

BuildEstimatePro

SR #	REF SHEET	CSI SECT	DESCRIPTION	QUANTITY	WASTAGE (10%)	QTY WITH WASTAGE	UNIT OF MEASUREMEN T	UNIT COST	TOTAL ITEM COST	TOTAL TRADE COST
			DIV. 01 GENERAL CONDITIONS						\$ 155,000	
1			Permits Documentation And Fees Etc.	1	0%	1	LS	\$1 55,000.0	\$ 155,000	
			DIV. 03 CONCRETE						\$ 71,977	
2	A2.0		Concrete For Slab 1'-8" wide x 1'-0" Deep Thickened Concrete Slab Reinforced With (2) #5 Rebars, Continuous With 6x6	170	10%	187	SF W.W.F.	\$ 7.8	\$ 1,459	
3			4" Concrete Slab On 6 Mil. Polyethylene Vapor Barrier With Minimum 16" x 20" Turned Down Edge With (2) #5 Reinforcing Bars	2,994	10%	3,293	SF	\$ 7.8	\$ 25,689	
4	A2.0/A5.0		Concrete For Footing Reinforced Concrete For 1'-4" wide x 1'-8" deep Footing	2.22	10%	2	CY	\$ 7 00.0	\$ 1,709	
5			Reinforced Concrete For 1'-4" wide x 2'-0" deep Footing	9	10%	10	CY	\$ 7 00.0	\$ 6,930	
6			Concrete For 2'-6" wide x 1'-0" deep Continuous Footing Reinforced With (3) #5 Bars And #5 Bars At 3'-6" O.C. Extending To Minimum 2'-0" Overlap With Reinforcing In CMU Wall	22	10%	24	CY	\$ 7 00.0	\$ 16,940	
7			Concrete For 2'-8" wide x 1'-0" deep Pierced Brick Landscape Wall Footing	3	10%	3	CY	\$ 7 00.0	\$ 2,310	
8	A2.0		Concrete For Grade Beam Concrete For 3'-0" Wide x 1'-0" deep Grade Beam	15	10%	17	CY	\$ 7 00.0	\$ 11,550	
	A2.0		Footing Reinforced With (2) #5 Bars							
	A2.0		Concrete For CMU Piers							

BuildEstimatePro

9		Concrete For 3'-0" wide x 1'-0" deep Masonry Pier Footing Reinforced With (3) #5 Bars	7	10%	8	CY	\$ 7 00.0	\$ 5,390	
	DIV. 04	MASONRY							\$ 46,015
10	A2.1	Ground Floor CMU Pier 12" x 12" CMU Pier With Horizontal Bed Reinforcing At 8" O.C. And (4 Total) #5 Reinforcing Bars With Dowels To Match(With 2'-0" Minimum Overlap From Footing To Top Of CMU Pier) Fill All Cells	180	10%	198	LF	\$ 14.6	\$ 2,891	
11	A2.1	Concrete Masonry Unit Wall 8" x 8" x 16" Block With Horizontal Bed Reinforcing At 8" O.C. And #5 Reinforcing Bars At 2'-8" O.C. With Dowels To Match(With 2'-0" Minimum Overlap From Footing To Top Of CMU Wall) Fill All Cells	2,420	10%	2,662	SF	\$ 16.2	\$ 43,124	
	DIV. 05	METALS							\$ 19,254
12	A2.4	Standing Seam Metal Roof	1,224	10%	1,346	SF	\$ 14.3	\$ 19,254	
	DIV. 06	WOOD, PLASTIC AND COMPOSITES							\$ 164,403
		Wooden Posts							
13	A2.1	Ground Floor 6" x 6" Pressure Treated Post With Wood Trim	68	10%	75	LF	\$ 18.6	\$ 1,391	
14		8" x 8" Pressure Treated Post With Wood Trim	85	10%	94	LF	\$ 23.5	\$ 2,197	
15	A2.2	First Floor 8" x 8" Pressure Treated Post With Wood Trim	144	10%	158	LF	\$ 23.5	\$ 3,722	
		Structural Lumber							

BuildEstimatePro

	A2.2 / A5.2	First Floor									
16		8 x Built-Up Wood Beam	39	10%	43	LF	\$ 23.5	\$			1,008
17		1 x 6 Pressure Treated Trim Band Each Side Of Beam	39	10%	43	LF	\$ 3.7	\$			159
	A2.4 / A5.0	Roof									
18		1x4 Pressure Treated Band	302	10%	332	LF	\$ 2.9	\$			963
19		1x8 Pressure Treated Band	302	10%	332	LF	\$ 4.5	\$			1,495
20		2x8 Pressure Treated Blocking	302	10%	332	LF	\$ 5.2	\$			1,727
21	A3.1 / A5.2	6x12 Pressure Treated Beam	31	10%	34	LF	\$ 32.7	\$			1,115
		Joists, Rafters and Trusses									
		Ground To First Floor									
22	A5.0	Pressure Treated 1 x 4 Sleeper	3,371	10%	3,708	SF	\$ 3.4	\$			12,608
22	A5.0	14" Pre Manufactured Truss Joist System @ 16" O.C.	3,548	10%	3,903	SF	\$ 7.8	\$			30,442
		First To Second Floor									
23	A5.0	14" Open Web Wood Truss System @ 16" O.C.	2,247	10%	2,472	SF	\$ 7.8	\$			19,279
23	A2.2	2x12 Pressure Treated Wood Joist System At 16" O.C.	583	10%	641	SF	\$ 7.2	\$			4,617
24	A2.2	2x8's At 16" O.C. Ceiling Joists	542	10%	596	SF	\$ 4.7	\$			2,802
		Plywood Decking									
		Ground To First Floor									
25	A5.0	3/4" Tongue And Groove Plywood Decking Glued And Nailed On Sleepers	6,919	10%	7,611	SF	\$ 3.4	\$			25,877
		First To Second Floor									
26	A5.0	3/4" Tongue And Groove Plywood Decking Glued And Nailed On Engineered System	2,247	10%	2,472	SF	\$ 3.4	\$			8,404
26	A2.2	5/4" x 6" Pressure Treated Wood Decking			641						
					5,129						

