



ITEM #	DRAWING REFERENCE	DESCRIPTION	QTY.	FT	QTY. W/ FT	UNIT	UNIT COST	ITEM COST	TRADE COST
GENERAL									
1		Permit	1	0%	1	ls	\$ 3,000.0	\$ 3,000	
2		Supervision	1	0%	1	ls	\$ 12,000.0	\$ 12,000	
3		Final cleanup	1	0%	1	ls	\$ 2,000.0	\$ 2,000	
SITWORK									
4	AS-101	Stone pavers	7,058	5%	7,411	sf	\$ 22.0	\$ 163,040	
	AS-101	Driveway	1,688	5%	1,772	sf	\$ 6.0	\$ 10,634	
	AS-101	Landscape	1	0%	1	ls	\$ 13,900.0	\$ 13,900	
5	AS-101	Site clearance	16,661	5%	17,494	sf	\$ 2.0	\$ 34,988	
CONCRETE									
Footing									
6	S-101	6' x 6' x 6' concrete footing w/#5 @ 12" O.C each way	88	5%	93	cy	\$ 550.0	\$ 51,150	
7	S-101	2' x 2' x 4'-8" concrete piers footing	8	5%	8	cy	\$ 550.0	\$ 4,400	
8	S-101	4'-0" wide x 1'-4" deep concrete cont. Footing w/(3)#5 cont.bars	86	5%	91	cy	\$ 550.0	\$ 50,050	
Stem wall									
9	S-101	8" thk concrete stem wall	1,688	5%	1,772	sf	\$ 18.0	\$ 31,896	
Slab									
10	S-101	4" thk concrete slab on grade w/vapor barrier	8,839	5%	9,281	sf	\$ 9.0	\$ 83,529	
11	S-101	Thickened slab portion	401	5%	422	lf	\$ 16.0	\$ 6,752	
MASONRY									
12	S-101	8" thk cmu wall w/#5 @ 12" O.C dowel bar	598	5%	628	sf	\$ 16.0	\$ 10,048	
13	S-101	8" thk cmu wall w/#5 @ 12" O.C dowel bar	1,214	5%	1,275	sf	\$ 16.0	\$ 20,400	
14	A-102	Brick steps	11	0%	11	ea	\$ 450.0	\$ 4,950	
15	A-201,A-202	Brick veneer	659	5%	692	sf	\$ 22.0	\$ 15,224	
WOOD, PLASTICS & COMPOSITES									
16	S-102	BCI 450s floor joist @ 24" O.C	5,269	5%	5,533	sf	\$ 9.0	\$ 49,797	
17	S-201	2 X 10 ceiling joist @ 24" O.C	4,137	5%	4,344	sf	\$ 12.0	\$ 52,128	
18	S-202	2 X 10 roof rafter @ 16" O.C	10,346	5%	10,864	sf	\$ 12.0	\$ 130,368	
19	S-102	3-1/2" X 18" versa lamp sp beam	199	5%	209	lf	\$ 35.0	\$ 7,315	
20	S-202	2 x 46 ridge beam	235	5%	247	lf	\$ 90.0	\$ 22,230	
21	S-202	Hip beam	290	5%	305	lf	\$ 35.0	\$ 10,675	
22	S-202	Valley beam	225	5%	237	lf	\$ 38.0	\$ 9,006	
23	A-101	3'-0" high metal railing	13	5%	14	lf	\$ 125.0	\$ 1,750	
Header									
24	A-102	(2)2x10 wood header	82	5%	87	lf	\$ 18.0	\$ 1,566	
THERMAL & MOISTURE PROTECTION									
25	A101	Wall and attic insulation	24,580	5%	25,809	sf	\$ 1.2	\$ 30,971	
Exterior									
26	A-101	Stucco return	1,104	5%	1,160	sf	\$ 11.0	\$ 12,760	
27	A-101	18" wide exterior soffit	764	5%	803	lf	\$ 8.0	\$ 6,424	
28	A-101	30" wide exterior soffit	19	5%	20	lf	\$ 14.0	\$ 280	
29	A-101	48" wide exterior soffit	39	5%	41	lf	\$ 18.0	\$ 738	
30	A-201,A-202	Stucco	5,757	5%	6,045	sf	\$ 11.0	\$ 66,495	
31	A-201,A-202	10" wide fascia	760	5%	798	lf	\$ 18.0	\$ 14,364	
32	A-201,A-202	3" wide door trim	95	5%	100	lf	\$ 6.0	\$ 600	
33	A-201,A-202	4" wide door trim	330	5%	347	lf	\$ 8.0	\$ 2,776	
34	A-201,A-202	3" wide window trim	379	5%	398	lf	\$ 6.0	\$ 2,388	
