

PROJECT ID: ADU at Elati
69 Elati Stree, Denver, Colorado
SCOPE: Everything



COMPANY INFORMATION: USA CONSTRUCTION ESTIMATING

CONTACT: +1 760 814 9551

E-MAIL ADDRESS: info@usaconstructionestimating.com

PHONE NUMBER:

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	36	CY		\$40	\$40	\$1,440	
9		Scaffolding	2000	SF		\$2	\$2	\$4,000	
Subtotal (General Requirements)									\$5,440
DIVISION 02- SITE WORK/ EXISTING CONDITIONS									
Demolition									
10		Existing Tree To Be Removed	2	EA		\$100.0	\$100	\$200	
11		Site Preparation 1000	1000	SF	\$0.9	\$0.6	\$2	\$1,500	
Sitework									
12	A0	Concrete Pad/Sidewalk	160	SF	\$8.0	\$5.0	\$13	\$2,080	
		Double Way Cleanout	1	EA	\$300.0	\$100.0	\$400	\$400	
13		Sanitary Sewer to Main	11	LF	\$8.0	\$4.0	\$12	\$132	
Subtotal (Site Work/ Existing Conditions)									\$4,312
DIVISION 03- CONCRETE									
Footings									
14		1-4"x0'-8" Concrete Footing Reinf. W #4 Cont. Bar @8" O.C. (150 LF)	5.0	CY	\$450	\$200	\$650	\$3,218	
15		2'-10"x8" Concrete W/#4 Vertical Bars @18" O.C. & #4 Cont. Hor Bars @12" O.C.	10.5	CY	\$450	\$200	\$650	\$6,847	
16	S2	24"x24"x8" Concrete Footing Pad W/ 8-#4x18" Rebar EW & 4x4 Post 3' Long	0.10	EA	\$450	\$200	\$650	\$65	
Slab									
17		4" Slab W/ 4x4 W2.9xW2.9 & Vapor Barrier	380	SF	\$8	\$5	\$13	\$4,940	
18		6" Slab W/ 4x4 W2.9xW2.9 & Vapor Barrier	512	SF	\$8	\$5	\$13	\$6,656	
19		Perimeter French Drain to Sump (by Others)	128	LF			\$0	\$0	
Subtotal (Concrete)									\$21,725
DIVISION 05- METALS									
20	S2	W10x33 A992 Steel Header Beam (17 LF)	561	LBS	\$2.5	\$1.5	\$4	\$2,244	
21		W12x58 A992 Steel Header Beam (28 LF)	1624	LBS	\$2.5	\$1.5	\$4	\$6,496	
22		Simpson HDU2-SDS-2.5 Hold Downs W/ 5/8" Threaded Rod	6	EA	\$120	\$80	\$200	\$1,200	
Subtotal (Metals)									\$9,940
DIVISION 06- WOOD, PLASTIC & COMPOSITES									
First Level Framing									
Headers									
23		2x8 Headers	28	LF	\$2.5	\$1.5	\$4	\$112	
24		2x6 Headers	5	LF	\$1.8	\$1.2	\$3	\$15	
25		2x12 Headers	27	LF	\$3.5	\$2.5	\$6	\$162	
26		3-1/2"x9-1/2" LVL Header	29	LF	\$9.0	\$4.0	\$13	\$377	
27	S2	5-1/4"x11-1/8" LVL Header	7	LF	\$10.0	\$7.0	\$17	\$119	
Posts									
28		Double Jack Stud W/ Single King Stud @ Header	5	EA	\$35.0	\$15.0	\$50	\$250	
29		Single Jack Stud W/ Single King Stud @ Header	10	EA	\$35.0	\$15.0	\$50	\$500	
30		Quad Jack Stud W/ Single King Stud @ Header	1	EA	\$35.0	\$15.0	\$50	\$50	
31		2x6 Timber Posts (43 EA)	387	LF	\$1.8	\$1.2	\$3	\$1,161	
Second Level Framing									
Headers									
32		2x8 Headers	27	LF	\$2.5	\$1.5	\$4	\$108	
33		2x10 Headers	55	LF	\$3.0	\$2.0	\$5	\$275	
Posts									
34	S2	Single Jack Stud W/ Single King Stud @ Header	8	EA	\$35.0	\$15.0	\$50	\$400	
35		Double Jack Stud W/ Single King Stud @ Header	8	EA	\$35.0	\$15.0	\$50	\$400	
36		2x6 Timber Posts (20 EA)	160	EA	\$1.8	\$1.2	\$3	\$480	
Joists									
37		2x6 Ceiling Joists @24" O.C (260 SF)	130	LF	\$1.8	\$1.2	\$3	\$390	
38		2x10 Timber Joists @ 12" O.C. (760 SF)	760	LF	\$3.0	\$2.0	\$5	\$3,800	
39		2x10 Rim Joists	225	LF	\$3.0	\$2.0	\$5	\$1,125	
40		3/4" Rated Sheathing	685	SF	\$1.8	\$1.2	\$3	\$2,055	
1st Level Roof									
41	S3	2x10 Ledger Board 1/4"x3-1/2" Simpson SDS Screws Staggered & Spaced @4" O.C.	30	LF	\$3.0	\$2.0	\$5	\$150	
42		2x6 PT Roof Rafters @16" O.C. (275 SF)	210	LF	\$1.8	\$1.2	\$3	\$630	
Main Roof									
43		Pre-Manf. Roof Trusses @ 24" O.C.(By Others)	900	SF					
44		Roof Sheathing	1015	SF	\$1.8	\$1.2	\$3	\$3,045	
Wall Framings									
45		2x6 Exterior Wall (125 LF)	125	LF	\$1.8	\$1.2	\$3	\$375	
46		2x6 Wood Studs @ 16" O.C (95 EA, 855LF)	1125	SF	\$1.8	\$1.2	\$3	\$3,375	
47		7/16" Rated Sheathing	1125	SF	\$1.8	\$1.2	\$3	\$3,375	
48		Top & Bottom Plates	375	LF	\$1.8	\$1.2	\$3	\$1,125	
49		2x4 Interior Wall (75 LF)	75	LF					
50		2x6 Wood Studs @ 16" O.C (58 EA, 522LF)	675	SF	\$1.8	\$1.2	\$3	\$2,025	
51		Top & Bottom Plates	225	LF	\$1.8	\$1.2	\$3	\$675	
Second Floor Wall Framing									