BuildEstimatePro

	Roof Sheathing		583	10%	SF	\$	5.7	\$	3,655	
27	A2.4 / A5.0 5/8" Exterior Structural Roof Sheathing		4,663	10%	SF	\$	3.6	\$	18,465	
	Millwork/Carpentry									
	A2.2 First Floor									
28	2'-0" Deep Base Cabinets		51	10%	56	LF	\$	350.0	\$	19,635
29	1'-0" Deep Top Cabinets		12	10%	13	LF	\$	250.0	\$	3,300
	Second Floor									
30	2'-0" Deep Base Cabinets		4	10%	4	LF	\$	350.0	\$	1,540
	DIV. 07 THERMAL & MOISTURE PROTECTION									\$ 68,073
	Roof									
31	A2.4 / A5.0 Asphalt Roof Shingles With Metal Accents		3,439	10%	3,783	SF	\$	6.2	\$	23,454
32	High Temperature Ice & Water Shield		3,439	10%	3,783	SF	\$	5.6	\$	21,184
33	Icynene Foam Insulation		4,663	10%	5,129	SF	\$	3.5	\$	17,953
34	Metal Flashing / Drip Edge		302	10%	332	LF	\$	7.8	\$	2,591
35	Non-Vented Hardie Soffit, Smooth		453	10%	498	SF	\$	5.4	\$	2,691
36	2'-8" x 4'-6" Roof Crickets		2	0%	2	EA	\$	100.0	\$	200
	DIV. 08 OPENINGS									\$ 101,500
	Doors									
	A2.1 / A6.0 Ground Floor									
37	2'-4" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,		1	0%	1	EA	\$	1,300.0	\$	1,300
38	3'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,		3	0%	3	EA	\$	1,400.0	\$	4,200

BuildEstimatePro

BuildEstimatePro

3'-0" wide x 8'-0" high x 1 3/4" thick Exterior Door,

BuildEstimatePro

BuildEstimatePro

Door Material: T.B.D, (Exterior Door System, Fiberglass 7,000 Outswing Doors With Sidelite Muntins With Space Bar, Manufacturer: T.B.D, By General Contractor/ Owner)	5	0%	5	EA	\$ 1,400.0	\$
409'-0" wide x 8'-0" high x 1 3/4" thick Exterior Garage Door, Door Material: T.B.D, (Garage Door System 5,200 Fiberglass, 3w/1H Sidelite, Manufacturer: T.B.D, By General Contractors/ Owner)	2	0%	2	EA	\$ 2,600.0	\$
A2.2 / A6.0 First Floor 413'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D, 422'-4" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D, 432'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D, 442'-4" wide x 8'-0" high x 1 3/4" thick Interior Pocket Door, Door Material: T.B.D, 453'-0" wide x 8'-0" high x 1 3/4" thick Interior Pocket Door, Door Material: T.B.D, 464'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D, 472'-8" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D, 486'-6" wide x 8'-0" high x 1 3/4" thick Exterior Door, Door Material: T.B.D, (Exterior Door System, Fiberglass 2,100 Outswing Door With Sidelite Muntins With Space Bar, Manufacturer: T.B.D) 493'-0" wide x 8'-0" high x 1 3/4" thick Exterior Door, Door Material: T.B.D, (Exterior Door System, Fiberglass 2,800 Outswing Door With Sidelite Muntins With Space Bar, Manufacturer: T.B.D) 5012'-0" wide x 8'-0" high x 1 3/4" thick Exterior Door, Door Material: T.B.D, (Exterior Sliding Door System,	6	0%	6	EA	\$ 1,400.0	\$ 8,400
	5	0%	5	EA	\$ 1,300.0	\$ 6,500
	1	0%	1	EA	\$ 1,200.0	\$ 1,200
	3	0%	3	EA	\$ 1,300.0	\$ 3,900
	1	0%	1	EA	\$ 1,300.0	\$ 1,300

BuildEstimatePro

		Fiberglass, Sliding Door With 2w/2h Sidelite, Manufacturer: T.B.D By General Contractors/ Owner)	1	0%	1	EA	\$ 3,200.0	\$ 3,200
518'-0" wide x 8'-0" high x 1 3/4" thick Exterior Door, Door Material: T.B.D, (Exterior Sliding Door System,			1	0%	1	EA	\$ 2,400.0	\$ 2,400
		Fiberglass, Sliding Door With 2w/2h Sidelite, Manufacturer: T.B.D By General Contractors/ Owner)	1	0%	1	EA	\$ 2,400.0	\$ 2,400
	A2.3 / A6.0	Second Floor						
52		3'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	2	0%	2	EA	\$ 1,400.0	\$ 2,800
53		2'-8" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	2	0%	2	EA	\$ 1,300.0	\$ 2,600
54		2'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	1	0%	1	EA	\$ 1,200.0	\$ 1,200
55		5'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	1	0%	1	EA	\$ 1,600.0	\$ 1,600
		Windows						
	A2.1 / A6.0	Ground Floor						
56		5'-4" wide x 5'-0" high Clad Double Hung Windows, 2,200 Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	1	0%	1	EA	\$ 2,200.0	\$
57		2'-8" wide x 5'-0" high Clad Double Hung Windows, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	4	0%	4	EA	\$ 1,100.0	\$ 4,400
58		3'-0" wide x 2'-0" high Clad Casement (Fixed) Windows, 2w/1h Sidelite, Manufacturer: T.B.D,	1	0%	1	EA	\$ 500.0	\$ 500
59	A2.2 / A6.0	First Floor						
		9'-0" wide x 6'-0" high Clad Double Hung Windows With Matching 2'-0" Transoms, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	2	0%	2	EA	\$ 4,350.0	\$ 8,700

