

BuildEstimatePro

SR #	REF SHEET	CSI SECT	DESCRIPTION	QUANTITY	WASTAGE (10%)	QTY WITH WASTAGE	UNIT OF MEASUREMENT	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	\$ 1 55,000	
		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 Footing Reinforced With (2) #5 Bars	15	10%	17	CY	\$ 7 00.0	\$ 11,550	
	A2.0		Concrete For CMU Piers							

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	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				

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		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	\$ 3 50.0	\$ 19,635	
29		1'-0" Deep Top Cabinets	12	10%	13	LF	\$ 2 50.0	\$ 3,300	
		Second Floor							
30		2'-0" Deep Base Cabinets	4	10%	4	LF	\$ 3 50.0	\$ 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	\$ 1 00.0	\$ 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	1	0%	1	EA	\$ 1,300.0	\$ 1,300	
		Material: T.B.D,							
38		3'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door	3	0%	3	EA	\$ 1,400.0	\$ 4,200	
		Material: T.B.D,							

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

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	Door Material: T.B.D, (Exterior Door System, Fiberglass	5	0%	5	EA	\$	1,400.0	\$	
	7,000 Outswing Doors With Sidelite Muntins With Space Bar, Manufacturer: T.B.D, By General Contractor/ Owner)								
409'-0" wide x 8'-0" high x 1 3/4" thick Exterior Garage	Door, Door Material: T.B.D, (Garage Door System	2	0%	2	EA	\$	2,600.0	\$	
	5,200 Fiberglass, 3w/1H Sidelite, Manufacturer: T.B.D, By General Contractors/ Owner)								
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,	6	0%	6	EA	\$	1,400.0	\$	8,400
422'-4" wide x 8'-0" high x 1 3/4" thick Interior Door, Door	Material: T.B.D,	5	0%	5	EA	\$	1,300.0	\$	6,500
432'-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
442'-4" wide x 8'-0" high x 1 3/4" thick Interior Pocket	Door, Door Material: T.B.D,	3	0%	3	EA	\$	1,300.0	\$	3,900
453'-0" wide x 8'-0" high x 1 3/4" thick Interior Pocket	1	0%	1	EA	\$	1,400.0	\$	1,400	
464'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door	2	0%	2	EA	\$	1,600.0	\$	3,200	
472'-8" wide x 8'-0" high x 1 3/4" thick Interior Door, Door	1	0%	1	EA	\$	1,300.0	\$	1,300	
486'-6" wide x 8'-0" high x 1 3/4" thick Exterior Door,	Door Material: T.B.D, (Exterior Door System, Fiberglass	1	0%	1	EA	\$	2,100.0	\$	
	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	0%	2	EA	\$	1,400.0	\$	
	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,								

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52	A2.3 / A6.0	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,						
		Fiberglass, Sliding Door With 2w/2h Sidelite, Manufacturer: T.B.D By General Contractors/ Owner)	1	0%	1	EA	\$ 2,400.0	\$ 2,400
		Second Floor						
		3'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door	2	0%	2	EA	\$ 1,400.0	\$ 2,800
53		Material: T.B.D, 2'-8" wide x 8'-0" high x 1 3/4" thick Interior Door, Door	2	0%	2	EA	\$ 1,300.0	\$ 2,600
		Material: T.B.D, 2'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door	1	0%	1	EA	\$ 1,200.0	\$ 1,200
54		Material: T.B.D, 5'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door	1	0%	1	EA	\$ 1,600.0	\$ 1,600
		Material: T.B.D,						
Windows								
56	A2.1 / A6.0	Ground Floor						
		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	\$
		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
		3'-0" wide x 2'-0" high Clad Casement (Fixed) Windows, 2w/1h Sidelite, Manufacturer: T.B.D,	1	0%	1	EA	\$ 5 00.0	\$ 500
		First Floor						
59	A2.2 / A6.0	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