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ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	MATERIAL	LABOR	UNIT COST	TOTAL COST	TRADE COST
DIVISION 07- THERMAL & MOISTURE PROTECTION									
Roofing									
64	A1	Composite Shingle	1012	SF	\$4.0	\$3.0	\$7	\$7,084	
65		30LB Roof Felt	1012	SF	\$0.7	\$0.4	\$1	\$1,113	
66		Roof Gutter	87	LF	\$4.0	\$3.0	\$7	\$609	
67		Ridge Vent	29	LF	\$3.0	\$2.0	\$5	\$145	
68		Roof to Wall Flashing	29	LF	\$3.0	\$2.0	\$5	\$145	
69		Attic vent Flashing	13	LF	\$3.0	\$2.0	\$5	\$65	
70		Baffle Board	161	LF	\$3.0	\$2.0	\$5	\$805	
71		Drip Edge	161	LF	\$1.9	\$1.1	\$3	\$483	
72		DownSpout	70	LF	\$3.0	\$2.0	\$5	\$350	
Insulation									
73		First Floor Batt Insulation	312	SF	\$0.9	\$0.6	\$2	\$468	
74		Roof Batt Insulation (R-50)	900	SF	\$0.9	\$0.6	\$2	\$1,350	
Exterior Finishes									
75		Wood Lap Siding	1830	SF	\$8.0	\$4.0	\$12	\$21,960	
76		2 Layer Tyvek House Wrap	3600	SF	\$0.7	\$0.4	\$1	\$3,960	
77		Corner Trims	134	LF	\$1.9	\$1.1	\$3	\$402	
78		Fascia	161	LF	\$3.0	\$2.0	\$5	\$805	
79		Window & Door Trims	272	LF	\$1.9	\$1.1	\$3	\$816	
Wall Framings									
2x6 Exterior Wall (125 LF)									
80		R-21 Batt Insulation	774	SF	\$0.9	\$0.6	\$2	\$1,161	
81		Class II Vapor Retarder Interior Side	1125	SF	\$0.7	\$0.6	\$1	\$1,463	
82		Sealants	250	LF	\$1.1	\$0.9	\$2	\$500	
2x4 Interior Wall (75 LF)									
83		Sealants	300	LF	\$1.1	\$0.9	\$2	\$600	
Second Floor Wall Framing									
2x6 Exterior Wall (107 LF)									
84		R-21 Batt Insulation	856	SF	\$0.9	\$0.6	\$2	\$1,284	
85		Class II Vapor Retarder Interior Side	856	SF	\$0.7	\$0.6	\$1	\$1,113	
86		Sealants	214	LF	\$1.1	\$0.9	\$2	\$428	
2x4 Interior Wall (89 LF)									
87		Sealants	356	LF	\$1.1	\$0.9	\$2	\$712	
Subtotal (Thermal & Moisture Protection)									\$47,821
DIVISION 08- OPENINGS									
Windows									
88		6'-0"x4'-0" Slider Window	6	EA	\$940	\$500	\$1,440	\$8,640	
89		6'-0"x3'-0" Slider Window	1	EA	\$700	\$380	\$1,080	\$1,080	
90		3'-0"x6'-0" Casement Window	1	EA	\$700	\$380	\$1,080	\$1,080	
91		2'-0"x3'-0" Casement Window	2	EA	\$230	\$130	\$360	\$720	