BuildEstimatePro

60	6'-0" wide x 6'-0" high Clad Double Hung Windows, 5,800 Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	2	0%	2	EA	\$ 2,900.0	\$
61	2'-8" wide x 5'-0" high Clad Double Hung Windows, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	4	0%	4	EA	\$ 1,100.0	\$ 4,400
62	6'-0" wide x 2'-0" high Clad Casement (Fixed) Windows, 2w/1h Sidelite, Manufacturer: T.B.D,	2	0% 2,000	2	EA	\$ 1,000.0	\$
63	3'-0" wide x 2'-0" high Clad Casement (Fixed) Windows, 2w/1h Sidelite, Manufacturer: T.B.D,	2	0% 1,000	2	EA	\$ 500.0	\$
64	2'-0" wide x 3'-6" high Clad Casement (Fixed) Windows, 2w/1h Sidelite, Manufacturer: T.B.D,	4	0%	4	EA	\$ 575.0	\$ 2,300
A2.3/ A6.0		Second Floor					
65	9'-0" wide x 5'-6" high Clad Double Hung Windows With Matching 2'-0" Transoms, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	1	0%	1	EA	\$ 4,000.0	\$ 4,000
66	6'-0" wide x 4'-0" high Clad Casement (Fixed) Windows, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	2	0%	2	EA	\$ 1,950.0	\$ 3,900
DIV. 09 FINISHES							\$ 379,338
Dry Walls							
A2.1		Ground Floor					
67	4" Interior Walls 1 Layer Of 5/8" Gypsum Wall Board On Each Side	101	10%	111	SF	\$ 2.6	\$ 289

BuildEstimatePro

87	1 Layer Of 5/8" Gypsum Wall Board On Each Side	86	10%	95	SF	\$	2.6	\$ 246		
88	No Of Sheets	3	0%	3	EA	\$		\$ -		
89	Drywall Screws	144	0%	144	EA	\$		\$ -		
90	Tape Joint (500' Roll)	42	0%	42	LF	\$		\$ -		

BuildEstimatePro

912 x 8 Wood Studs @ 16" O.C.	33 10%	36 LF \$	5.8 \$	211 92Batt Insulation	43 10%	47 SF \$	3.1 \$	147
-------------------------------	--------	----------	--------	-----------------------	--------	----------	--------	-----

BuildEstimatePro

BuildEstimatePro

93	2x8 Pressure Treated Top Plates With 5/8" Anchor Bolts				5	10%	6	LF	\$	5.8	\$	32
942x8 Pressure Treated Bottom Plates With 5/8" Anchor					10	10%	11	LF	\$	5.8	\$	64
Bolts												
951/2" Sealant					20	10%	22	LF	\$	1.2	\$	26
962 x 8 Blocking					5	10%	6	LF	\$	5.8	\$	32
A2.2	First Floor											
	6" Exterior Wall											
971 Layer Of 5/8" Gypsum Wall Board On One Side					2,217	10%	2,439	SF	\$	2.6	\$	6,341
98No Of Sheets					69	0%	69	EA	\$	\$	\$	-
99Drywall Screws					3,312	0%	3,312	EA	\$	\$	\$	-
100Tape Joint (500' Roll)	966	0%	966	LF \$	- 1011/2" Plywood Sheathing				2,439	SF \$	3.4 \$	8,292 1022x6 Wood Studs @ 16" O.C.
1,668	10%	1,835	LF \$	4.6 \$					2,439	SF \$	3.4 \$	
1035-1/2" Sound Attenuation Batt Insulation					2,217	10%	2,439	SF	\$	3.5	\$	8,535
104	2x6 Pressure Treated Top Plates With 5/8" Anchor Bolts				444	10%	488	LF	\$	4.6	\$	2,247
1052x6 Pressure Treated Bottom Plates With 5/8" Anchor					222	10%	244	LF	\$	4.6	\$	1,123
Bolts												
1061/2" Sealant					888	10%	977	LF	\$	1.2	\$	1,172
1072 x 6 Blocking					222	10%	244	LF	\$	4.6	\$	1,123
4" Interior Walls												
1081 Layer Of 5/8" Gypsum Wall Board On Each Side					3,374	10%	3,711	SF	\$	2.6	\$	9,650
109No Of Sheets	106	0%	106	EA \$	- 110Drywall Screws				5,088	0%	5,088	EA \$ -
111Tape Joint (500' Roll)					1,484	0%	1,484	LF	\$	\$	\$	-
1122 x 4 Wood Studs @ 16" O.C.					1,270	10%	1,397	LF	\$	3.4	\$	4,750
113Batt Insulation					1,687	10%	1,856	SF	\$	3.1	\$	5,753
114	2x4 Pressure Treated Top Plates With 5/8" Anchor Bolts				338	10%	372	LF	\$	3.4	\$	1,264
1152x4 Pressure Treated Bottom Plates With 5/8" Anchor					169	10%	186	LF	\$	3.4	\$	632
Bolts												
1161/2" Sealant					676	10%	744	LF	\$	1.2	\$	892
1172 x 4 Blocking					169	10%	186	LF	\$	3.4	\$	632

BuildEstimatePro

6" Interior Walls

BuildEstimatePro

BuildEstimatePro

1181	Layer Of 5/8" Gypsum Wall Board On Each Side	3,212 10%	3,533	SF	\$	2.6	\$	9,186 119	No Of Sheets	101
------	--	-----------	-------	----	----	-----	----	-----------	--------------	-----