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60	6'-0" wide x 6'-0" high Clad Double Hung Windows,	2	0%	2	EA	\$ 2,900.0	\$
	5,800 Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,						

61	2'-8" wide x 5'-0" high Clad Double Hung Windows,	4	0%	4	EA	\$ 1,100.0	\$ 4,400
	Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,						

62	6'-0" wide x 2'-0" high Clad Casement (Fixed)	2	0%	2	EA	\$ 1,000.0	\$
	Windows, 2w/1h Sidelite, Manufacturer: T.B.D,		2,000				

63	3'-0" wide x 2'-0" high Clad Casement (Fixed)	2	0%	2	EA	\$ 5 00.0	\$
	Windows, 2w/1h Sidelite, Manufacturer: T.B.D,		1,000				

64	2'-0" wide x 3'-6" high Clad Casement (Fixed)	4	0%	4	EA	\$ 5 75.0	\$ 2,300
	Windows, 2w/1h Sidelite, Manufacturer: T.B.D,						

	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	1	0%	1	EA	\$ 4,000.0	\$ 4,000
	Spacer Bar, Manufacturer: T.B.D,						

66	6'-0" wide x 4'-0" high Clad Casement (Fixed)					\$ 1,950.0	\$
	Windows, Sidelite Muntins With Spacer Bar,	2	0%	2	EA		\$ 3,900
	Manufacturer: T.B.D,						

	DIV. 09 FINISHES						\$ 379,338
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	Dry Walls						
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	A2.1						
	Ground Floor						
	4" Interior Walls						
67	1 Layer Of 5/8" Gypsum Wall Board On Each Side	101	10%	111	SF	\$ 2.6	\$ 289

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68		No Of Sheets	3	0%	3	EA	\$	-
69		Drywall Screws	144	0%	144	EA	\$	-
70		Tape Joint (500' Roll)	42	0%	42	LF	\$	-
71	2 x 4 Wood Studs @ 16" O.C.		39	10%	43	LF	\$	3.4 \$ 146
72	Batt Insulation		50	10%	55	SF	\$	3.1 \$ 171
73	2x4 Pressure Treated Top Plates With 5/8" Anchor Bolts		12	10%	13	LF	\$	3.4 \$ 45
74	2x4 Pressure Treated Bottom Plates With 5/8" Anchor Bolts		6	10%	7	LF	\$	3.4 \$ 22
75	1/2" Sealant		24	10%	26	LF	\$	1.2 \$ 32
76	2 x 4 Blocking		6	10%	7	LF	\$	3.4 \$ 22
	6" Interior Walls							
77	1 Layer Of 5/8" Gypsum Wall Board On Each Side		1,024	10%	1,126	SF	\$	2.6 \$ 2,929
78		No Of Sheets	32	0%	32	EA	\$	-
79		Drywall Screws	1,536	0%	1,536	EA	\$	-
80		Tape Joint (500' Roll)	448	0%	448	LF	\$	-
81	2 x 6 Wood Studs @ 16" O.C.		771	10%	848	LF	\$	4.6 \$ 3,901
82	Batt Insulation		1,024	10%	1,126	SF	\$	3.1 \$ 3,492
83	2x6 Pressure Treated Top Plates With 5/8" Anchor Bolts		230	10%	253	LF	\$	4.6 \$ 1,164
84	2x6 Pressure Treated Bottom Plates With 5/8" Anchor Bolts		115	10%	127	LF	\$	4.6 \$ 582
85	1/2" Sealant		460	10%	506	LF	\$	1.2 \$ 607
86	2 x 6 Blocking		115	10%	127	LF	\$	4.6 \$ 582
	8" Interior Walls							

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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	\$			-	

912	k 8 Wood Studs @ 16" O.C.	33	10%	36	LF \$	5.8	\$	211	92Batt Insulation	43	10%	47	SF \$	3.1	\$	147
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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	\$	3.4	\$	8,292
1011/2" Plywood Sheathing	2,217	10%	2,439	SF	\$	3.4	\$	8,292
1022x6 Wood Studs @ 16" O.C.	1,668	10%	1,835	LF	\$	4.6	\$	8,440
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

