

L & M Estimate, Reed Residence

La Canada, CA 91011

Plans Date: 09/09/2012

Date: 10/20/2012

DESCRIPTION	QTY	CREW	HOURS	UNIT	MATERIAL	LABOR	EQUIP.	Total
DIVISION 1 DEMOLITION								
DEMOLITION OUTSIDE								
Removal of reinforced concrete 4" thick sidewalks, using pneumatic breaker. (55 SF per CY)	117	BL@	3.861	SF	0	129.87	54.36	184.23
Removal of asphaltic concrete pavement, using pneumatic breaker (4 SY per CY and 660 lbs. per SY)	5	BL@	1.250	SY	0	42.15	17.73	59.88
Wood, residential strip floor (225 SF per CY) , rear wood deck and handrail.	337	CL@	10.78	SF	0	488.65	0	488.65
Plywood sheathing, removed using hand tools, (200 SF per CY), carport walls, mini shed, plant trellis.	338	BL@	5.746	SF	0	192.66	0	192.66
DEMOLITION INSIDE								
Carpet, (40 SY per CY and 5 lbs. per SY)	32	BL@	0.8960	SY	0	30.08	0	30.08
Carpet pad (35 SY per CY and 1.7 lbs. per SY)	32	BL@	0.4480	SY	0	15.04	0	15.04
Ceramic or quarry tile, brick (200 SF per CY), foyer and bath.	156	CL@	4.524	SF	0	204.36	0	204.36
Hardwood, glued (25 SY per CY and 18 lbs. per SY), kitchen.	12	BL@	6.036	SY	0	203.40	0	203.4
Demolition Kitchen, residential buildings (125 SF per CY), siding, counters and cabinets.	120	BL@	13.20	SF	0	429.6	180.00	609.6
Demolition Bathrom, residential buildings (125 SF per CY), siding, counters and cabinets.	91	BL@	10.01	SF	0	337.61	136.50	474.11
Demolition Bathrom, residential buildings (125 SF per CY), water heater.	15	BL@	1.650	SF	0	55.65	22.50	78.15
DEMOLITION WALLS, WINDOWS, DOORS AND CEILING.								
Windows, remove window, frame and hardware, wood (36 SF per CY), 6 windows.	120	BL@	7.560	SF	0	254.4	0	254.4
Partition wall demolition, stud wall with drywall on metal or wood studs, hand tools (75 SF per CY)	323	CL@	9.044	SF	0	410.21	0	410.21
Drywall ceiling, Including strip furring (typically 250 to 300 SF per CY) kitchen, closet and bath.	197	CL@	4.531	SF	0	204.88	0	204.88
Doors, typical cost to remove door, frame and hardware, 3' x 7' wood (2 doors per CY)	5	BL@	2.485	Ea.	0	83.75	0	83.75
Roofing, shingles, asphalt, single layer using hand tools (1 square = 100 square feet), (2.5 Sq per CY)	1.50	BL@	1.995	SQ	0	67.23	0	67.23
Roofing, plywood sheathing, up to 1" thick, using hand tools (200 SF per CY and 2 lbs. per SF)	120	BL@	2.040	SF	0	68.4	0	68.4
Remove existing fixtures, water heater, A/C and heater.	3	P6@	3.000	Ea.	0	171.87	0	171.87
Debris removal, break debris inot small pieces, wheelbarrow, 50' to trash chute and dump, 23 CY total.	648	CL@	11.66	CF	0	531.36	0	531.36
Division 1 Subtotal					0	3921.17	411.09	4332.26
DIVISION 2 CONCRETE								
Continuous concrete spread with footing stem wall. Typical single story structure, footing 12" W x 8" D, wall 6" T x 36" D (.09 CY per LF). Hand excavated, poured against forms.	78	B1@	33.54	LF	0	1265.16	0	1265.16
Excavation by hand, average soil; includes minimum backfilling.								
Formwork, 1" x 6" w/ 2x4 stakes and simpson 6" ties	78	B2@	19.65	LF	281.58	760.5	0	1042.08
Reinforcing steel	78	RI@	4.212	LF	143.81	167.7	0	311.51
Concrete with stem wall included, 2500 psi.	78	BL@	3.276	LF	666.12	108.42	0	774.54
Concrete pump charge, one pour.	1	TO@	0.0000	Ea.	0	0	0	250
Low-boy, 14 CY solid waste container (dirt, masonry, concrete)Hauling cost, 7 CY maximum load.	1	--@	0.0000	Ea.	0	0	0	269.74
Dowels and threaded rod to existing footing with Simpson Set-Xp Epoxy ESR-2508	24	B1@	9.480	Ea.	120.00	357.60	0	477.6
Foundation Bolts Galvanized, with nut and washer attached. Costs per bolt , 5/8" x 10", pack of 1	30	B1@	3.210	Ea.	79.41	121.20	0	200.61
Crwal space opening forming, 2" x 4", to 2' wide (4" x 4" header)	1	B1@	1.000	Ea.	16.27	37.73	0	54
Building inspection for single family residences, base fee (up to 2,500 SF)	1	--@	0.000	Ea.	0	0	0	350.66
Threaded rod (ATR) 24" long. Labor includes drilling through 6" of wood, 5/8" rod, 12" length	4	BC@	0.7400	Ea.	16.40	30.92	0	47.32
Concrete pads, 2' x 2' x 12" pad, 3 No. 4, bars ea way. Hand excavated poured against earth.								
Excavation by hand, average soil; includes minimum backfilling.	3	BL@	0.9000	Ea.	0	29.88	0	29.88
Reinforcing steel	3	RI@	0.3450	Ea.	17.58	13.77	0	31.35
Concrete, 2500 psi	3	BL@	0.3630	Ea.	63.35	12.06	0	75.41
Precast concrete pier	3	BL@	0.6000	Ea.	34.38	25.05	0	59.43
Division 2 Subtotal					1438.9	2929.99	0	5239.29
DIVISION 3 FRAMING								
FRAMING WALLS								
Sill plates (At foundation) SYP #2 pressure treated lumber, drilled & installed with foundation bolts at 40" OC, no bolts, nuts or washers included. Including 5% waste and wolmanized treatment. 2" x 4"	75	B1@	1.725	LF	48.67	65.25	0	113.92
2" x 4", Wall Plates untreated. Costs shown include 10% for waste & nails. Single bottom, double top	314	B1@	3.768	LF	135.84	141.3	0	277.14
2" x 6" Wall plates untreated. Costs shown include 10% for waste & nails. Single bottom, double top	24	B1@	0.4320	LF	16.07	16.32	0	32.39
Exterior 2" x 4" stud wall, 1/2" gypsum board inside and T-1-11 exterior grade plywood siding.R-13 insulation	777	B1@	52.83	SF	1,840.71	1996.89	0	3837.6
Interior 2" x 6" stud walls with drywall interior, wood siding exterior, with 6-1/4" R-19 insulation	238	B1@	18.32	SF	647.17	692.58	0	1339.75
Interior 2" x 4" stud walls with 1/2" gypsum drywall both sides, ready for painting, R-13 insulation	735	B1@	47.04	SF	704.06	1778.7	0	2482.76
2" x 6" stud walls with 1/2" gypsum drywall both sides, ready for painting, with 6-1/4" R-19 insulation	68	B1@	4.896	SF	84.05	184.96	0	269.01
FRAMING WINDOWS AND DOORS OPENINGS								
Window opening framing, 2" x 4" studs, cripples, blocking, nails, waste.Over 2' to 3' wide (4" x 4" header)	3	B1@	3.510	Ea.	60.56	132.42	0	192.98
Window opening framing, 2" x 4" studs, cripples, blocking, nails,waste.Over 3' to 4' wide (4" x 6" header)	6	B1@	8.700	Ea.	148.94	328.26	0	477.2
Add per foot of height for walls over 8' high	15	--@	0.0000	LF	35.69	0	0	35.69
Door framing, 2" x 4" studs, cripples, blocking, nails and normal waste. To 3' wide (4" x 4" header)	10	B1@	8.300	Ea.	177.16	313.2	0	490.36
Door framing, 2" x 4". Over 3' to 4' wide (4" x 6" header)	2	B1@	2.220	Ea.	43.05	83.76	0	126.81
Add per foot of height for 4" walls over 8' in height	6	--@	0.0000	LF	14.28	0	0	14.28