35	A-201,A-202	2" wide door trim	37	5%	39	lf	\$ 5.0	\$ 195	
36	A-201,A-202	2" wide window sill trim	136	5%	143	lf	\$ 5.0	\$ 715	
37	A-201,A-202	4" wide window head trim	150	5%	158	lf	\$ 8.0	\$ 1,264	
Roof									
38	A-104	Asphalt shingels	11,243	5%	11,806	sf	\$ 7.0	\$ 82,642	
39	A-104	Felt paper	11,243	5%	11,806	sf	\$ 1.0	\$ 11,806	
40	A-104	Gutter	508	5%	534	lf	\$ 18.0	\$ 9,612	
41	A-104	Downspout	336	5%	353	lf	\$ 15.0	\$ 5,295	
42	A-104	Ridge vent	205	5%	216	lf	\$ 12.0	\$ 2,592	
43	A-104	Hip flashing	371	5%	390	lf	\$ 6.0	\$ 2,340	
44	A-104	Valley flashing	158	5%	166	lf	\$ 6.0	\$ 996	
OPENINGS									
Doors									
45	A-601	4'-0" x 7'-0" hollow metal flush door w/hollow metal frame	2	0%	2	ea	\$ 900.0	\$ 1,800	
46	A-601	10'-0" x 8'-0" garage door	7	0%	7	ea	\$ 3,200.0	\$ 22,400	
47	A-601	3'-0"x7'-0" fancy door	3	0%	3	ea	\$ 1,000.0	\$ 3,000	
48	A-601	(4)12'-0"x7'-0" glass panel sliding door	1	0%	1	ea	\$ 11,760.0	\$ 11,760	
49	A-601	(3)3'-0"x8'-0" panel single door	8	0%	8	ea	\$ 2,200.0	\$ 17,600	
50	A-601	2'-10"x8'-0" 3-panel single door	1	0%	1	ea	\$ 850.0	\$ 850	
51	A-601	2'-10"x7'-0" 3-panel single door	2	0%	2	ea	\$ 800.0	\$ 1,600	
52	A-601	3'-4"x2'-6" hollow metal flush door w/hollow metal frame	3	0%	3	ea	\$ 550.0	\$ 1,650	
53	A-601	3'-0"x7'-0" 3-panel single door	1	0%	1	ea	\$ 900.0	\$ 900	
54	A-601	6'-4"x8'-4" double glass panel door	1	0%	1	ea	\$ 1,600.0	\$ 1,600	
55	A-601	5'-0"x6'-8" pocket door	2	0%	2	ea	\$ 1,250.0	\$ 2,500	
56	A-601	5'-0"x8'-0" double panel door	2	0%	2	ea	\$ 1,400.0	\$ 2,800	
57	A-601	16'-10"x9'-0" 4-panel sliding door	1	0%	1	ea	\$ 2,800.0	\$ 2,800	
58	A-601	2'-8"x8'-0" 3-panel single door	3	0%	3	ea	\$ 825.0	\$ 2,475	
59	A-601	3'-4"x7'-0" 3-panel single door	1	0%	1	ea	\$ 950.0	\$ 950	

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60	A-601	3'-0"x8'-0" sliding pocket door	9	0%	9	ea	\$ 900.0	\$ 8,100	
61	A-601	2'-6"x8'-0" 3-panel single door	1	0%	1	ea	\$ 850.0	\$ 850	
62	A-601	12'-10"x8'-0" parametric folding door	2	0%	2	ea	\$ 2,400.0	\$ 4,800	
63	A-601	6'-0"x8'-0" double glass panel door	1	0%	1	ea	\$ 1,600.0	\$ 1,600	
64	A-601	4'-0"x8'-0" double panel door	1	0%	1	ea	\$ 1,100.0	\$ 1,100	
65	A-601	2'-8"x8'-0" sliding pocket door	1	0%	1	ea	\$ 875.0	\$ 875	
		Windows							
66	A-601	2'-6" x 3'-6" double hung window	2	0%	2	ea	\$ 450.0	\$ 900	
67	A-601	3'-0"x5'-0" double hung window	31	0%	31	ea	\$ 550.0	\$ 17,050	
68	A-601	6'-0"x5'-0" double hung window w/transom	11	0%	11	ea	\$ 1,200.0	\$ 13,200	
69	A-601	6'-0"x1'-4" casement window	2	0%	2	ea	\$ 480.0	\$ 960	
70	A-601	5'-0"x1'-4" casement window	1	0%	1	ea	\$ 400.0	\$ 400	
		FINISHES							\$ 405,047
		Walls							
