight	1	EA	\$390	\$210	\$600	\$600	
113	(2'-0" x 4'-0") Dual Glazing Skylight	2	EA	\$310	\$170	\$480	\$960	
114	(2'-0" x 2'-0") Dual Glazing Awning W/ Painted Metal Frame	2	EA	\$150	\$90	\$240	\$480	
Subtotal (Openings)								\$34,455
DIVISION 09- FINISHES								
Interior Finishes								
First Floor								
Family Room								
115	Floor Finishes	326	SF	\$5	\$3	\$8	\$2,608	
116	5/8" Gypsum Board Ceiling W/ Framing	326	SF	\$3.5	\$2.5	\$6	\$1,956	
117	Ceiling Paint	326	SF	\$0.9	\$0.8	\$2	\$554	
118	Wall Base	64	LF	\$2.5	\$1.5	\$4	\$256	
119	Wall Paint	850	SF	\$0.8	\$0.7	\$2	\$1,275	
Powder Room								
120	Tile Flooring	23	SF	\$7	\$6	\$13	\$299	
121	5/8" Moisture Resistant Gypsum Board Ceiling W/ Framing	23	SF	\$3.5	\$2.5	\$6	\$138	
122	Ceiling Paint	23	SF	\$0.9	\$0.8	\$2	\$39	
123	Tile Base	17	LF	\$5	\$4	\$9	\$153	
124	Wall Tile	68	SF	\$8	\$7	\$15	\$1,020	
125	Wall Paint	120	SF	\$0.8	\$0.7	\$2	\$180	
Master Bedroom								
126	Floor Finishes	253	SF	\$5	\$3	\$8	\$2,024	
127	Paint on Existing Ceiling	253	SF	\$0.9	\$0.8	\$2	\$430	
128	Wall Base	14	LF	\$2.5	\$1.5	\$4	\$56	
129	Wall Paint	520	SF	\$0.8	\$0.7	\$2	\$780	
Kitchen								
130	Floor Finishes	186	SF	\$5	\$3	\$8	\$1,488	
131	5/8" Gypsum Board Ceiling W/ Framing	186	SF	\$3.5	\$2.5	\$6	\$1,116	
132	Ceiling Paint	186	SF	\$0.9	\$0.8	\$2	\$316	
133	Wall Base	38	LF	\$2.5	\$1.5	\$4	\$152	
134	Wall Paint	408	SF	\$0.8	\$0.7	\$2	\$612	
Hall Way								
135	Floor Finishes	95	SF	\$5	\$3	\$8	\$760	
136	5/8" Gypsum Board Ceiling W/ Framing	95	SF	\$3.5	\$2.5	\$6	\$570	
137	Ceiling Paint	95	SF	\$0.9	\$0.8	\$2	\$162	
138	Wall Base	7	LF	\$2.5	\$1.5	\$4	\$28	
139	Wall Paint	480	SF	\$0.8	\$0.7	\$2	\$720	
Dining								
140	Floor Finishes	110	SF	\$5	\$3	\$8	\$880	
141	5/8" Gypsum Board Ceiling W/ Framing	110	SF	\$3.5	\$2.5	\$6	\$660	
142	Ceiling Paint	110	SF	\$0.9	\$0.8	\$2	\$187	
143	Tile Base	26	LF	\$5	\$4	\$9	\$234	
144	Wall Paint	240	SF	\$0.8	\$0.7	\$2	\$360	
Living Room								
145	Floor Finishes	396	SF	\$5	\$3	\$8	\$3,168	
146	5/8" Gypsum Board Ceiling W/ Framing	396	SF	\$3.5	\$2.5	\$6	\$2,376	
147	Ceiling Paint	396	SF	\$0.9	\$0.8	\$2	\$673	
148	Wall Base	53	LF	\$2.5	\$1.5	\$4	\$212	
149	Wall Paint	512	SF	\$0.8	\$0.7	\$2	\$768	
Bath								
150	Tile Flooring	50	SF	\$7	\$6	\$13	\$650	
151	5/8" Moisture Resistant Gypsum Board Ceiling W/ Framing	50	SF	\$3.5	\$2.5	\$6	\$300	
152	Ceiling Paint	50	SF	\$0.9	\$0.8	\$2	\$85	
153	Tile Base	17	LF	\$5	\$4	\$9	\$153	
154	Wall Tile	156	SF	\$8	\$7	\$15	\$2,340	
155	Wall Paint	76	SF	\$0.8	\$0.7	\$2	\$114	
Passage Way								
156	Floor Finishes	26	SF	\$5	\$3	\$8	\$208	