BuildEstimatePro

BuildEstimatePro

0%	101	EA	\$	- 120Drywall Screws	4,848	0%	4,848	EA	\$	-	\$	-
121Tape Joint (500' Roll)					1,414	0%	1,414	LF		\$	4.6	\$
1222 x 6 Wood Studs @ 16" O.C.					1,209	10%	1,330	LF	\$	4.6	\$	6,118
123Batt Insulation					1,606	10%	1,767	SF	\$	3.1	\$	5,476
124				2x6 Pressure Treated Top Plates With 5/8" Anchor Bolts	322	10%	354	LF	\$	4.6	\$	1,629
1252x6 Pressure Treated Bottom Plates With 5/8" Anchor					161	10%	177	LF	\$	4.6	\$	815
		Bolts										
1261/2" Sealant	644	10%	708 LF \$	1.2 \$	850	1272 x 6 Blocking	161	10%	177	LF \$	4.6 \$	815
A2.3 Second Floor 6" Exterior Wall												
1281 Layer Of 5/8" Gypsum Wall Board On One Side					1,247	10%	1,372	SF	\$	2.6	\$	3,566
129No Of Sheets	390%	39	EA	\$	- 130Drywall Screws	1,872	0%	1,872	EA	\$	-	
131Tape Joint (500' Roll)	546	0%	546 LF \$		- 1321/2" Plywood Sheathing	1,247	10%	1,372	SF \$	3.4 \$	4,664	
1332x6 Wood Studs @ 16" O.C.		939	10%	1,033	LF	\$	4.6		4,751	1345-1/2" Sound Attenuation Batt Insulation		
		1,247	10%	1,372	SF	\$	3.5	\$	4,801			
135				2x6 Pressure Treated Top Plates With 5/8" Anchor Bolts	278	10%	306	LF	\$	4.6	\$	1,407
1362x6 Pressure Treated Bottom Plates With 5/8" Anchor					139	10%	153	LF	\$	4.6	\$	703
		Bolts										
1371/2" Sealant					556	10%	612	LF	\$	1.2	\$	734
1382 x 6 Blocking					139	10%	153	LF	\$	4.6	\$	703
4" Interior Walls												
1391 Layer Of 5/8" Gypsum Wall Board On Each Side					292	10%	321	SF	\$	2.6	\$	835
140No Of Sheets	9	0%	9 EA \$	- 141Drywall Screws	432	0%	432	EA \$	-			
142Tape Joint (500' Roll)					126	0%	126	LF				-
1432 x 4 Wood Studs @ 16" O.C.					110	10%	121	LF	\$	3.4	\$	411
144Batt Insulation					146	10%	161	SF	\$	3.1	\$	498
145				2x4 Pressure Treated Top Plates With 5/8" Anchor Bolts	34	10%	37	LF	\$	3.4	\$	127
1462x4 Pressure Treated Bottom Plates With 5/8" Anchor					12	10%	13	LF	\$	3.4	\$	45
		Bolts										
1471/2" Sealant					48	10%	53	LF	\$	1.2	\$	63
1482 x 4 Blocking	12	10%	13	LF	\$	3.4	\$	45	6" Interior Walls			

BuildEstimatePro

149	1 Layer Of 5/8" Gypsum Wall Board On Each Side	1,104	10%	1,214	SF	\$	2.6	\$	3,157
150	No Of Sheets	35	0%	35	EA	\$		\$	-
151	Drywall Screws	1,680	0%	1,680	EA	\$		\$	-
152	Tape Joint (500' Roll)	490	0%	490	LF	\$		\$	-
153	2 x 6 Wood Studs @ 16" O.C.	415	10%	457	LF	\$	4.6	\$	2,100
154	Batt Insulation	552	10%	607	SF	\$	3.1	\$	1,882
155	2x6 Pressure Treated Top Plates With 5/8" Anchor Bolts	124	10%	136	LF	\$	4.6	\$	627
156	2x6 Pressure Treated Bottom Plates With 5/8" Anchor Bolts	62	10%	68	LF	\$	4.6	\$	314
157	1/2" Sealant	248	10%	273	LF	\$	1.2	\$	327
158	2 x 6 Blocking	62	10%	68	LF	\$	4.6	\$	314
	Floor Finishes					\$		\$	-
159	A2.1 Ground Floor								
159	Ceramic Tile Flooring	130	10%	143	SF	\$	8.9	\$	1,273
159	Vinyl Tile Flooring	473	10%	520	SF	\$	7.5	\$	3,902
160	A2.2 First Floor								
160	Ceramic Tile Flooring	361	10%	397	SF	\$	8.9	\$	3,534
160	Deck Tile Flooring	390	10%	429	SF	\$	8.5	\$	3,647
161	Tile Flooring	180	10%	198	SF	\$	8.5	\$	1,683
161	Vinyl Tile Flooring	941	10%	1,035	SF	\$	7.5	\$	7,763
162	Wood Flooring	1,284	10%	1,412	SF	\$	9.7	\$	13,700
163	A2.3 Second Floor								
163	Vinyl Tile Flooring	246	10%	271	SF	\$	7.5	\$	2,030
163	Wood Flooring	285	10%	314	SF	\$	9.7	\$	3,041
164	Ceramic Tile Flooring	82	10%	90	SF	\$	8.9	\$	803

BuildEstimatePro

Ceiling Materials								
	A2.1	Ground Floor						
165	A2.1	5/8" Gypsum Board Ceiling		3,336	10%	3,670	SF	\$ 3.7 \$ 13,578
166	A2.2	First Floor		2,103	10%	2,313	SF	\$ 3.7 \$ 8,559
167		Coffered Ceiling		409	10%	450	SF	\$ 5.8 \$ 2,609
168		Vaulted Ceiling		542	10%	596	SF	\$ 5.4 \$ 3,219
169	A2.3	Second Floor		605	10%	666	SF	\$ 3.7 \$ 2,462
Ceiling Finishes								
170	A2.1	Ground Floor		3,336	10%	3,670	SF	\$ 2.1 \$ 7,706
171	A2.2	First Floor		2,103	10%	2,313	SF	\$ 2.1 \$ 4,858
172	A2.3	Second Floor		605	10%	666	SF	\$ 2.1 \$ 1,398
Wall Finishes								
173	A2.1	Ground Floor		3,832	10%	4,215	SF	\$ 1.6 \$ 6,744
174	A2.2	First Floor		7,458	10%	8,204	SF	\$ 1.6 \$ 13,126
175		Paint On Walls (1 Coat Of Primer + 2 Coat Of Paint Finish)		985	10%	1,084	SF	\$ 9.8 \$ 10,618
	A2.3	Second Floor						