		6" thk exterior wall							
71	A-102,A-103	6" wood studs @ 16" o.c	1,950	5%	2,048	sf	\$ 4.0	\$ 8,192	
72	A-102,A-103	5/8" gypsum on one side	1,950	5%	2,048	sf	\$ 3.0	\$ 6,144	
73	A-102,A-103	Exterior sheathing	1,950	5%	2,048	sf	\$ 3.2	\$ 6,554	
74	A-102,A-103	Sealant	390	5%	410	lf	\$ 1.0	\$ 410	
		6" thk exterior wall							
75	A-102,A-103	6" wood studs @ 16" o.c	7,728	5%	8,115	sf	\$ 4.0	\$ 32,460	
76	A-102,A-103	5/8" gypsum on one side	7,728	5%	8,115	sf	\$ 3.0	\$ 24,345	
77	A-102,A-103	Exterior sheathing	7,728	5%	8,115	sf	\$ 3.2	\$ 25,968	
78	A-102,A-103	Sealant	1,288	5%	1,353	lf	\$ 1.0	\$ 1,353	
		Interior wall							
79	A-102,A-103	3-5/8" wood studs @ 16" o.c	4,540	5%	4,767	sf	\$ 3.0	\$ 14,301	
80	A-102,A-103	5/8" gypsum board on both sides	9,080	5%	9,534	sf	\$ 3.0	\$ 28,602	
81	A-102,A-103	Insulation	4,540	5%	4,767	sf	\$ 2.0	\$ 9,534	
82	A-102,A-103	Sealant	1,816	5%	1,907	lf	\$ 1.0	\$ 1,907	
		G.B-1: interior wall							
83	A-102,A-103	3-5/8" wood studs @ 16" o.c	1,580	5%	1,659	sf	\$ 3.0	\$ 4,977	
84	A-102,A-103	5/8" gypsum board on both sides	3,160	5%	3,318	sf	\$ 3.0	\$ 9,954	
85	A-102,A-103	Sealant	632	5%	664	lf	\$ 1.0	\$ 664	
		G.B-2: interior wall							
86	A-103	3-5/8" wood studs @ 16" o.c	150	5%	158	sf	\$ 3.0	\$ 474	
87	A-103	5/8" gypsum board on both sides	300	5%	315	sf	\$ 3.0	\$ 945	
88	A-103	Sealant	60	5%	63	lf	\$ 1.0	\$ 63	
		2x4 low wall							
89	A-103	3-5/8" wood studs @ 16" o.c	48	5%	51	sf	\$ 3.0	\$ 153	
90	A-103	5/8" gypsum board on both sides	96	5%	101	sf	\$ 3.0	\$ 303	
91	A-103	Insulation	48	5%	51	sf	\$ 2.0	\$ 102	
92	A-103	Sealant	32	5%	34	lf	\$ 1.0	\$ 34	
		Flooring							
93	A-102,A-103	Sealed concrete	2,331	5%	2,448	sf	\$ 3.0	\$ 7,344	
94	A-102,A-103	Stone tile flooring	1,971	5%	2,070	sf	\$ 12.0	\$ 24,840	
95	A-102,A-103	Carpet flooring	1,153	5%	1,211	sf	\$ 8.0	\$ 9,688	
96	A-102,A-103	Hardwood flooring	1,715	5%	1,801	sf	\$ 10.0	\$ 18,010	
97	A-102,A-103	Stone pavers	784	5%	824	sf	\$ 22.0	\$ 18,128	
98	A-103	Ceramic tile flooring	502	5%	528	sf	\$ 10.0	\$ 5,280	
99	A-103	Marble tile flooring	128	5%	135	sf	\$ 12.0	\$ 1,620	
		Base							
100	A-102,A-103	8" wide base w/shoe mold	697	5%	732	lf	\$ 6.0	\$ 4,392	
101	A-103	12" wide base w/shoe mold	216	5%	227	lf	\$ 8.0	\$ 1,816	
102	A-102,A-103	Cove base	99	5%	104	sf	\$ 12.0	\$ 1,248	
		Ceiling							
103	A-102,A-103	Gypsum board ceiling	8,584	5%	9,014	sf	\$ 7.0	\$ 63,098	
104	A-102,A-103	Crown molding	1,690	5%	1,775	lf	\$ 6.0	\$ 10,650	
		Paint							
105	A-102,A-103	Paint on walls	14,740	5%	15,477	sf	\$ 2.0	\$ 30,954	
106	A-102,A-103	Paint on trim	3,400	5%	3,570	lf	\$ 3.0	\$ 10,710	
107	A-102,A-103	Paint on ceiling	8,584	5%	9,014	sf	\$ 2.2	\$ 19,831	