157	5/8" Gypsum Board Ceiling W/ Framing	26	SF	\$3.5	\$2.5	\$6	\$156	
158	Ceiling Paint	26	SF	\$0.9	\$0.8	\$2	\$44	
159	Wall Base	16	LF	\$2.5	\$1.5	\$4	\$64	
160	Wall Paint	152	SF	\$0.8	\$0.7	\$2	\$228	
Broom Room								
161	Floor Finishes	15	SF	\$5	\$3	\$8	\$120	
162	5/8" Gypsum Board Ceiling W/ Framing	15	SF	\$3.5	\$2.5	\$6	\$90	
163	Ceiling Paint	15	SF	\$0.9	\$0.8	\$2	\$26	
164	Wall Base (As Required)	14	LF	\$2.5	\$1.5	\$4	\$56	
165	Wall Paint	128	SF	\$0.8	\$0.7	\$2	\$192	
Bedroom 2								
166	Floor Finishes	171	SF	\$5	\$3	\$8	\$1,368	
167	Paint on Existing Ceiling	171	SF	\$0.9	\$0.8	\$2	\$291	
168	Wall Base	11	LF	\$2.5	\$1.5	\$4	\$44	
169	Wall Paint	440	SF	\$0.8	\$0.7	\$2	\$660	
Ward 2								
170	Floor Finishes	29	SF	\$5	\$3	\$8	\$232	
171	5/8" Gypsum Board Ceiling W/ Framing	29	SF	\$3.5	\$2.5	\$6	\$174	
172	Ceiling Paint	29	SF	\$0.9	\$0.8	\$2	\$49	
173	Wall Base	19	LF	\$2.5	\$1.5	\$4	\$76	
174	Wall Paint	168	SF	\$0.8	\$0.7	\$2	\$252	
Bath 3								
175	Tile Flooring	41	SF	\$7	\$6	\$13	\$533	
176	5/8" Moisture Resistant Gypsum Board Ceiling W/ Framing	41	SF	\$3.5	\$2.5	\$6	\$246	
177	Ceiling Paint	41	SF	\$0.9	\$0.8	\$2	\$70	
178	Tile Base	14	LF	\$5	\$4	\$9	\$126	

179	Wall Tile	144	SF	\$8	\$7	\$15	\$2,160
180	Wall Paint	64	SF	\$0.8	\$0.7	\$2	\$96
	Bedroom 3						
181	Floor Finishes	200	SF	\$5	\$3	\$8	\$1,600
182	5/8" Gypsum Board Ceiling W/ Framing	200	SF	\$3.5	\$2.5	\$6	\$1,200
183	Ceiling Paint	200	SF	\$0.9	\$0.8	\$2	\$340
184	Wall Base	61	LF	\$2.5	\$1.5	\$4	\$244
185	Wall Paint	640	SF	\$0.8	\$0.7	\$2	\$960
	Entry						
186	Floor Finishes	44	SF	\$5	\$3	\$8	\$352
187	5/8" Gypsum Board Ceiling	44	SF	\$3.5	\$2.5	\$6	\$264
188	Ceiling Paint	44	SF	\$0.9	\$0.8	\$2	\$75
189	Wall Base	17	LF	\$2.5	\$1.5	\$4	\$68
190	Wall Paint	216	SF	\$0.8	\$0.7	\$2	\$324
	Porch						
191	Floor Finishes	122	SF	\$5	\$3	\$8	\$976
192	Wall Base	12	LF	\$2.5	\$1.5	\$4	\$48
193	Wall Paint	224	SF	\$0.8	\$0.7	\$2	\$336
194	5/8" Moisture Resistant Gypsum Board Ceiling W/ Framing	133	SF	\$3.5	\$2.5	\$6	\$798
195	Ceiling Paint	133	SF	\$0.9	\$0.8	\$2	\$226
	Closet						
196	Floor Finishes	14	SF	\$5	\$3	\$8	\$112
197	5/8" Gypsum Board Ceiling W/ Framing	14	SF	\$3.5	\$2.5	\$6	\$84
198	Ceiling Paint	14	SF	\$0.9	\$0.8	\$2	\$24
199	Wall Base	11	LF	\$2.5	\$1.5	\$4	\$44
200	Wall Paint	96	SF	\$0.8	\$0.7	\$2	\$144
	Master Wardrobe						
201	Floor Finishes	53	SF	\$5	\$3	\$8	\$424
202	Ceiling Paint on Existing Ceiling	53	SF	\$0.9	\$0.8	\$2	\$90
203	Wall Paint	232	SF	\$0.8	\$0.7	\$2	\$348
	Laundry						
204	Floor Finishes	39	SF	\$5	\$3	\$8	\$312