FRAMING FLOOR									
2" x 6" joists, floor framing and 3/4" plywood subfloor with subflooring and R-19 insulation.	429	B1@	18.01	SF	954.44	682.11	0	1636.55	
2" x 12", floor joists and blocking, including RIM joists and 6% waste, per LF of joist	75	C8@	1.575	LF	112.79	81.75	0	194.54	
2" x 4", 10' high stud walls, including plates, blocking, headers, 16" OC, CRIPPLE wall for (e)footings	35	C8@	0.7350	SF	23.07	38.15	0	61.22	
3" x 5" connector (A35 or A35F) Floor Simpson (A34 and A35), 18 gauge, galvanized, no nails included	16	BC@	0.4800	Ea.	9.06	20	0	29.06	
4" x 6" Girders Standard and better lumber, first floor work, including 7% waste.	28	B1@	0.9520	LF	43.84	35.84	0	79.68	
4" x 4" (PC44) Post caps and end post caps (PC), 12 gauge, galvanized. Beam size x post size	3	BC@	0.1560	Ea.	71.69	6.51	0	78.2	
HD2A Hold downs (HD), including typical nuts, bolts and washers for studs (equivalent HDU2)	6	BC@	1.860	Ea.	50.74	77.7	0	128.44	
Threaded rod (ATR) 24" long. Labor includes drilling through 6" of wood, 5/8" rod, 12" length	6	BC@	1.110	Ea.	24.60	46.38	0	70.98	
Hold down brackets (one per anchor bolt) 24-1/8" x 10" x 6-1/4" (STHD14)	2	B1@	0.3300	Ea	38.73	12.46	0	51.19	
Posts, #1 structural, 4" x 4"	64	C8@	7.040	LF	67.24	365.44	0	432.68	
STAIRS									
Job-built stairways 3 stringers cut from 2" x 12" Douglas fir material, treads and risers from 3/4" CDX plywood. Cost per 7-1/2" rise, 36" wide (adjusted to 3'-6" +16%) Straight run, 8'0" to 10'0" rise, per riser	19	B1@	11.78	Ea.	290.32	444.41	0	734.73	
Job-built stairway landings, from 2" x 6" Douglas fir and 3/4" CDX plywood or 3/4" OSB, surfaced, per SF of landing surface, plywood	15	B1@	4.050	SF	43.26	152.85	0	196.11	
Bituthene waterproofing membrane, dampproofing Iron compound, internal coating, 2 coats	120	CL@	1.440	SF	234.84	64.80	0	299.64	
ROOF-DECK									
Rafters 2" x 12" Flat, shed, or gable roofs, up to 5 in 12 slope (5/24 pitch), maximum 25' span. 16" oc	510	B1@	17.85	SF	688.14	673.2	0	1361.34	
1/2" Plywood sheathing	510	B1@	6.120	SF	325.69	229.50	0	555.19	
Joist solid blocking, 2" x 12". Joists on 16" centers. Installed between 2" x 6" thru 2" x 12" joists.	40	B1@	2.280	Ea.	80.34	86	0	166.34	
Beams, including 10% waste, 6" x 12"	26	B1@	2.990	LF	215.85	112.84	0	328.69	
Beams, including 10% waste, 4" x 12"	73	B1@	8.176	LF	291.74	308.79	0	600.53	
Hold downs HD2A. (equivalent HDU2), including typical nuts, bolts and washers for studs.	5	BC@	1.550	Ea.	42.28	64.75	0	107.03	
Hold down brackets (one per anchor bolt to distribute pull-out forces, 24-1/8" x 10" x 6-1/4" (STHD14)	3	B1@	0.4950	Ea.	58.09	18.69	0	76.78	
Post caps and end post caps, 12 gauge, 4" x 4" (PC44)	1	BC@	0.0520	Ea.	23.90	2.17	0	26.07	
Posts, #1 structural, wood and composites, 4" x 4"	32	C8@	3.520	LF	33.62	182.72	0	216.34	
2" x 12", Ledger strips, including 10% waste.	28	B1@	0.8400	LF	40.09	31.64	0	71.73	
Purlin hangers, 4" x 4" (HU44)	22	BC@	1.144	Ea.	113.53	47.74	0	161.27	
Beams, header 4x6, including 10% waste, 4" x 6"	19	B1@	1.083	LF	30.53	40.85	0	71.38	
Encapsulated fiberglass roll insulation, coverage allows x framing 10-1/4" (R-30) batts, 16" or 24" OC	482	BC@	2.892	SF	466.67	120.5	0	587.17	
Bituthene waterproofing membrane. Dampproofing. Iron compound, internal coating, 2 coats	482	CL@	5.784	SF	943.27	260.28	0	1203.55	
3" x 5" connector (A35 or A35F) Roof	27	BC@	0.8100	Ea.	15.30	33.75	0	49.05	
Twist straps, 16 gauge at ea. stud 21-5/8" (TS22) (Called for CS16 @ 38" long, adjusted x 1.7)	78	BC@	21.91	Ea.	322.92	915.72	0	1238.64	
ROOF LAUNDRY									
Flat roof assembly, 2" x 12" joists at 16" OC w/ plywood sheathing, including blocking, ripped strips and normal waste. 3 ply asphalt consisting of 2 plies of 15 lb. felt hot mopped with a 90 lb. mineral-coated.	0.50	B1@	2.500	SQ	116.91	94.35	0	211.26	
Encapsulated fiberglass roll insulation, coverage allows x framing 10-1/4" (R-30) batts, 16" or 24" OC	40	BC@	0.2400	SF	38.73	10	0	48.73	
FASCIA									
Fascia, 1" x 6", all roof, includes 10% waste, white wood fascia	59	B1@	2.596	LF	60.77	97.94	0	158.71	
PORCH COLUMN									
Column at foyer post, wood pine, 6" x 6"	1	B1@	2.000	Ea.	140.08	75.46	0	215.54	
SKYLIGHT									
Skylight bench, 8' by 7'-2", Total framing, second floor of a two-story residence	105	B1@	20.05	SF	377.44	757.05	0	1134.49	
Curb mounted fixed skylight, Velux model FCM™ 46-1/2" x 46-1/2", #4646	1	B1@	3.140	Ea.	336.81	118.5	0	455.31	
PERGOLA, 7' BY 9'									
2" x 6", Std & Btr grade									
Deck cover 16" centers (.88 BF per SF)	104	B1@	2.080	SF	55.70	79.04	0	134.74	
Add for deck posts									
Posts 6" x 6", structural	37	C8@	5.365	LF	153.58	278.61	0	432.19	
Beams and girders									
6" x 8" to 6" x 12"	39	C8@	4.485	LF	323.77	232.83	0	556.6	
Division 3 Subtotal									
					11216.62	12634.96	0	23851.58	