		FURNISHING							\$ 40,110
108	A-103	24" wide bath countertop	21	5%	23	lf	\$ 145.0	\$ 3,335	
109	A-103	16" pantry shelves w/rod	7	5%	8	lf	\$ 55.0	\$ 440	
110	A-103	18" closet shelves w/rod	119	5%	125	lf	\$ 75.0	\$ 9,375	
111	A-103	8'-3" x 6'-4" kitchen island	1	5%	2	lf	\$ 270.0	\$ 540	
112	A-103	24" kitchen countertop	35	5%	37	lf	\$ 165.0	\$ 6,105	
113	A-103	30" closet shelving	21	5%	23	lf	\$ 120.0	\$ 2,760	
114	A-103	24" base cabinet	35	5%	37	lf	\$ 280.0	\$ 10,360	
115	A-103	12" upper cabinet	29	5%	31	lf	\$ 220.0	\$ 6,820	
116	A-103	18" shelving	4	5%	5	lf	\$ 75.0	\$ 375	
		ELECTRICAL							\$ 65,535
117	AE-101,AE-102	Duplex receptacles	127	0%	127	ea	\$ 110.0	\$ 13,970	
118	AE-101,AE-102	Duplex receptacles-GFI	7	0%	7	ea	\$ 135.0	\$ 945	
119	AE-101,AE-102	Duplex receptacles-WP	9	0%	9	ea	\$ 120.0	\$ 1,080	
120	AE-101,AE-102	2-way switch	14	0%	14	ea	\$ 90.0	\$ 1,260	
121	AE-101,AE-102	3-way switch	3	0%	3	ea	\$ 110.0	\$ 330	
122	AE-101,AE-102	4-way switch	18	0%	18	ea	\$ 150.0	\$ 2,700	
123	AE-101,AE-102	3-plex receptacle	1	0%	1	ea	\$ 130.0	\$ 130	
124	AE-101,AE-102	Quardplex receptacles	8	0%	8	ea	\$ 175.0	\$ 1,400	
125	AE-101,AE-102	Single way switch	3	0%	3	ea	\$ 90.0	\$ 270	
126	AE-101,AE-102	Light fixtures	1	0%	1	ls	\$ 33,200.0	\$ 33,200	
		Misc.							

ITEM #	DRAWING REFERENCE	DESCRIPTION	QTY.	FT	QTY. W/ FT	UNIT	UNIT COST	ITEM COST	TRADE COST
127	AE-101,AE-102	Exhaust fan	5	0%	5	ea	\$ 450.0	\$ 2,250	
128	AE-101,AE-102	Electric panel	1	0%	1	ea	\$ 3,200.0	\$ 3,200	
129	AE-101,AE-102	Electrical wiring	1	0%	1	ls	\$ 4,800.0	\$ 4,800	
PLUMBING									\$ 45,675
130	A-102,A-103	Water heater	2	0%	2	ea	\$ 1,800.0	\$ 3,600	
131	A-102,A-103	Bath tub	4	0%	4	ea	\$ 900.0	\$ 3,600	
132	A-102,A-103	Water closet	5	0%	5	ea	\$ 1,075.0	\$ 5,375	
133	A-102,A-103	Lavotry	5	0%	5	ea	\$ 400.0	\$ 2,000	
134	A-102,A-103	Dishwasher	1	0%	1	ea	\$ 550.0	\$ 550	
135	A-102,A-103	Stove	1	0%	1	ea	\$ 450.0	\$ 450	
136	A-102,A-103	Oven	1	0%	1	ea	\$ 550.0	\$ 550	
137	A-102,A-103	Refrigerator	1	0%	1	ea	\$ 1,300.0	\$ 1,300	
138	A-102,A-103	Washer/dryer	1	0%	1	ea	\$ 900.0	\$ 900	
139	A-102,A-103	Plumbing (pipes, drains, P trap etc)	1	0%	1	ea	\$ 26,900.0	\$ 26,900	
140	A-102,A-103	Sink	1	0%	1	ea	\$ 450.0	\$ 450	
HVAC									\$ 53,080
141	A-102,A-103	Vent hood	2	0%	2	ea	\$ 650.0	\$ 1,300	
142	A-102,A-103	HVAC system (ducts, registers, grills etc)	1	0%	1	ls	\$ 46,980.0	\$ 46,980	
143	A-102,A-103	Fire place	1	0%	1	ea	\$ 4,800.0	\$ 4,800	
EARTHWORK									\$ 29,774
144	S-101	Excavation	227	5%	238	cy	\$ 125.0	\$ 29,774	
SUB TOTAL								\$ 1,821,791	\$ 1,821,791
OVERHEAD AND PROFIT							22%	\$ 400,794	\$ 400,794
TOTAL BASE BID								\$ 2,222,585	\$ 2,222,585