205	Ceiling Paint on Existing Ceiling	39	SF	\$0.9	\$0.8	\$2	\$66
206	Wall Paint	208	SF	\$0.8	\$0.7	\$2	\$312
	(Existing Master Bath) Finishes AS Required						
207	Tile Flooring	92	SF	\$7	\$6	\$13	\$1,196
208	Paint on Existing Ceiling	92	SF	\$0.9	\$0.8	\$2	\$156
209	Tile Base	36	LF	\$5	\$4	\$9	\$324
210	Wall Tile	276	SF	\$8	\$7	\$15	\$4,140
211	Wall Paint	140	SF	\$0.8	\$0.7	\$2	\$210
	Exterior Finishes						
212	Stucco (7/8" Cement Plaster W/ Wire Fabric Reinforcing)	755	SF	\$2.5	\$1.5	\$4	\$3,020
213	Window Trims	252	LF	\$1.9	\$1.1	\$3	\$756
214	Stucco on Existing Wall	929	SF	\$2.5	\$1.5	\$4	\$3,716
215	2x6 Fascia Board	55	LF	\$1.8	\$1.2	\$3	\$165
216	Wood Fascia	249	LF	\$3	\$2	\$5	\$1,245
	Walls						
	4" Thick Exterior Wall AS: (45 LF, 10'-1" H)						
217	1/2" Gypsum Wall Board	454	SF	\$1.2	\$0.8	\$2	\$908
218	(2x4) Wood Stud @ 16" O.C. (10'-1" Long)	454	SF	\$1.1	\$0.9	\$2	\$908
219	15/32" Exterior Plywood Sheathing	454	SF	\$1.8	\$1.2	\$3	\$1,362
220	Top Plate	90	LF	\$1.1	\$0.9	\$2	\$180
221	Bottom Plate	45	LF	\$1.1	\$0.9	\$2	\$90
222	15 # Building Paper	454	SF	\$0.7	\$0.4	\$1	\$499
223	Two Layer of Type "D" Paper	454	SF	\$0.7	\$0.4	\$1	\$499
224	R-15 Insulation	454	SF	\$0.9	\$0.6	\$2	\$681
225	Sealants	90	LF	\$1.1	\$0.9	\$2	\$180
	4" Thick Exterior Wall AS: (82 LF, 8'-1" H)						
226	1/2" Gypsum Wall Board	663	SF	\$1.2	\$0.8	\$2	\$1,326
227	(2x4) Wood Stud @ 16" O.C. (8'-1" Long)	663	SF	\$1.1	\$0.9	\$2	\$1,326
228	15/32" Exterior Plywood Sheathing	663	SF	\$1.8	\$1.2	\$3	\$1,989
229	Top Plate	164	LF	\$1.1	\$0.9	\$2	\$328
230	Bottom Plate	82	LF	\$1.1	\$0.9	\$2	\$164
231	15 # Building Paper	663	SF	\$0.7	\$0.4	\$1	\$729
232	Two Layer of Type "D" Paper	663	SF	\$0.7	\$0.4	\$1	\$729
233	R-15 Insulation	663	SF	\$0.9	\$0.6	\$2	\$995
234	Sealants	164	LF	\$1.1	\$0.9	\$2	\$328
	4" Thick Exterior Fireplace Wall:(14 LF, 5'-0" H)						
235	1/2" Gypsum Wall Board	70	SF	\$1.2	\$0.8	\$2	\$140
236	(2x4) Wood Stud @ 16" O.C. (5'-0" Long)	70	SF	\$1.1	\$0.9	\$2	\$140
237	15/32" Exterior Plywood Sheathing	70	SF	\$1.8	\$1.2	\$3	\$210
238	Top Plate	28	LF	\$1.1	\$0.9	\$2	\$56
239	Bottom Plate	14	LF	\$1.1	\$0.9	\$2	\$28
240	15 # Building Paper	70	SF	\$0.7	\$0.4	\$1	\$77
241	Two Layer of Type "D" Paper	70	SF	\$0.7	\$0.4	\$1	\$77
242	R-15 Insulation	70	SF	\$0.9	\$0.6	\$2	\$105
243	Sealants	28	LF	\$1.1	\$0.9	\$2	\$56
	4" Thick Exterior Wall: (30 LF, 4'-0" H)						
244	1/2" Gypsum Wall Board	120	SF	\$1.2	\$0.8	\$2	\$240
245	(2x4) Wood Stud @ 16" O.C. (4'-0" Long)	120	SF	\$1.1	\$0.9	\$2	\$240
246	15/32" Exterior Plywood Sheathing	120	SF	\$1.8	\$1.2	\$3	\$360