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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
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0%	101	EA	\$	- 120	Drywall Screws	4,848	0%	4,848	EA	\$	-						
121	Tape Joint (500' Roll)					1,414	0%	1,414	LF	\$	-						
122	2 x 6 Wood Studs @ 16" O.C.					1,209	10%	1,330	LF	\$	4.6	\$	6,118				
123	Batt 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				
125	2x6 Pressure Treated Bottom Plates With 5/8" Anchor																
						161	10%	177	LF	\$	4.6	\$	815				
	Bolts																
126	1/2" Sealant	644	10%	708	LF \$	1.2	\$	850	127	2 x 6 Blocking	161	10%	177	LF \$	4.6	\$	815
A2.3 Second Floor 6" Exterior Wall																	
128	1 Layer Of 5/8" Gypsum Wall Board On One Side					1,247	10%	1,372	SF	\$	2.6	\$	3,566				
129	No Of Sheets	390%	39	EA	\$	- 130	Drywall Screws	1,872	0%	1,872	EA	\$	-				
131	Tape Joint (500' Roll)	546	0%	546	LF \$	- 132	1/2" Plywood Sheathing	1,247	10%	1,372	SF \$	3.4	\$	4,664			
133	2x6 Wood Studs @ 16" O.C.		939	10%	1,033	LF	\$	4.6	\$	4,751	134	5-1/2" 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				
136	2x6 Pressure Treated Bottom Plates With 5/8" Anchor																
						139	10%	153	LF	\$	4.6	\$	703				
	Bolts																
137	1/2" Sealant					556	10%	612	LF	\$	1.2	\$	734				
138	2 x 6 Blocking					139	10%	153	LF	\$	4.6	\$	703				
4" Interior Walls																	
139	1 Layer Of 5/8" Gypsum Wall Board On Each Side					292	10%	321	SF	\$	2.6	\$	835				
140	No Of Sheets	9	0%	9	EA \$	- 141	Drywall Screws	432	0%	432	EA \$	-					
142	Tape Joint (500' Roll)					126	0%	126	LF	\$	-						
143	2 x 4 Wood Studs @ 16" O.C.					110	10%	121	LF	\$	3.4	\$	411				
144	Batt 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				
146	2x4 Pressure Treated Bottom Plates With 5/8" Anchor																
						12	10%	13	LF	\$	3.4	\$	45				
	Bolts																
147	1/2" Sealant					48	10%	53	LF	\$	1.2	\$	63				
148	2 x 4 Blocking	12	10%	13	LF	\$	3.4	\$	45	6" Interior Walls							

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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	62	10%	68	LF	\$	4.6	\$	314
157		Bolts 1/2" Sealant	248	10%	273	LF	\$	1.2	\$	327
158		2 x 6 Blocking	62	10%	68	LF	\$	4.6	\$	314
		Floor Finishes							\$	-
	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
	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
	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

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

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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								
	A2.1	Ground Floor								
178		Stucco On Columns	840	10%	924	SF	\$	13.2	\$	12,197
	A2.2	First Floor								
179		Stucco On Columns	337	10%	371	SF	\$	13.2	\$	4,893
		Base, Crown and Trim								
	A2.1	Ground Floor								
180		4" Vinyl Tile Base	142	10%	156	LF	\$	4.5	\$	704
	A2.2	First Floor								
181		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
	A2.3	Second Floor								
184		4" Vinyl Tile Base	119	10%	131	LF	\$	4.5	\$	591
185		4" Wood Base	72	10%	79	LF	\$	4.5	\$	355
							\$	13.2	\$	71,976
		Exterior Finishes								
186	A3.0 / A3.1	3/4" Stucco Finish	4,957	10%	5,453					
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