BuildEstimatePro

176		Paint On Walls (1 Coat Of Primer + 2 Coat Of Paint Finish)	2,159	10%	2,375	SF	\$	1.6	\$	3,800
177		Tile On Wall	238	10%	262	SF	\$	9.8	\$	2,566
Column Finishes										
178	A2.1	Ground Floor								
		Stucco On Columns	840	10%	924	SF	\$	13.2	\$	12,197
179	A2.2	First Floor								
		Stucco On Columns	337	10%	371	SF	\$	13.2	\$	4,893
Base, Crown and Trim										
180	A2.1	Ground Floor								
		4" Vinyl Tile Base	142	10%	156	LF	\$	4.5	\$	704
181	A2.2	First Floor								
		4" Tile Base	24	10%	27	LF	\$	4.5	\$	120
182		4" Vinyl Tile Base	245	10%	269	LF	\$	4.5	\$	1,211
183		4" Wood Base	268	10%	295	LF	\$	4.5	\$	1,328
184	A2.3	Second Floor								
		4" Vinyl Tile Base	119	10%	131	LF	\$	4.5	\$	591
185		4" Wood Base	72	10%	79	LF	\$	4.5	\$	355
Exterior Finishes										
186	A3.0 / A3.1	3/4" Stucco Finish	4,957	10%	5,453	SF				
187		1'-0" x 3'-4" Operable Wood Shutters With Hardware	8	0%	8	EA	\$	250.0	\$	2,000
188		1'-4" x 4'-9" Operable Wood Shutters With Hardware	12	0%	12	EA	\$	400.0	\$	4,800
189		2x6 Wood Corner Board	81	10%	89	LF	\$	4.7	\$	419

BuildEstimatePro

190		7" Hardie Smooth Lap Siding	1,920	10%	2,112	SF	\$	5.6	\$	11,827	
191		Louvered Panels - Service Yard	82	10%	90	SF	\$	15.0	\$	1,353	
192		Nucedar Shingles (7" Exposure, Straight Coursing)	770	10%	847	SF	\$	6.7	\$	5,675	
193		Wood Service Yard Fence	262	10%	288	SF	\$	12.8	\$	3,689	
194		6 x6 Pressure Treated Post With 2x8 Pressure Treated Cap-Chamfer Top & 1x4 Pressure Treated Trim	48	10%	53	LF	\$	19.5	\$	1,030	
	DIV. 10	SPECIALTIES							\$	227,230	
	A5.2/ A3.1	Exterior Stairs									
195		1'-0" Tread, 6" Risers Wood Stair	19	0%	19	RISERS	\$	240.0	\$	4,560	
196		6x6 Pressure Treated Post With 2xCap & 1x Base Trim	48	10%	53	LF	\$	19.5	\$	1,030	
197		1x1 Pressure Treated Bottom Rail	69	10%	76	LF	\$	19.5	\$	1,480	
198		2'-9" High Hand Railing (Powder - Coated Threaded Rod)	69	10%	76	LF	\$	45.0	\$	3,416	
		Interior Stairs									
199		1'-0" Tread, 6" Risers Wood Stair	34	0%	34	RISERS	\$	240.0	\$	8,160	
200		3'-0" High Hand Railing	31	10%	34	LF	\$	45.0	\$	1,535	
201	A2.2	Hearth With Chimney By General Contractor/ Owner	2	0%	2	EA	\$	200.0	\$	400	
202		Elevator With Two Floor Openings	1	0%	1	EA	\$	200,000.0	\$	200,000	
		Toilet Accessories									
	A2.1	Ground Floor									
203		Towel Bar	1	0%	1	EA	\$	120.0	\$	120	
	A2.2	First Floor									
204		Grab Bars	4	0%	4	EA	\$	120.0	\$	480	

BuildEstimatePro

205		Toilet Paper Holders	4	0%	4	EA	\$ 2 00.0	\$ 800		
206		Soap Dispenser	5	0%	5	EA	\$ 2 00.0	\$ 1,000		
207		Towel Bar	3	0%	3	EA	\$ 1 20.0	\$ 360		
208		Hand Dryer	4	0%	4	EA	\$ 6 50.0	\$ 2,600		
	A2.3	Second Floor								
209		Grab Bars	1	0%	1	EA	\$ 1 20.0	\$ 120		
210		Toilet Paper Holders	1	0%	1	EA	\$ 2 00.0	\$ 200		
211		Soap Dispenser	1	0%	1	EA	\$ 2 00.0	\$ 200		
212		Towel Bar	1	0%	1	EA	\$ 1 20.0	\$ 120		
213		Hand Dryer	1	0%	1	EA	\$ 6 50.0	\$ 650		
		DIV. 11 EQUIPMENT'S							\$ 3,600	
214	A2.2	Dishwasher	1	0%	1	EA	\$ 9 00.0	\$ 900		
215		Stove	1	0%	1	EA	\$ 1,800.0	\$ 1,800		
216		Washer And Dryer	1	0%	1	EA	\$ 9 00.0	\$ 900		
		DIV. 12 FURNISHING							\$ 25,739	
						LF	\$ 14.5	\$ 175		
		Backsplash	11	10%	12					
217	A2.2	6" Backsplash								
		Countertops								
	A2.2	First Floor								
218		Granite Countertops	158	10%	174	SF	\$ 1 40.0	\$ 24,332		