247	Top Plate	60	LF	\$1.1	\$0.9	\$2	\$120
248	Bottom Plate	30	LF	\$1.1	\$0.9	\$2	\$60
249	15 # Building Paper	120	SF	\$0.7	\$0.4	\$1	\$132
250	Two Layer of Type "D" Paper	120	SF	\$0.7	\$0.4	\$1	\$132
251	R-15 Insulation	120	SF	\$0.9	\$0.6	\$2	\$180

Sheet # 3

252	Sealants	60	LF	\$1.1	\$0.9	\$2	\$120	
	4" Thick Exterior Wall AS: (16 LF, 1'-6" H)							
253	1/2" Gypsum Wall Board	24	SF	\$1.2	\$0.8	\$2	\$48	
254	(2x4) Wood Stud @ 16" O.C. (1'-6" Long)	24	SF	\$1.1	\$0.9	\$2	\$48	
255	15/32" Exterior Plywood Sheathing	24	SF	\$1.8	\$1.2	\$3	\$72	
256	Top Plate	32	LF	\$1.1	\$0.9	\$2	\$64	
257	Bottom Plate	16	LF	\$1.1	\$0.9	\$2	\$32	
258	15 # Building Paper	24	SF	\$0.7	\$0.4	\$1	\$26	
259	Two Layer of Type "D" Paper	24	SF	\$0.7	\$0.4	\$1	\$26	
260	R-15 Insulation	24	SF	\$0.9	\$0.6	\$2	\$36	
261	Sealants	32	LF	\$1.1	\$0.9	\$2	\$64	
	4" Thick Exterior Wall AS: (13 LF, 2'-2" H)							
262	1/2" Gypsum Wall Board	29	SF	\$1.2	\$0.8	\$2	\$58	
263	(2x4) Wood Stud @ 16" O.C. (2'-2" Long)	29	SF	\$1.1	\$0.9	\$2	\$58	
264	15/32" Exterior Plywood Sheathing	29	SF	\$1.8	\$1.2	\$3	\$87	
265	Top Plate	26	LF	\$1.1	\$0.9	\$2	\$52	
266	Bottom Plate	13	LF	\$1.1	\$0.9	\$2	\$26	
267	15 # Building Paper	29	SF	\$0.7	\$0.4	\$1	\$32	
268	Two Layer of Type "D" Paper	29	SF	\$0.7	\$0.4	\$1	\$32	
269	R-15 Insulation	29	SF	\$0.9	\$0.6	\$2	\$44	
270	Sealants	26	LF	\$1.1	\$0.9	\$2	\$52	
	4" Thick Exterior Wall AS: (9 LF, 1'-8" H)							
271	1/2" Gypsum Wall Board	15	SF	\$1.2	\$0.8	\$2	\$30	
272	(2x4) Wood Stud @ 16" O.C. (1'-8" Long)	15	SF	\$1.1	\$0.9	\$2	\$30	
273	15/32" Exterior Plywood Sheathing	15	SF	\$1.8	\$1.2	\$3	\$45	
274	Top Plate	18	LF	\$1.1	\$0.9	\$2	\$36	
275	Bottom Plate	9	LF	\$1.1	\$0.9	\$2	\$18	
276	15 # Building Paper	15	SF	\$0.7	\$0.4	\$1	\$17	
277	Two Layer of Type "D" Paper	15	SF	\$0.7	\$0.4	\$1	\$17	
278	R-15 Insulation	15	SF	\$0.9	\$0.6	\$2	\$23	
279	Sealants	18	LF	\$1.1	\$0.9	\$2	\$36	
	4" Thick Interior Wall AS: (29 LF, 10'-1" H)							
280	1/2" Gypsum Wall Board	586	SF	\$1.2	\$0.8	\$2	\$1,172	
281	(2x4) Wood Stud @ 16" O.C. (10'-1" Long)	293	SF	\$1.1	\$0.9	\$2	\$586	
282	Top Plate	58	LF	\$1.1	\$0.9	\$2	\$116	
283	Bottom Plate	29	LF	\$1.1	\$0.9	\$2	\$58	
284	Insulation (As Required)	293	SF	\$0.9	\$0.6	\$2	\$440	
285	Sealants	116	LF	\$1.1	\$0.9	\$2	\$232	
	4" Thick Interior Wall AS: (11 LF, 8'-1" H)							
286	1/2" Gypsum Wall Board	89	SF	\$1.2	\$0.8	\$2	\$178	
287	(2x4) Wood Stud @ 16" O.C. (8'-1" Long)	89	SF	\$1.1	\$0.9	\$2	\$178	
288	Top Plate	22	LF	\$1.1	\$0.9	\$2	\$44	
289	Bottom Plate	11	LF	\$1.1	\$0.9	\$2	\$22	