DIVISION 4 DOOR AND WINDOW INSTALLATION

DOOR INSTALLATION									
3'-6" x 6'-8", Front entry door. TM Cobb Pre-Hung Exterior (C-82) Jamb, hinges, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	2.000	Ea.	710.29	83.54	0	793.83	
2'-6" x 6'-8", Bedroom # 1 door. TM Cobb Pre-Hung Interior (F-82), Jamb, hinges, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	1.500	Ea.	285.14	62.66	0	347.8	
2'-6" x 6'-8", Master Bedroom door. TM Cobb Pre-Hung Interior (F-82), Jamb, hinges, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	1.500	Ea.	285.14	62.66	0	347.8	
2'-6" x 6'-8", Master bathroom door. TM Cobb Pre-Hung Interior (F-82), Jamb, hinges, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	1.500	Ea.	285.14	62.66	0	347.8	
2'-6" x 6'-8", Bedroom # 2 door. TM Cobb Pre-Hung Interior (F-82), Jamb, hinges, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	1.500	Ea.	285.14	62.66	0	347.8	
2'-6" x 6'-8", Bath # 1 door. TM Cobb Pre-Hung Interior (F-82), Jamb, hinges, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	1.500	Ea.	285.14	62.66	0	347.8	
4'-0" x 6'-8", Laundry door, F-44 Fir panel Bi-folding door (standard size). Jamb, hinges, treshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	1.500	Ea.	528	62.66	0	590.66	