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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	\$ 2 40.0	\$ 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	\$ 2 40.0	\$ 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	\$ 2 00.0	\$ 400	
202		Elevator With Two Floor Openings	1	0%	1	EA	\$2 00,000.0	\$ 2 00,000	
Toilet Accessories									
	A2.1	Ground Floor							
203		Towel Bar	1	0%	1	EA	\$ 1 20.0	\$ 120	
	A2.2	First Floor							
204		Grab Bars	4	0%	4	EA	\$ 1 20.0	\$ 480	

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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	
209	A2.3	Second Floor 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	

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219	A2.3	Second Floor										
		Granite Countertops	8	10%	9	SF	\$ 1 40.0	\$ 1,232				
DIV. 22 PLUMBING										\$ 48,550		
Fixtures												
	A2.1	Ground Floor										
220		Shower Head	1	0%	1	EA	\$ 8 00.0	\$ 800				
221		Floor Drain	1	0%	1	EA	\$ 8 50.0	\$ 850				
222		Allowance for fittings, valves & misc. items	1	0%	1	LS	\$ 22,500.0	\$ 22,500.0				
	A2.2	First Floor										
223		Water Closet , Tank Floor Mount	4	0%	4	EA	\$ 9 00.0	\$ 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	\$ 8 00.0	\$ 4,000				
227		Lavatory Faucets	5	0%	5	EA	\$ 4 00.0	\$ 2,000				
228		Double Kitchen Sink	1	0%	1	EA	\$ 1,200.0	\$ 1,200				
229		Sink	1	0%	1	EA	\$ 1,000.0	\$ 1,000				
230		Sink Faucets	2	0%	2	EA	\$ 3 00.0	\$ 600				
231		Floor Drain	2	0%	2	EA	\$ 7 50.0	\$ 1,500				
	A2.3	Second Floor										
232		Water Closet , Tank Floor Mount	1	0%	1	EA	\$ 9 00.0	\$ 900				

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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							\$ 3,900
		Fixtures							
236	E2.2/ E2.3	Exhaust Fan	6	0%	6	EA	\$ 650.0	\$ 3,900	
		DIV. 26 ELECTRICAL							\$ 152,320
		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	
		Receptacle							
	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	

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245	3 Way Switch	8	0%	8	EA	\$ 2 40.0	\$ 1,920
246	Carbon Monoxide Detectors	3	0%	3	EA	\$ 3 00.0	\$ 900
247	Ceiling Fan	6	0%	6	EA	\$ 8 50.0	\$ 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	\$ 2 80.0	\$ 2,520
250	Duplex Receptacle Dimmer Switch	3	0%	3	EA	\$ 2 40.0	\$ 720
251	Duplex Receptacle	17	0%	17	EA	\$ 2 40.0	\$ 4,080
252	Floor Mounted Receptacle	2	0%	2	EA	\$ 2 40.0	\$ 480
253	Junction Box	3	0%	3	EA	\$ 2 60.0	\$ 780
254	Single Pole Switch	42	0%	42	EA	\$ 2 40.0	\$ 10,080
255	Smoke Detectors	5	0%	5	EA	\$ 3 00.0	\$ 1,500
256	Switched Duplex Receptacle	6	0%	6	EA	\$ 2 40.0	\$ 1,440

257		TV/Cable Jack	2	0%	2	EA	\$	2 40.0	\$	480
258		Waterproof Ground Fault Circuit Interrupter Duplex Receptacle	0%	3	EA	\$	2 80.0	\$	840	
	E2.3	Second Floor								
259	Way Switch	3	0%	3	EA	\$	2 40.0	\$	720	
260		Carbon Monoxide Detectors	1	0%	1	EA	\$	2 40.0	\$	240
261		Ceiling Fan	1	0%	1	EA	\$	8 50.0	\$	850
262		Countertop Level Ground Fault Circuit Interrupter Duplex Receptacle	0%	1	EA	\$	2 80.0	\$	280	
263		Dimmer Switch	1	0%	1	EA	\$	2 40.0	\$	240
264		Duplex Receptacle	5	0%	5	EA	\$	2 40.0	\$	1,200
265		Single Pole Switch	7	0%	7	EA	\$	2 40.0	\$	1,680
266		Smoke Detectors	1	0%	1	EA	\$	3 00.0	\$	300
267		Switch With Indicator Light	1	0%	1	EA	\$	2 40.0	\$	240
268		Switched Duplex Receptacle	2	0%	2	EA	\$	2 40.0	\$	480
269		Allowance for wiring & conduits	1	0%	1	LS	\$	45,000.0	\$	45,000
		Lighting Fixtures								