290	Insulation (As Required)	89	SF	\$0.9	\$0.6	\$2	\$134	
291	Sealants	44	LF	\$1.1	\$0.9	\$2	\$88	
	4" Thick Interior Wall AS: (110 LF, 8'-1" H)							
292	1/2" Gypsum Wall Board	1780	SF	\$1.2	\$0.8	\$2	\$3,560	
293	(2x4) Wood Stud @ 16" O.C. (8'-1" Long)	890	SF	\$1.1	\$0.9	\$2	\$1,780	
294	Top Plate	220	LF	\$1.1	\$0.9	\$2	\$440	
295	Bottom Plate	110	LF	\$1.1	\$0.9	\$2	\$220	
296	Insulation (As Required)	890	SF	\$0.9	\$0.6	\$2	\$1,335	
297	Sealants	440	LF	\$1.1	\$0.9	\$2	\$880	
	Low Wall							
298	5/8" Gypsum Wall Board	42	SF	\$1.2	\$0.8	\$2	\$84	
299	(2x4) Wood Stud @ 16" O.C.	21	SF	\$1.1	\$0.9	\$2	\$42	
300	Top Plate	14	LF	\$1.1	\$0.9	\$2	\$28	
301	Bottom Plate	7	LF	\$1.1	\$0.9	\$2	\$14	
302	Sealants	28	LF	\$1.1	\$0.9	\$2	\$56	
	Subtotal (Finishes)							\$91,601

		DIVISION 10- SPECIALTIES							
		Main Level							
303	Sheet # 3	Fireplace	1	LOC	\$3,000	\$500	\$3,500	\$3,500	
304		Shelves	11	LF	\$70	\$30	\$100	\$1,100	
305		Storage Millwork	4	LF	\$70	\$30	\$100	\$400	
306		Countertop	75	SF	\$40	\$15	\$55	\$4,125	
307		Closet	21	LF	\$180	\$40	\$220	\$4,620	
308		Lower Cabinetry	30	LF	\$160	\$30	\$190	\$5,700	
309		Shelf	3	LF	\$70	\$30	\$100	\$300	
310		Pantry	4	LF	\$160	\$30	\$190	\$760	
311		Full Height Millwork	14	LF	\$70	\$30	\$100	\$1,400	
312		Upper Cabinet	13	LF	\$130	\$30	\$160	\$2,080	
313		42" Guard Rail	23	LF	\$25	\$10	\$35	\$805	
314		Butler	4	LF	\$70	\$30	\$100	\$400	
315		(5'-0" x 3'-0") Shower Enclosure	1	EA	\$2,000	\$500	\$2,500	\$2,500	
316		Toilet Accessories	3	EA	\$80	\$40	\$120	\$360	
	Subtotal (Specialties)							\$28,050	

		DIVISION 11- EQUIPMENT							
		Main Level							
317	Sheet # 3	Dishwasher	1	EA	\$1,000	\$500	\$1,500	\$1,500	
318		Double Door Refrigerator	1	EA	\$1,800	\$500	\$2,300	\$2,300	
319		Cooking Range	1	EA	\$1,700	\$500	\$2,200	\$2,200	
	Subtotal (Equipment)							\$6,000	

		DIVISION 22- PLUMBING							
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		Main Level							
320	Sheet # 3	Plumbing Waste, Domestic Water Piping & Accessories	2393	SF	\$1.2	\$0.8	\$2	\$4,786	
		Plumbing Fixtures							
321		Double Compartment Sink	1	EA	\$900	\$400	\$1,300	\$1,300	
322		Lavatory	2	EA	\$650	\$300	\$950	\$1,900	
323		Wall hung Lavatory	1	EA	\$650	\$300	\$950	\$950	
324		Water Closet	3	EA	\$600	\$300	\$900	\$2,700	
325		Bath Tub	1	EA	\$900	\$400	\$1,300	\$1,300	
		Subtotal (Plumbing)							\$12,936
		DIVISION 23- HEATING, VENTILATING & AIR-CONDITIONING							
		Main Level							
326	Sheet # 3	HVAC Ducting & Accessories	2393	SF	\$5	\$3	\$8	\$19,144	
		Subtotal (Heating, Ventilating & Air-Conditioning)							\$19,144