1'-6" x 6'-8" , Pantry door. TM Cobb Pre-Hung Interior (F-82). Jamb, hinges, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	1.500	Ea.	285.14	62.66	0	347.8
4'-0" x 6'-8" , Master closet door (2) custom 2-panel 4-0 wide doors & heavy duty track and hardware. Jamb, hinges, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	2.500	Ea.	1714.29	104.4	0	1818.69
2'-6" x 6'-8" ,Master W.C. door. Interior 2 panel door and pocket frame Jamb, hinges, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	1.500	Ea.	285.14	62.66	0	347.8
1'-8" x 2'-6" , Deck door, TM Cobb Pre-Hung Exterior Jamb, hinges, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	1.500	Ea.	285.14	62.66	0	347.8
2'-6" x 6'-8" ,Kitchen door. Prehung exterior French door. Jamb, hinges, weatherstripping, threshold and trim already assembled, hanging the door in an existing framed opening.	1	BC@	2.000	Ea.	994.59	83.54	0	1078.13
LOCKSETS Keyed entry locksets. Meets ANSI Grade 2 standards for residential security. One-piece knob. Triple option faceplate fits square, radius-round, and drive-in door preps.Satin chrome	7	BC@	1.750	Ea.	183.13	73.08	0	256.21
Double cylinder high security lockset. Forged brass handle with thumb latch. Separate grade 1 security double cylinder deadbolt. Chrome finish	1	BC@	0.8200	Ea.	186.43	34.25	0	220.68
Deadbolt and lockset combo. Includes keyed alike entry knob and grade 2 security deadbolt with 4 keys. Single cylinder. Polished brass finish	2	BC@	1.500	Ea.	107.94	62.66	0	170.6
Solid pine ranch door casing, 11/16" x 3-1/2", Trim for Exterior (interior included) Slab Doors includes 2 side jambs, head jamb, threshold, stop molding, interior casing and exterior molding.	316	BC@	4.740	LF	657.47	199.08	0	856.55
WINDOWS INSTALLATION 3'-6" x 6'-8" Bedroom, Living room and foyer windows. Fixed over left and right casements. Window & install.	3	B1@	6.000	Ea.	5708.1	195.18	0	5903.28
2'-6" x 2'-8" , Bedroom and master bathroom. Double hung wood window, lug horns. Window and installation.	2	B1@	3.000	Ea.	994.6	97.6	0	1092.2
3'-0" x 4'-0" , Master bedroom XO sliding wood window. Window and installation. Window and installation.	1	B1@	1.500	Ea.	572.97	48.8	0	621.77
4'-0" x 4'-2" , Master bedroom XO sliding wood window. Window and installation. Window and installation.	1	B1@	1.500	Ea.	709.46	48.8	0	758.26
3'-6" x 4'-0" , Kitchen XO sliding wood window. Window and installation.	1	B1@	1.500	Ea.	647.3	48.8	0	696.1
4'-0" x 4'-0" , Dining picture window. Window and installation.	1	B1@	1.500	Ea.	605.41	48.8	0	654.21
Door delivery and taxes for all 12 doors and 9 windows.	1	--@	0.000	Ea.	1360.26	0	0	1360.26
Vinyl flashing for windows, fascia, soffits, siding and posts in contact with ACQ treated lumber. Roll 10" x 50', white	3.50	SW@	8.750	Ea.	96.61	410.55	0	507.16
1/2" Caulking.Polyurethane door, window & siding sealant, for installing or repairing door and window frames Polyurethane door, window & siding sealant	135	BC@	4.050	LF	116.80	168.75	0	285.55
Window trim 3/4" thick on prepared openings. Extension jambs cut, assembled, shimmed and installed	270	BC@	27.00	LF	1,350.00	1128.60	0	2478.6
Division 4 Subtotal					19524.77	3400.37	0	22925.14