	E2.1	Ground Floor								
270		2 x 4 Fluorescent Light Fixtures	7	0%	7	EA	\$	4 00.0	\$	2,800
271		Recessed Can Lighting Fixtures	31	0%	31	EA	\$	3 60.0	\$	11,160
272		Recessed Sealed Shower Light Fixtures	1	0%	1	EA	\$	3 60.0	\$	360
273		Wall Mounted Sconce Light Fixtures	1	0%	1	EA	\$	3 80.0	\$	380
	E2.2	First Floor								
274		Ceiling Mounted Strip Fluorescent Light Fixtures	3	0%	3	EA	\$	3 60.0	\$	1,080
275		Pendant Light Fixtures	3	0%	3	EA	\$	3 60.0	\$	1,080
276		Recessed Can Lighting Fixtures	79	0%	79	EA	\$	3 60.0	\$	28,440
277		Recessed Sealed Shower Light Fixtures	3	0%	3	EA	\$	3 60.0	\$	1,080
278		Under Cabinet Light Fixtures	4	0%	4	EA	\$	3 40.0	\$	1,360

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279		Wall Mounted Sconce Light Fixtures	10	0%	10	EA	\$ 3 60.0	\$ 3,600
	E2.3	Second Floor						
280		Ceiling Mounted Strip Fluorescent Light Fixtures	1	0%	1	EA	\$ 3 60.0	\$ 360
281		Recessed Can Lighting Fixtures	20	0%	20	EA	\$ 3 60.0	\$ 7,200
282		Recessed Sealed Shower Fixtures	1	0%	1	EA	\$ 3 60.0	\$ 360
283		Wall Mounted Sconce Fixtures	2	0%	2	EA	\$ 3 60.0	\$ 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	
		Aluminum Handrail							
285		6'-0" High Silt Fence	469	10%	516	LF	\$ 11.2	\$ 5,780	
286		Brick Stoops, 12" Treads, 6" Risers	159	10%	175	SF	\$ 24.0	\$ 4,198	
287		Retaining Wall	473	10%	520	SF	\$ 15.6	\$ 8,117	
288		5'-0" High Fence Framed With 2x4's And Orange	319	10%	351	LF	\$ 14.5	\$ 5,086	
		Protection Material							
289		Transformer	1	0%	1	EA	\$ 2,200.0	\$ 2,200	
290		10 KW Generator	1	0%	1	EA	\$ 14,000.0	\$ 14,000	
291		12" NDS Catch Basin	2	0%	2	EA	\$ 1,800.0	\$ 3,600	
292		Brick Border With Oyster Shell Concrete Paving	2,893	10%	3,182	SF	\$ 14.5	\$ 46,143	
293		4" NDS Drain Pipe	56	10%	62	LF	\$ 32.5	\$ 2,014	
294		6" NDS Drain Pipe	350	10%	385	LF	\$ 46.7	\$ 17,997	
295		Dry Lay Stone Paving	488	10%	537	SF	\$ 21.3	\$ 11,434	
296		Gravel Walk Or Drive With Steel Edge	380	10%	418	SF	\$ 2.3	\$ 961	
297		Electric Box	1	0%	1	EA	\$ 1,500.0	\$ 1,500	