BuildEstimatePro

	A2.3	Second Floor									
219		Granite Countertops	8	10%	9	SF	\$ 140.0	\$ 1,232			
	DIV. 22	PLUMBING									\$ 48,550
		Fixtures									
	A2.1	Ground Floor									
220		Shower Head	1	0%	1	EA	\$ 800.0	\$ 800			
221		Floor Drain	1	0%	1	EA	\$ 850.0	\$ 850			
222		Allowance for fittings, valves & misc. items	1	0%	1	LS	\$ 22,500.0	\$ 2,500.0			
	A2.2	First Floor									
223		Water Closet , Tank Floor Mount	4	0%	4	EA	\$ 900.0	\$ 3,600			
224		Bathtub	1	0%	1	EA	\$ 2,600.0	\$ 2,600			
225		Zero Entry Shower	2	0%	2	EA	\$ 1,600.0	\$ 3,200			
226		Lavatories	5	0%	5	EA	\$ 800.0	\$ 4,000			
227		Lavatory Faucets	5	0%	5	EA	\$ 400.0	\$ 2,000			
228		Double Kitchen Sink	1	0%	1	EA	\$ 1,200.0	\$ 1,200			
		Sink	1	0%	1	EA	\$ 1,000.0	\$ 1,000			
229		Sink Faucets	2	0%	2	EA	\$ 300.0	\$ 600			
230		Floor Drain	2	0%	2	EA	\$ 750.0	\$ 1,500			
	A2.3	Second Floor									
232		Water Closet , Tank Floor Mount	1	0%	1	EA	\$ 900.0	\$ 900			

BuildEstimatePro

233		Bathtub	1	0%	1	EA	\$ 2,600.0	\$ 2,600	
234		Lavatories	1	0%	1	EA	\$ 800.0	\$ 800	
235		Lavatory Faucets	1	0%	1	EA	\$ 400.0	\$ 400	
DIV. 23 MECHANICAL									
Fixtures									
236	E2.2/ E2.3	Exhaust Fan	6	0%	6	EA	\$ 650.0	\$ 3,900	
DIV. 26 ELECTRICAL									
Fixtures									
E2.1 Ground Floor									
237		3 Way Switch	6	0%	6	EA	\$ 240.0	\$ 1,440	
238		Carbon Monoxide Detectors	1	0%	1	EA	\$ 300.0	\$ 300	
239		Ceiling Fan	1	0%	1	EA	\$ 850.0	\$ 850	
240		Single Pole Switch	7	0%	7	EA	\$ 240.0	\$ 1,680	
241		Smoke Detectors	1	0%	1	EA	\$ 300.0	\$ 300	
242		Waterproof Ground Fault Circuit Interrupter Duplex	8	0%	8	EA	\$ 280.0	\$ 2,240	
E2.2 First Floor									
243		220 Volt Outlet	2	0%	2	EA	\$ 240.0	\$ 480	
244		3 Way Dimmer Switch	2	0%	2	EA	\$ 240.0	\$ 480	

BuildEstimatePro

245	3 Way Switch	8	0%	8	EA	\$ 240.0	\$ 1,920
246	Carbon Monoxide Detectors	3	0%	3	EA	\$ 300.0	\$ 900
247	Ceiling Fan	6	0%	6	EA	\$ 850.0	\$ 5,100
248	Circuit Panel Box	1	0%	1	EA	\$ 2,500.0	\$ 2,500
249	Countertop Level Ground Fault Circuit Interrupter	9	0%	9	EA	\$ 280.0	\$ 2,520
250	Duplex Receptacle	3	0%	3	EA	\$ 240.0	\$ 720
251	Dimmer Switch	17	0%	17	EA	\$ 240.0	\$ 4,080
252	Duplex Receptacle	2	0%	2	EA	\$ 240.0	\$ 480
253	Floor Mounted Receptacle	3	0%	3	EA	\$ 260.0	\$ 780
254	Junction Box	42	0%	42	EA	\$ 240.0	\$ 10,080
255	Single Pole Switch	5	0%	5	EA	\$ 300.0	\$ 1,500
256	Smoke Detectors	6	0%	6	EA	\$ 240.0	\$ 1,440
	Switched Duplex Receptacle						

257	TV/Cable Jack	2	0%	2	EA	\$	240.0	\$	480
-----	---------------	---	----	---	----	----	-------	----	-----

258	Waterproof Ground Fault Circuit Interrupter Duplex								
-----	--	--	--	--	--	--	--	--	--

BuildEstimatePro

258	Receptacle	0%		3	EA	\$	280.0	\$	840
259	E2.3 Way Switch	3	0%	3	EA	\$	240.0	\$	720
260	Carbon Monoxide Detectors	1	0%	1	EA	\$	240.0	\$	240
261	Ceiling Fan	1	0%	1	EA	\$	850.0	\$	850
262	Countertop Level Ground Fault Circuit Interrupter	0%		1	EA	\$	280.0	\$	280
263	Duplex Receptacle	1	0%	1	EA	\$	240.0	\$	240
264	Dimmer Switch	5	0%	5	EA	\$	240.0	\$	1,200
265	Duplex Receptacle	7	0%	7	EA	\$	240.0	\$	1,680
266	Single Pole Switch	1	0%	1	EA	\$	300.0	\$	300
267	Smoke Detectors	1	0%	1	EA	\$	240.0	\$	240
268	Switch With Indicator Light	2	0%	2	EA	\$	240.0	\$	480
269	Switched Duplex Receptacle	1	0%	1	LS	\$	45,000.0	\$	45,000

Lighting Fixtures

270	E2.1 Ground Floor	2 x 4 Fluorescent Light Fixtures	7	0%	7	EA	\$	400.0	\$	2,800
271	Recessed Can Lighting Fixtures	31	0%	31	EA	\$	360.0	\$	11,160	
272	Recessed Sealed Shower Light Fixtures	1	0%	1	EA	\$	360.0	\$	360	
273	Wall Mounted Sconce Light Fixtures	1	0%	1	EA	\$	380.0	\$	380	
274	E2.2 First Floor	Ceiling Mounted Strip Fluorescent Light Fixtures	3	0%	3	EA	\$	360.0	\$	1,080
275	Pendant Light Fixtures	3	0%	3	EA	\$	360.0	\$	1,080	
276	Recessed Can Lighting Fixtures	79	0%	79	EA	\$	360.0	\$	28,440	
277	Recessed Sealed Shower Light Fixtures	3	0%	3	EA	\$	360.0	\$	1,080	
278	Under Cabinet Light Fixtures	4	0%	4	EA	\$	340.0	\$	1,360	