DIVISION 5 FINISHES								
REDWOOD ROOF DECK								
2" x 6" Redwood roof decking, 2" x 6" at roof including 5% waste.	454	B1@	19.52	SF	3,523.04	735.48	0	4258.52
Redwood flooring for stairs.Treads and risers, 6" to 8" widths, 9' rise stairway	1.5	BC@	3.750	Ea.	1,407.00	156.60	0	1563.6
ROOFING								
Roofing, laundry area only. Composition Roofing Shingles Class A fire rating. 60 MPH wind resistance. 3-tab asphalt fiberglass@ shingles, Owens Corning. Supreme, 25 year, algae-resistant	1	R1@	1.830	SQ	90.23	73.75	0	163.98
FLASHING								
Paper-backed copper flashing 3 oz per square foot. Compatible with ACQ treated lumber. Roll 8" x 20'	2	SW@	1.000	Ea.	86.52	46.90	0	133.42
Drip edge aluminum roof flashing .0175" thickness is commercial grade.Drip edge, 6-1/2" x 1", 10' long	8	SW@	2.800	Ea.	110.42	131.36	0	241.78
Soffit panel.Solid plank paneling, unfinished. Pine, V-edge, 3-1/2" wide	159	BC@	7.950	SF	229.28	332.31	0	561.59
PANELING								
Wall Paneling inside to match existing only, costs include nails, adhesive and 5% waste. Solid plank paneling, unfinished. Pine, V-edge, 3-1/2" wide	90	BC@	4.500	SF	219.60	188.10	0	407.7
CEILING								
2" x 4" ceiling joists at 16" on center, 1/2" gypsum drywall, and 3-1/2" thick R-11 fiberglass insulation batts, ready to paint.	530	B1@	28.09	SF	638.70	1,060.00	0	1698.7
NEW SIDING								
Board Siding to match existing, only on existing areas. Southern yellow pine, 1" x 6" by 10' lengths Construction Estimate	685	B1@	25.34	SF	2,596.42	959.00	0	3555.42
STUCCO								
Exterior wall framing and wood siding, bottom front part.	30	B1@	2.040	SF	71.07	77.10	0	148.17
Metal lath on walls and ceilings, nailed in place, includes 8% for fasteners and waste, galvanized lath, 3.4 lb., paper-backed	30	F8@	3.420	SY	457.50	196.20	0	653.7
Portland cement stucco on exterior walls, scratch, brown and finish coats totaling 1" thick	30	F8@	19.50	SY	438.30	1,119.00	0	1557.3
White cement, trowel finish, colored added.								
Exterior wall framing and wood siding.Cost per square foot of wall	30	B1@	2.040	SF	71.07	77.10	0	148.17
RAILING								
Galvanized pipe rail and cable. Railings. Floor mounted, 3'6" high with posts 5' OC, based on 12' length, welded steel, shop prime painted, 1-1/2" diameter rails and posts	39	H6@	10.41	LF	1,386.06	529.23	158.34	2073.63
TILE FLOORING AND WALLS								
1/2" Backerboard with waterproofing, mortar, tape and screws. Walls and bath	132	T1@	5.940	SF	141.40	232.32	0	373.72
Countertops, kitchen	21	T1@	1.890	SF	22.50	73.71	0	96.21
Floors, bath	105	T1@	3.150	SF	112.48	122.85	0	235.33

Tile flooring and walls. Installation of tile in thin set mortar, bathtub walls, bath floor and kitchen countertop backsplash.Ceramic mosaic field tile	358	TL@	112.7	SF	1,432.00	4,482.16	0	5914.16
WOOD FLOORING								
Prefinished strip flooring.Tongue and groove, 25/32" thick, 2-1/4" wide. Includes typical cutting waste. Installed over a prepared subfloor.	829	BF@	51.39	SF	3,159.32	1,948.15	0	5107.47
Prefinished oak strip flooring trim. 7' 10" quarter round	39	BF@	12.48	Ea.	739.13	473.85	0	1212.98
Division 5 Subtotal					16932.04	13015.17	158.34	30105.55

DIVISION 6 CABINETS

KITCHEN CABINETS								
Base cabinets, 34-1/2" high, 24" deep, sink.	19	BC@	9.899	LF	2,896.36	413.44	0	3309.8
Base cabinets, 34-1/2" high, 24" deep, range.	10	BC@	5.210	LF	1,524.40	217.60	0	1742
Wall cabinets, 30" high, 12" deep	12	BC@	4.080	LF	955.43	170.40	0	1125.83
Microwave cabinet, with trim, 21" high, 20" deep, 30" wide	1	BC@	0.9860	Ea.	207.03	41.19	0	248.22
Cabinet hardware, per LF of face, typical prices . Commercial grade	29	CC@	4.205	LF	388.31	246.21	0	634.52
BATH CABINETS								
Base cabinets, 34-1/2" high, 24" deep, baths.	9	BC@	4.689	LF	1,371.96	195.84	0	1567.8
Cabinet hardware, per LF of face, typical prices .Commercial grade	9	CC@	1.305	LF	120.51	76.41	0	196.92
Vanity mirrors, polished edge, bath. 36" wide x 42" high	2	BG@	1.324	Ea.	176.58	52.18	0	228.76
Sliding shower doors, 2 panels, 5/32" tempered glass, anodized aluminum frame, 70" high Non-textured glass, 48" wide.	2	BG@	3.140	Ea.	529.42	123.74	0	653.16
Toilet and Bath Accessories.Soap dishes,With grab bar, recessed, Institutional	2	CC@	0.8000	Ea.	55.83	46.84	0	102.67
Towel bars,18" chrome, Institutional	2	CC@	0.8000	Ea.	80.13	46.84	0	126.97
Surface toilet paper dispenser, Institutional	2	CC@	0.8000	Ea.	101.58	46.84	0	148.42
KITCHEN COUNTERTOPS Granite countertops								
Most 1-1/4" (3cm) granite tops	38	B1@	4.864	SF	2,035.28	183.54	0	2218.82
Add for radius or beveled edge	28	--@	0.0000	LF	205.92	0	0	205.92
Add for cooktop overmount cutout	1	--@	0.0000	Ea.	135.96	0	0	135.96
Add for delivery (typical)	1	--@	0.0000	Ea.	158.62	0	0	158.62
Add for electrical outlet cutout	2	--@	0.0000	Ea.	73.95	0	0	73.95
Add for faucet holes	2	--@	0.0000	Ea.	55.21	0	0	55.21
Add for undermount sink, polished	1	--@	0.0000	Ea.	315.18	0	0	315.18
BATH COUNTERTOPS Granite countertops								
Most 1-1/4" (3cm) granite tops	23	B1@	2.944	SF	1,231.88	111.09	0	1342.97
Add for radius or beveled edge	9	--@	0.0000	LF	66.19	0	0	66.19
Add for delivery (typical)	1	--@	0.0000	Ea.	158.62	0	0	158.62
Add for electrical outlet cutout	2	--@	0.0000	Ea.	73.95	0	0	73.95
Add for faucet holes	2	--@	0.0000	Ea.	55.21	0	0	55.21
Division 6 Subtotal					12973.51	1972.16	0.00	14945.67