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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
							8 50.0	
		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	2	0%	2	EA	\$ 7 00.0	\$ 1,400
302		`Natchez`, Cal: 30 Gal, Height/Spread: 8-10` 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	23	0%	23 Illicium			
305		Parviflorum, Cont: 7 Gal, Height/Spread: 30-36" Viba, Common Name: Arrowwood Viburnum Viburnum Dentatum `Arrowwood`, Cont: 7 Gal, 1 Height/Spread: 30-36"		10%		EA	\$ 40.0	\$ 920
						EA	\$ 75.0	\$ 75

306Pnm, Common Name: Blue Switch Grass

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	Panicum Virgatum `Heavy Metal`, Cont: 3 Gal, Height/Spread: 12-15"	25	0%	25	EA	\$	45.0	\$	1,125
307	Ileb, Common Name: Dwarf Burford Holly								
	Ilex Cornuta `Burfordii Nana`, Cont: 15 Gal, Height/Spread: 3-4'	2	0%	2	EA	\$	75.0	\$	150
308	Gard, Common Name: Dwarf Gardenia Gardenia								
	800 Radicans, Cont: 3 Gal, Height/Spread: 12-15"	20	0%	20	EA	\$	40.0	\$	
309	Podp, Common Name: Dwarf Podocarpus								
	Podocarpus Macrophyllus `Dwarf Pringles`, Cont: 7 Gal, Height/Spread: 24-30"	12	0%	12	EA	\$	40.0	\$	480
310	Hamc, 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
312	Azaf Common Name: Formosa Azalea Azalea Indica,								
	Cont: 7 Gal, Height/Spread: 30-36"	8	0%	8	EA	\$	40.0	\$	320
313	Hydd, Common Name: French Hydrangea								
	Hydrangea Macrophylla `Dooley`, Cont: 7 Gal, Height/Spread: 24-30"	4	0%	4	EA	\$	45.0	\$	180
314	Ligj, Common Name: Japanese Privet Ligustrum								
	180 Japonicum, Cont: 15 Gal, Height/Spread: 4-5'	4	0%	4	EA	\$	45.0	\$	
315	Misg, 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	24	0%	24	EA	\$	35.0	\$	
	840 Suspensum, Cont: 7 Gal, Height/Spread: 30-36"								
317	Cams, Common Name: Shell Pink Camellia								
	Camellia Sasanqua `Jean May`, Cont: 15 Gal, Height/Spread: 3-4'	1	0%	1	EA	\$	45.0	\$	45
318	Serc, Common Name: Silver Saw Palmetto Serenoa								
	Repens `Cinerea`, Cont: 3 Gal, Height/Spread: 12-15"	10	0%	10	EA	\$	35.0	\$	350

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319Myrc, Common Name: Wax Myrtle Myrica Cerifera,

		8	0%	8	EA	\$	45.0	\$	360
	Cont: 15 Gal, Height/Spread: 4-5'								

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	\$	25.0	
	\$ 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	\$	450
	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 Zoye, Common Name: Korean Grass								
		5,026	10%	5,529	SF	\$	2.5	\$	13,822
	Zoysia Japonica `Empire`, Cont: Sod,								

325

	Grasses								
	Muhc, Common Name: Pink Muhly								
	Muhlenbergia Capillaris, Cont: 1 Gal, Height/Spread:	350%	35	EA	\$	45.0	\$	1,575	12-
	15", Spacing: 30" O.C.								

Concrete For Footing

8" Wide CMU Wall Footing

326 A1.0 / L2.1

	Concrete For 2'-2" wide x 1'-0" deep Footing Reinforced	8	10%	9	CY	\$	8 00.0	\$	7,040
	With #4 Rebar Both Ways(Concrete 3500 PSI)								

1'-0" Wide CMU Wall Footing

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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	
L3.1 Lights Fixtures									
335		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	

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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	\$ 423,785
TOTAL BID						\$ 2,118,924	\$ 2,118,924