BuildEstimatePro

279		Wall Mounted Sconce Light Fixtures	10	0%	10	EA	\$ 360.0	\$ 3,600
	E2.3	Second Floor						
280		Ceiling Mounted Strip Fluorescent Light Fixtures	1	0%	1	EA	\$ 360.0	\$ 360
281		Recessed Can Lighting Fixtures	20	0%	20	EA	\$ 360.0	\$ 7,200
282		Recessed Sealed Shower Fixtures	1	0%	1	EA	\$ 360.0	\$ 360
283		Wall Mounted Sconce Fixtures	2	0%	2	EA	\$ 360.0	\$ 720

	DIV. 32	Exterior Improvements						\$ 203,241
	L1.1 / A1.0							
284		3'-0" High Feeney Design Rail Powder Coated	36	10%	40	LF	\$ 40.0	\$ 1,596
285		Aluminum Handrail	469	10%	516	LF	\$ 11.2	\$ 5,780
286		6'-0" High Silt Fence	159	10%	175	SF	\$ 24.0	\$ 4,198
287		Brick Stoops, 12" Treads, 6" Risers	473	10%	520	SF	\$ 15.6	\$ 8,117
288		Retaining Wall	519	10%	351	LF	\$ 14.5	\$ 5,086
289		5'-0" High Fence Framed With 2x4's And Orange Protection Material	1	0%	1	EA	\$ 2,200.0	\$ 2,200
290		Transformer	1	0%	1	EA	\$ 14,000.0	\$ 14,000
291		10 KW Generator	2	0%	2	EA	\$ 1,800.0	\$ 3,600
292		12" NDS Catch Basin	2,893	10%	3,182	SF	\$ 14.5	\$ 46,143
293		Brick Border With Oyster Shell Concrete Paving	56	10%	62	LF	\$ 32.5	\$ 2,014
294		4" NDS Drain Pipe	350	10%	385	LF	\$ 46.7	\$ 17,997
295		6" NDS Drain Pipe	488	10%	537	SF	\$ 21.3	\$ 11,434
296		Dry Lay Stone Paving	380	10%	418	SF	\$ 2.3	\$ 961
297		Gravel Walk Or Drive With Steel Edge	1	0%	1	EA	\$ 1,500.0	\$ 1,500
		Electric Box						

BuildEstimatePro

298		Heat Pump	2	0%	2	EA	\$ 8 00.0	\$ 1,600	
299		Steel Fire Pit With Gravel / Oyster Shell Surround	1	0%	1	EA	\$ 3,500.0	\$ 3,500	
Landscape									
300	L4.1	Sabp, Common Name: Cabbage Palmetto Sabal Palmetto, Cal: N/A, Cont: Bare Root, Height/Spread: 1215` H	4	0%	4	EA		\$ 3,400	
301		Lagn, Common Name: Crape Myrtle Lagerstroemia X `Natchez`, Cal: 30 Gal, Height/Spread: 8-10`	2	0%	2	EA	\$ 7 00.0	\$ 1,400	
302		Cerf, Common Name: Forest Pansy Redbud Cercis Canadensis `Forest Pansy` Tm, Cal: 2"Cal, Cont: 30 Gal, Height/Spread: 8-10`	1	0%	1	EA	\$ 7 00.0	\$ 700	
303		Quev, Common Name: Southern Live Oak Quercus Virginiana, Cal: 6"Cal, Cont: B&B, Height/Spread: 12-15` H	1	0%	1	EA	\$ 8 00.0	\$ 800	
304		Shrubs Illp, Common Name: Anise Tree Parviflorum, Cont: 7 Gal, Height/Spread: 30-36"	23	0%	23	Illicium	\$ 40.0	\$ 920	
305		Viba, Common Name: Arrowwood Viburnum Viburnum Dentatum `Arrowwood` Cont: 7 Gal, 1 Height/Spread: 30-36"		10%		EA	\$ 75.0	\$ 75	

BuildEstimatePro

306Panm, Common Name: Blue Switch Grass

BuildEstimatePro

BuildEstimatePro

	Panicum Virgatum `Heavy Metal`, Cont: 3 Gal, Height/Spread: 12-15"	25	0%	25	EA	\$ 45.0	\$ 1,125
307Ileb, Common Name: Dwarf Burford Holly	Ilex Cornuta `Burfordii Nana`, Cont: 15 Gal, Height/Spread: 3-4'	2	0%	2	EA	\$ 75.0	\$ 150
308Gard,	Common Name: Dwarf Gardenia Gardenia 800 Radicans, Cont: 3 Gal, Height/Spread: 12-15"	20	0%	20	EA	\$ 40.0	\$
309Podp, Common Name: Dwarf Podocarpus	Podocarpus Macrophyllus `Dwarf Pringles`, Cont: 7 Gal, Height/Spread: 24-30"	12	0%	12	EA	\$ 40.0	\$ 480
310Hamc, Common Name: Dwarf Scarlet Bush	Hamelia Patens `Compacta`, Cont: 3 Gal, Height/Spread: 15-18"	10	0%	10	EA	\$ 50.0	\$ 500
311	Diat, Common Name: Flax Lily Dianella Tasmanica, Cont: 3 Gal, Height/Spread: 10-12"					\$ 25.0	\$ 1,250
312Azaf	Common Name: Formosa Azalea Azalea Indica, Cont: 7 Gal, Height/Spread: 30-36"	8	0%	8	EA	\$ 40.0	\$ 320
313Hydd, Common Name: French Hydrangea	Hydrangea Macrophylla `Dooley`, Cont: 7 Gal, Height/Spread: 24-30"	4	0%	4	EA	\$ 45.0	\$ 180
314Ligj,	Common Name: Japanese Privet Ligustrum 180 Japonicum, Cont: 15 Gal, Height/Spread: 4-5'	4	0%	4	EA	\$ 45.0	\$
315Misg, Common Name: Maiden Grass	Miscanthus Sinensis `Gracillimus`, Cont: 3 Gal, Height/Spread: 24-30"	27	0%	27	EA	\$ 35.0	\$ 945
316	Vibs, Common Name: Sandankwa Viburnum Viburnum 840 Suspensum, Cont: 7 Gal, Height/Spread: 30-36"	24	0%	24	EA	\$ 35.0	\$
317Cams, Common Name: Shell Pink Camellia	Camellia Sasanqua `Jean May`, Cont: 15 Gal, Height/Spread: 3-4'	1	0%	1	EA	\$ 45.0	\$ 45
318Serc, Common Name: Silver Saw Palmetto Serenoa	Repens `Cinerea`, Cont: 3 Gal, Height/Spread: 12-15"	10	0%	10	EA	\$ 35.0	\$ 350