DIVISION 7 ELECTRIC (Subcontractor prices)

LIGHTS								
Fire or smoke detector, electrical work for fire or smoke detectors wiring and outlet box only	2	--@	0.0000	LS	0	347.43	0	347.43
Add for detector unit	2	--@	0.0000	LS	0	175.65	0	175.65
Bathroom fixtures, wiring only, no fixtures or equipment included,lectrical work for bathroom fixtures	3	--@	0.0000	LS	0	466.11	0	466.11
Mirror lighting (valance or side lighted mirrors)								
Lighting fixture outlets (rough wiring and box only).Electrical work for lighting fixture outlets.Ceiling	33	--@	0.0000	Ea.	0	2,506.54	0	2,506.54
ELECTRIC FIXTURES (ALLOWANCE)								
Recessed light fixture LED @ \$75 ea	19	--@	0.0000	Ea.	0	1,425.00	0	1,425.00
Wall mounted fixture @ \$ 100	1	--@	0.0000	Ea.	0	100.00	0	100.00
Surface mounted light fixture @ \$125	7	--@	0.0000	Ea.	0	875.00	0	875.00
Fluorescent under and over kitchen cabinets light fixtures, @ 195.00 LED	8	--@	0.0000	Ea.	0	1,560.00	0	1,560.00
OUTLETS								
Clothes dryers.Electrical circuits for gas clothes dryers.Gas dryer, receptacle only	1	--@	0.0000	LS	0	155.37	0	155.37
Electrical work for appliances. Clothes washers (115 volt)	1	--@	0.0000	LS	0	115.45	0	115.45
Garbage disposers, wiring, switch and connection only.Electrical work for garbage disposer (included).	1	--@	0.0000	LS	175.00	0	0	175
Refrigerator or freezer wall outlet	1	--@	0.0000	Ea.	0	74.88	0	74.88
Standard indoor, duplex wall outlet	11	--@	0.0000	Ea.	0	689.56	0	689.56
Electrical work for receptacle outlets.Waterproof, with ground fault circuit	7	--@	0.0000	Ea.	0	700.89	0	700.89
Floor outlet.Electrical work for countertop ranges. 7,200 to 9,600 watts (40 amp)	1	--@	0.0000	LS	0	283.77	0	283.77
Electrical work for exhaust fansBathroom fans (includes 70 CFM fan)	2	--@	0.0000	LS	0	451.01	0	451.01
Air conditioners (w/ thermostat), Electrical work with thermostats.Central, 2 ton (220 volt)	1	--@	0.0000	LS	0	766.06	0	766.06
Electrical work for furnace.Furnace wiring and blower hookup only	1	--@	0.0000	LS	0	193.13	0	193.13
SWITCHES								
Switches (includes rough wiring, box, switch and plate). Electrical work for wall switches	18	--@	0.0000	Ea.	0	930.28	0	930.28
Standard indoor wall switch								
Stair-wired (3 way)	1	--@	0.0000	Ea.	0	139.19	0	139.19

Relocated main panel.									
Service entrance connections, complete (panel box hookup but no wiring)100 amp service including meter socket, main switch, GFCI and 5 single pole breakers in 20 breaker space exterior panel box	1	--@	0.000	LS	0	1,186.86	0	1,186.86	
Remove all exterior wiring, boxes and conduit, front and boths sides of the house.	1	--@	0.000	LS	0	150.00	0	150.00	
						175	13292.18	0	13467.18