92		3'-0"x3'-0" Casement Window	3	EA	\$350	\$190	\$540	\$1,620	
Doors									
93	A1	16'-0"x8'-0" Over Head Garage Door	1	EA	\$900	\$600	\$1,500	\$1,500	
94		3'-6"x6'-8" Exterior Door W/Frame	3	EA	\$500	\$300	\$800	\$2,400	
95		2'-6"x6'-8" Interior Door W/ Frame	7	EA	\$500	\$300	\$800	\$5,600	
96		2'-2'-6"x6'-8" Interior Door W/ Frame	1	EA	\$550	\$300	\$850	\$850	
97		2'-4"x6'-8" Interior Door W/ Frame	1	EA	\$500	\$300	\$800	\$800	
98		4'-0"x6'-8" Sliding Door W/ Frame	1	EA	\$550	\$300	\$850	\$850	
99		Door Hardware	14	EA	\$150	\$100	\$250	\$3,500	
Subtotal (Openings)									\$28,640
DIVISION 09- FINISHES									
Wall Framing									
2x6 Exterior Wall (125 LF)									
100		1/2" Gypsum Board	1044	SF	\$1.2	\$0.8	\$2	\$2,088	
101		Moisture Resistant Board	81	SF	\$1.2	\$0.8	\$2	\$162	
2x4 Interior Wall (75 LF)									
102		1/2" Gypsum Board	1078	SF	\$1.2	\$0.8	\$2	\$2,156	
103		Moisture Resistant Board	184	SF	\$1.2	\$0.8	\$2	\$368	
104		Backer Board	88	SF	\$1.2	\$0.8	\$2	\$176	
Second Floor Wall Framing									
2x6 Exterior Wall (107 LF)									
105		1/2" Gypsum Board	107	LF	\$1.2	\$0.8	\$2	\$214	
106		1/2" Gypsum Board	696	SF	\$1.2	\$0.8	\$2	\$1,392	
107		Moisture Resistant Board	160	SF	\$1.2	\$0.8	\$2	\$320	
2x4 Interior Wall (89 LF)									
108		1/2" Gypsum Board	1224	SF	\$1.2	\$0.8	\$2	\$2,448	
109		Moisture Resistant Board	104	SF	\$1.2	\$0.8	\$2	\$208	
110		Backer Board	96	SF	\$1.2	\$0.8	\$2	\$192	
First Floor									
Flooring									
111		Sealed Concrete @ Garage (Assumed)	533	SF	\$3.0	\$2.0	\$5	\$2,665	
112		Ceramic Floor Tile	58	SF	\$7.0	\$6.0	\$13	\$754	
113		Hardwood/LVT Floor Tile (Assumed)	233	SF	\$5.0	\$3.0	\$8	\$1,864	
114		Wood Wall Base (Assumed)	82	LF	\$3.0	\$2.0	\$5	\$410	
115	A1.0	Cove Base	19	LF	\$2.5	\$1.5	\$4	\$76	
Ceiling									
116		1/2" Gypsum Board Ceiling	830	SF	\$3.5	\$2.5	\$6	\$4,980	
117		Ceiling Paint	830	SF	\$0.9	\$0.8	\$2	\$1,411	
Wall Finishes									
118		Wall Tiles	90	SF	\$8.0	\$7.0	\$15	\$1,350	
119		Wall Paint	2400	SF	\$0.8	\$0.7	\$2	\$3,600	
120		Door Paint	6	EA	\$60.0	\$40.0	\$100	\$600	