BuildEstimatePro

319Myrc, Common Name: Wax Myrtle *Myrica Cerifera*,

Cont: 15 Gal. Height/Spread: 4-5'

8 0% 8 EA \$ 45.0 \$ 360

320Vine/Espalier Traj, Common Name: Confederate
Jasmine *Trachelospermum Jasminoides* 'Confederate', 4 0% 4 EA \$ 50.0 \$ 200
Cont: 3 Gal. Height/Spread: 2-3'

Ground Covers

321 Traa, Common Name: Asiatic Jasmine
Trachelospermum Asiaticum 'Asiatic', Cont: 1 Gal, 85 0% 85 EA \$ 25.00
\$ 2,125 Height/Spread: 4-6", Spacing: 30" O.C.

322 Lanc, Common Name: Gold Mound Lantana
Lantana Camara 'Gold Mound', Cont: 1 Gal, 18 0% 18 EA \$ 25.0 \$ 45
Height/Spread: 6-8", Spacing: 24" O.C.

323 Carp, Common Name: Prairie Fire Sedge
Carex Testacea 'Prairie Fire', Cont: 1 Gal, 30 0% 30 EA \$ 50.0 \$ 1,500
Height/Spread: 12-15" Spacing: 30" O.C.

324 Sod/Seed Zoysia, Common Name: Korean Grass
Zoysia japonica 'Empire' Cont'd; Sod 5,026 10% 5,529 SF \$ 2.5 \$ 13,82

325	Grasses	Muhc, Common Name: Pink Muhly Muhlenbergia Capillaris, Cont: 1 Gal, Height/Spread: 15", Spacing: 30" O.C.	35 0%	35	EA	\$	45.0	\$	1,575 12
-----	----------------	---	-------	----	----	----	------	----	----------

Concrete For Footing

		8" Wide CMU Wall Footing									
326	A1.0 / L2.1	Concrete For 2'-2" wide x 1'-0" deep Footing Reinforced With #4 Rebar Both Ways(Concrete 3500 PSI)	8	10%	9	CY	\$	8 00.0	\$	7,04	

1' 0" Wide CMU Wall Footing

BuildEstimatePro

327	A1.0 / L2.1	Concrete For 3'-2" wide x 1'-0" deep Footing Reinforced With #4 Rebar Both Ways(Concrete 3500 PSI)	14	10%	15	CY	\$	8 00.0	\$	12,320	
328	A1.0 / L2.1	2'-0" x 2'-0" Column Footing Concrete For 2'-8" x 2'-8" x 1'-0" Deep Square Footing Reinforced With #4 Rebar Both Ways(Concrete 3500 PSI)	0.52	10%	1	CY	\$	8 00.0	\$	458	
CMU Walls											
8" Wide CMU Wall											
329	A1.0 / L2.1	8" x 8" x 16" Grout Fill CMU Block Wall	286	10%	315	SF	\$	13.4	\$	4,216	
330	A1.0 / L2.1	0'-10" wide Brick Cap 1'-0" Wide CMU Wall	105	10%	116	LF	\$	12.3	\$	1,421	
331	A1.0 / L2.1	8" X 8" X 16" Cmu Block Wall With Grout Fill, With Horizontal Bed Reinforcing At 8" O.C. And #5 Reinforcing Bars At 3'-6" O.C. With Dowels To Match (With 2'-0" Minimum Overlap From Footing To Top Of Cmu Wall) Fill All Cells.	773	10%	850	SF	\$	13.4	\$	11,394	
332	A1.0 / L2.1	1'-2" wide Brick Cap	116	10%	128	LF	\$	12.3	\$	1,569	
333	A1.0 / L2.1	2'-0" x 2'-0" CMU Column 8" x 8" x 16" CMU Block With Grout Fill	14	10%	15	SF	\$	13.4	\$	206	
334	A1.0 / L2.1	2'-3" Wide Brick Cap On Column	2	0%	2	EA	\$	2 00.0	\$	400	
	DIV. 33 Utilities										\$ 25,000
335	L3.1	Lights Fixtures FX Luminaire CA - LED Light, Material: Copper, Finish: (CU) Copper, Electrical: 10 to 15 Volts, Lamp: LED, Mounting: (SSS) Super Slot Spike	13 WattS: 10.1W,	0%	13	EA	\$	1,000.0	\$	13,000	
336		FX Luminaire FB - LED Light, Material: Aluminum Alloy, Finish: (BZ) Bronze Metallic, Electrical: 10 to 15 Volts, Lamp: 1LED, WattS: 2W, Mounting: (SSS) Super Slot Spike	6	0%	6	EA	\$	1,000.0	\$	6,000	

BuildEstimatePro

337	FX Luminaire MO - LED Light, Material: Brass, Finish: (AB) Antique Bronze, Electrical: 10 to 15 Volts, Lamp: N/A, Mounting: In-Wall	0%	6	EA	\$ 1,000.0	\$ 6,000	
SUB TOTAL					\$ 1,695,139	\$ 1,695,139	
OVERHEAD & PROFIT (25%)				25%	\$ 423,785		
TOTAL BID					\$ 2,118,924	\$ 2,118,924	