Division 7 Subtotal

DIVISION 8 PLUMBING

WATER LINES AND FIXTURES									
KITCHEN FIXTURES									
Kitchen sink, double compartment. Complete with trim, Stainless steel	1	P1@	2.150	Ea.	368.00	87.70	0	455.7	
Dishwasher, Built-in	1	P1@	5.000	Ea.	780.00	204.00	0	984	
Garbage disposal,1/2 HP	1	P1@	2.000	Ea.	168.00	81.58	0	249.58	
BATH FIXTURES									
Water closets. Floor-mounted, back outlet, residential tank type 1.6 gal. vitreous china toilet, valved closet supply, elongated bowl, and toilet seat with cover, back outlet tank type WC and trim.	2	P1@	4.700	Ea.	531.48	191.72	0	723.2	
Bathtubs .Acrylic fiberglass one-piece bathtub and shower, 5' L, 32" W, 72" H. Includes \$160 allowance for polished chrome pop-up drain/overflow. Mixing valve, tub filler, and 2.5 GPM shower head	2	P1@	9.000	Ea.	1,303.98	367.20	0	1671.18	
Oval, self-rimming vitreous china lavatory, hot and cold valved supplies, single lever faucet and pop-up drain fitting and trap assembly	2	P1@	4.000	Ea.	784.86	163.16	0	948.02	
Residential plumbing fixture rough-in. Includes (PE) supply pipe and ABS DWV drain and vent piping.	2	P1@	4.000	Ea.	252.00	163.16	0	415.16	
Make additional allowances for plumbing fixtures and trim.Water closet, floor-mounted, tank type Lavatory, residential plumbing fixture rough-in.	2	P1@	3.500	Ea.	189.40	142.76	0	332.16	
Counter sink, residential plumbing fixture rough-in.	2	P1@	3.500	Ea.	208.00	142.76	0	350.76	
Bathtub, residential plumbing fixture rough-in.	2	P1@	4.200	Ea.	189.40	171.32	0	360.72	
Shower, residential plumbing fixture rough-in.	2	P1@	4.900	Ea.	276.00	199.88	0	475.88	
Washing machine, residential plumbing fixture rough-in.	1	P1@	2.000	Ea.	107.00	81.58	0	188.58	
Tankless natural gas water heaters. 19.5-140 Mbh, .75-5.8 Gpm	1	P1@	16.00	Ea.	1,600.00	652.60	0	2252.6	
1/2" Hot and cold water supply	3	P1@	3.300	Ea.	110.10	134.61	0	244.71	
1/2" Type K copper pipe with brazed joints, installed horizontally. Complete installation including six to twelve wrought copper tees and six to twelve wrought copper elbows every 100', and hangers spaced to meet plumbing code (a tee & elbow every 8.3' for 1/2" dia., a tee and elbow every 16.6' for 4" dia.).	180	P1@	21.06	LF	644.40	858.60	0	1503	
SEWER LINES									
2", ABS DWV pipe with solvent-weld joints	40	P1@	1.000	LF	63.20	40.80	0	104	
2",ABS DWV P-trap with solvent-weld joints	4	P1@	0.7600	Ea.	34.32	31.00	0	65.32	
2",ABS DWV 1/4 bend with solvent-weld joints	5	P1@	0.6250	Ea.	9.80	25.50	0	35.3	
2",ABS DWV wye with solvent-weld joints	1	P1@	0.1900	Ea.	4.14	7.75	0	11.89	
2",ABS DWV coupling with solvent-weld joints	4	P1@	0.5000	Ea.	4.36	20.40	0	24.76	
3", ABS DWV pipe with solvent-weld joints	40	P1@	1.200	LF	110.40	48.80	0	159.2	
3",ABS DWV 1/4 bend with solvent-weld joints	5	P1@	0.8750	Ea.	24.70	35.70	0	60.4	
3",ABS DWV wye with solvent-weld joints	1	P1@	0.2600	Ea.	7.67	10.61	0	18.28	
3",ABS DWV coupling with solvent-weld joints	4	P1@	0.7000	Ea.	10.12	28.56	0	38.68	
4",ABS DWV pipe with solvent-weld joints	55	P1@	2.200	LF	246.40	89.65	0	336.05	
4",ABS DWV 1/4 bend with solvent-weld joints	5	P1@	1.250	Ea.	56.50	51.00	0	107.5	
4",ABS DWV sanitary tee (TY) with solvent-weld joints	2	P1@	0.7000	Ea.	31.20	28.56	0	59.76	
4",ABS DWV wye with solvent-weld joints	2	P1@	0.7000	Ea.	35.40	28.56	0	63.96	
Cleanout, end-of-line (Malcolm), ABS/PVC	2	P1@	0.6000	Ea.	59.60	24.48	0	84.08	
4",ABS DWV coupling with solvent-weld joints	1	P1@	0.2500	Ea.	4.60	10.20	0	14.8	
GAS LINES & APPLIANCES									
Ceiling-hung range hood, Provisa NuTone. Stainless steel finish with hood-mounted blower. Three-speed control. Four 20-watt halogen bulbs. Telescopic flue adjusts to fit under 8' to 9' ceiling. Stainless steel grease filter. Built-in backdraft damper. 27" deep. 33" high. 40" wide, 900 CFM	1	SW@	3.500	Ea.	3,347.50	164.20	0	3511.7	
Ranges, Built-In Good to better quality counter-mounted cooktops. Labor costs are for carpentry installation only. Electric counter-mounted four element smooth glass-ceramic electric cooktop 6"/9"/12" elements, touch controls.	1	BE@	0.9030	Ea.	1,091.80	40.91	0	1132.71	
Ovens, Built-In Material costs are for good to better quality 30" wide built-in self-cleaning ovens with stainless steel exterior and a clear window. Labor costs are for setting the oven in a prepared opening and making the electrical connection.	1	BE@	1.670	Ea.	1,205.10	75.65	0	1280.75	
Natural gas appliance rough-in assembly. Includes labor and material to install and test 12' of 3/4" Schedule 40 black steel piping, plug valve to serve a typical residential gas fired appliance.	1	P1@	0.6500	Ea.	16.86	26.51	0	43.37	
Gas fired domestic hot water heater									
Gas fired forced air furnace	1	P1@	0.6500	Ea.	16.86	26.51	0	43.37	
Gas fired stove and oven	1	P1@	0.6500	Ea.	16.86	26.51	0	43.37	
Gas fired clothes dryer	1	P1@	0.6500	Ea.	16.86	26.51	0	43.37	
Natural gas appliance connections. Includes labor & material to connect and test. 3/4" FIP x 3/4" MIP coated stainless steel. water heater, oven, range, dryer, furnace. 24" L	5	P1@	3.2500	Ea.	190.04	132.55	0	322.59	
Natural gas appliance connections. 60" L	10	P1@	0.6500	Ea.	257.50	265.10	0	522.6	
GAS LINES									
1", Schedule 40 carbon steel pipe, threaded and coupled, pipe only. Add for hangers, fittings etc.	40	P1@	3.600	LF	104.00	146.80	0	250.8	

1",125# cast iron 90 degree ell, threaded joints	8	P1@	1.440	Ea.	33.20	58.72	0	91.92
1",125# cast iron 45 degree ell, threaded joints	4	P1@	0.7200	Ea.	21.76	29.36	0	51.12
1",125# cast iron tee, threaded joints	2	P1@	0.4600	Ea.	11.40	18.76	0	30.16
1",125# cast iron coupling, threaded joints	6	P1@	1.080	Ea.	29.70	44.04	0	73.74
Division 8 Subtotal					14574.47	5206.33	0.00	19780.80