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ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	MATERIAL	LABOR	UNIT COST	TOTAL COST	TRADE COST
		Second Floor							
		Flooring							
121		Ceramic Floor Tile	93	SF	\$7.0	\$6.0	\$13	\$1,209	
122		Hardwood/LVT Floor Tile (Assumed)	316	SF	\$5.0	\$3.0	\$8	\$2,528	
123		Carpet Flooring	137	SF	\$3.0	\$2.0	\$5	\$685	
124		Wood base	143	LF	\$3.0	\$2.0	\$5	\$715	
125		Cove Base	25	LF	\$2.5	\$1.5	\$4	\$100	
		Ceiling							
126		1/2" Gypsum Baord Ceiling	640	SF	\$3.5	\$2.5	\$6	\$3,840	
127		Ceiling Paint	640	SF	\$0.9	\$0.8	\$2	\$1,088	
		Wall Finishes							
128		Wall Tiles	96	SF	\$8.0	\$7.0	\$15	\$1,440	
129		Wall Paint	2200	SF	\$0.8	\$0.7	\$2	\$3,300	
130		Door Paint	8	EA	\$60.0	\$40.0	\$100	\$800	
		Subtotal (Finishes)							\$43,139
		DIVISION 10- SPECIALTIES							
131	A1	Countertop	72	SF	\$50	\$15	\$65	\$4,680	
132		Backsplash	47	LF	\$30	\$10	\$40	\$1,880	
133		60"x42" Custom Shower	1	EA	\$2,000	\$500	\$2,500	\$2,500	
		Subtotal (Specialties)							\$9,060
		DIVISION 11- EQUIPMENT							
134	A1	Dishwasher	1	EA	\$1,000	\$500	\$1,500	\$1,500	
135		Range W/ Self Cleaning Oven Hood	1	EA	\$3,000	\$1,000	\$4,000	\$4,000	
136		Refrigerator W/ Ice Maker	1	EA	\$2,700	\$800	\$3,500	\$3,500	
137		Stackable Washing/Drying Machine	1	EA	\$1,200	\$600	\$1,800	\$1,800	
		Subtotal (Equipment)							\$10,800
		DIVISION 22- PLUMBING							
138		60"x30" Shower/Bath Tub Combo	1	EA	\$2,000	\$500	\$2,500	\$2,500	
139		Water Closet	2	EA	\$600	\$300	\$900	\$1,800	
140	A1	Pedestal Sink	4	EA	\$700	\$300	\$1,000	\$4,000	
141		Kitchen Sink	1	EA	\$700	\$300	\$1,000	\$1,000	
142		Shower Head & Assemblies	2	EA	\$120	\$80	\$200	\$400	
143		Plumbing Pipes & Fitting Allowance	1200	SF	\$1.2	\$0.8	\$2	\$2,400	
		Subtotal (Plumbing)							\$12,100
		DIVISION 23- HEATING, VENTILATING & AIR-CONDITIONING							
144		HVAC System Allowance	1200	SF	\$5	\$3	\$8	\$9,600	
		Subtotal (Heating, Ventilating & Air-Conditioning)							\$9,600