		DIVISION 26- ELECTRICAL							
		Main Level							
327	Sheet # 11	Electrical Wiring,Conduit & Accessories	2393	SF	\$0.8	\$0.7	\$1.5	\$3,590	
328		Duplex Convince Outlet	28	EA	\$120	\$80	\$200	\$5,600	
329		Duplex Convince Outlet (GFI)	11	EA	\$120	\$80	\$200	\$2,200	
330		Refrigerator Outlet	1	EA	\$120	\$80	\$200	\$200	
331		Three Way Switch	6	EA	\$60	\$40	\$100	\$600	
332		Dimmer Switch	19	EA	\$60	\$40	\$100	\$1,900	
333		Recessed Ceiling Light	48	EA	\$230	\$120	\$350	\$16,800	
334		Single Pole Switch	12	EA	\$60	\$40	\$100	\$1,200	
335		Four Way Switch	1	EA	\$60	\$40	\$100	\$100	
336		Smoke Detector	4	EA	\$150	\$100	\$250	\$1,000	
337		Television Outlet	4	EA	\$120	\$80	\$200	\$800	
338		Ceiling Fan	3	EA	\$150	\$100	\$250	\$750	
339		Special Purpose Outlet	5	EA	\$120	\$80	\$200	\$1,000	
340		Ceiling Mounted Light Fixture	2	EA	\$230	\$120	\$350	\$700	
341		Wall Mounted Light Fixture	5	EA	\$230	\$120	\$350	\$1,750	
342		Exhaust Fan	3	EA	\$230	\$120	\$350	\$1,050	
343		Single Pole Switch (WP)	1	EA	\$60	\$40	\$100	\$100	
344		Duplex Outlet(WP & GFI)	2	EA	\$120	\$80	\$200	\$400	
345		Cabinet Light	1	EA	\$230	\$120	\$350	\$350	
346		Carbon Monoxide Detector	1	EA	\$150	\$100	\$250	\$250	
347	Floor Light	2	EA	\$230	\$120	\$350	\$700		
		Subtotal (Electrical)							\$41,040
SUBTOTAL									\$326,257.15
OVERHEAD 15%									\$48,938.57
INSURANCE 3%									\$9,787.71
CONTINGENCY 5%									\$16,312.86
TOTAL BASE BID									\$401,296.29
Note:									

PROJECT ID:	Irmer Residence Remodel	Date:	1/0/1900
AREA SUMMARY:			
BUILDING GSF	2,393	No. of Floors:	1
First Floor (SF)	2,393		

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	COST/ SF
Division 1	General Requirements	\$ 4,300	\$ 2
Division 2	Site Work/ Existing Conditions	\$ 19,081	\$ 8
Division 3	Concrete	\$ 18,767	\$ 8
Division 4	Masonry	\$ -	\$ -
Division 5	Metals	\$ 8,625	\$ 4
Division 6	Wood, Plastics & Composites	\$ 24,555	\$ 10
Division 7	Thermal & Moisture Protection	\$ 17,704	\$ 7
Division 8	Openings	\$ 34,455	\$ 14
Division 9	Finishes	\$ 91,601	\$ 38
Division 10	Specialties	\$ 28,050	\$ 12
Division 11	Equipment	\$ 6,000	\$ 3
Division 12	Furnishing	\$ -	\$ -
Division 13	Special Construction	\$ -	\$ -
Division 14	Conveying System	\$ -	\$ -
Division 21	Fire Protection	\$ -	\$ -
Division 22	Plumbing	\$ 12,936	\$ 5
Division 23	HVAC/ Mechanical	\$ 19,144	\$ 8
Division 26	Electrical	\$ 41,040	\$ 17
TOTAL TRADE COST		\$ 326,257	\$ 136
OVERHEAD	15%	\$ 48,939	\$ 20
INSURANCE	3%	\$ 9,788	\$ 4
CONTINGENCY	5%	\$ 16,313	\$ 7
TOTAL TRADE COST		\$ 401,296	\$ 168