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ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	MATERIAL	LABOR	UNIT COST	TOTAL COST	TRADE COST
DIVISION 26- ELECTRICAL									
145	E1	Duplex Receptacle	21	EA	\$130	\$90	\$220	\$4,620	
146		Duplex Receptacle (GFCI)	8	EA	\$130	\$90	\$220	\$1,760	
147		Switch	18	EA	\$60	\$40	\$100	\$1,800	
148		Wall Sconce (Water Proof)	4	EA	\$200	\$100	\$300	\$1,200	
149		Duplex Receptacle (GFCI/WP)	2	EA	\$130	\$90	\$220	\$440	
150		Garage Opener	1	EA	\$120	\$80	\$200	\$200	
151		Smoke/CO Detector	6	EA	\$150	\$100	\$250	\$1,500	
152		Ceiling Mounted Light	28	EA	\$230	\$120	\$350	\$9,800	
153		Surface Mounted Light	2	EA	\$230	\$120	\$350	\$700	
154		Wiring & Conduits	1738	SF	\$1	\$1	\$2	\$2,607	
Subtotal (Electrical)									\$24,627

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ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	MATERIAL	LABOR	UNIT COST	TOTAL COST	TRADE COST
SUBTOTAL									\$281,728.91
OVERHEAD			15%					\$42,259.34	
INSURANCE			3%					\$8,451.87	
CONTINGENCY			5%					\$14,086.45	
TOTAL BASE BID									\$346,526.56

Note:

PROJECT ID:	ADU at Elati	Date:	1/0/1900
AREA SUMMARY:			
BUILDING GSF	1,738	No. of Floors:	2
First Floor (SF)	1,000		
Second Floor (SF)	738		

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	COST/ SF
Division 1	General Requirements	\$ 5,440	\$ 3
Division 2	Site Work/ Existing Conditions	\$ 4,312	\$ 2
Division 3	Concrete	\$ 21,725	\$ 13
Division 4	Masonry	\$ -	\$ -
Division 5	Metals	\$ 9,940	\$ 6
Division 6	Wood, Plastics & Composites	\$ 54,525	\$ 31
Division 7	Thermal & Moisture Protection	\$ 47,821	\$ 28
Division 8	Openings	\$ 28,640	\$ 16
Division 9	Finishes	\$ 43,139	\$ 25
Division 10	Specialties	\$ 9,060	\$ 5
Division 11	Equipment	\$ 10,800	\$ 6
Division 12	Furnishing	\$ -	\$ -
Division 13	Special Construction	\$ -	\$ -
Division 14	Conveying System	\$ -	\$ -
Division 21	Fire Protection	\$ -	\$ -
Division 22	Plumbing	\$ 12,100	\$ 7
Division 23	HVAC/ Mechanical	\$ 9,600	\$ 6
Division 26	Electrical	\$ 24,627	\$ 14
TOTAL TRADE COST		\$ 281,729	\$ 162
OVERHEAD	15%	\$ 42,259	\$ 24
INSURANCE	3%	\$ 8,452	\$ 5
CONTINGENCY	5%	\$ 14,086	\$ 8
TOTAL TRADE COST		\$ 346,527	\$ 199