DIVISION 9 HVAC

LEED certified heating and cooling, ComfortView 3 or equal	1	--@	0.0000	Ea.	2,533.80	0	0	2533.8
HVAC ducting. Duct to the attached building, including plenums, crosses, tees, and air handler tie-in.	80	T6@	8.000	LF	68.39	476.80	0	545.19
HVAC vents, with screen..Square cap type, 26" L x 23" D x 5" H	10	SW@	4.480	Ea.	550.02	210.10	0	760.12
Power attic gable vent, 1,600 CFM	1	SW@	1.650	Ea.	112.27	77.39	0	189.66
Division 9 Subtotal					3264.48	764.29	0.00	4028.77

DIVISION 10 PAINT

PAINT								
Pergola,Roll & brush each coat of stain on 2" x 8" to 4" x 12" trellis or lattice.	4	3P@	3.332	CLF	179.24	113.92	0	293.16
Skylight bench.Roll & brush each coat of stain on 2" x 8" to 4" x 12" trellis or lattice	1	3P@	0.8330	CLF	44.81	28.48	0	73.29
Scaffoloding, ceiling treatments All figures assume a wall height not over 9' with work done from scaffolding. Set up and dismantle scaffolding, based on a typical 10' x 16' room Per room	7	BC@	12.25	Ea.	0	511.70	0	511.7
Preparation cost inside house for painting, typeing, masking, covering floors or other.	548	2P@	15.89	SF	0	542.52	0	542.52
Preparation cost outside house for painting, typeing, masking, covering floors or other.	386	2P@	11.19	SF	0	382.14	0	382.14
Ceilings, gypsum drywall, smooth finish. Spray prime coat of water base sealer on smooth finish	5	3P@	0.5000	CSF	47.80	17.10	0	64.9
Ceiling Spray 1st coat of water base flat latex on smooth finish gypsum drywall ceiling	5	3P@	0.5250	CSF	56.20	17.95	0	74.15
Ceiling Spray 2nd coat of water base flat latex on smooth finish gypsum drywall ceiling	5	3P@	0.4750	CSF	46.85	16.25	0	63.1
Walls, interior, gypsum drywall, smooth-wall finish. Spray prime coat of oil base sealer.	31	3P@	3.255	CSF	409.20	111.29	0	520.49
Walls interior. Spray 1st coat of water base flat latex on smooth finish drywall.	31	3P@	3.255	CSF	348.44	111.29	0	459.73
Walls interior. Spray 2nd coat of water base flat latex on smooth finish drywall, per 100 SF of wall	31	3P@	2.945	CSF	290.47	100.75	0	391.22
Doors, exterior, panel (entry). Roll & brush 2 coats of polyurethane on exterior panel doors	3	3P@	3.600	Ea.	83.40	123.09	0	206.49
Doors, interior, flush, paint grade. Roll & brush 1 coat of water base undercoat on interior flush doors	9	3P@	1.800	Ea.	23.40	61.56	0	84.96
Doors, interior. Roll & brush 1st finish coat of water base enamel on interior flush doors	9	1P@	2.970	Ea.	31.32	75.96	0	107.28
Doors interior. Roll & brush 2nd or additional finish coats of oil base enamel on interior flush doors	9	2P@	1.800	Ea.	36.36	61.56	0	97.92
Door frames and trim only, per 100 linear feet. Brush 1 coat of water base undercoat on door frames.	4	1P@	1.820	CLF	27.76	46.56	0	74.32
Door frames and trim. Brush 1 coat of water base enamel on only, per opening	24	1P@	2.184	Ea.	35.52	55.92	0	91.44
Window trims. Brush 1 coat of undercoat on wood window sills, per 100 LF coated	2	1P@	5.000	CLF	56.86	127.90	0	184.76
Window trims.Brush each finish coat of enamel on wood window sills, per 100 LF coated	2	1P@	4.000	CLF	63.42	102.32	0	165.74
HOUSE SIDING, EXISTING.								
Siding existing. Surface preparation. Work performed by hand.Sand & putty (before second coat)	401	3P@	5.213	SF	140.35	176.44	0	316.79
Siding existitng.Painting two coats. Siding, smooth, wood (250 SF/hour), spray painting two coats.	401	PT@	3.208	SF	56.14	136.34	0	192.48
Siding new. Surface preparation, subcontract Work performed by hand. New siding.	685	3P@	4.110	SF	6.85	143.85	0	150.7
Siding new, smooth, wood (250 SF/hour), spray painting two coats.	685	PT@	5.480	SF	95.90	232.90	0	328.8
Fascia and Soffit, new and existing.Surface preparation, subcontract Work performed by hand.	235	3P@	1.410	SF	2.35	49.35	0	51.7
Fascia and Soffit, smooth, wood (250 SF/hour), spray painting two coats.	235	PT@	3.525	SF	32.90	150.40	0	183.3
Division 10 Subtotal					2115.54	3497.54	0	5613.08

TOTALS					82,215.33	60,634.16	569.43	144,289.32
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Contingency	2.00%	\$ 2,885.79
Indirect Overhead	6.90%	\$ 9,955.96
Direct Overhead	8.30%	\$ 11,976.01
Profit	7.50%	\$ 10,821.70

ESTIMATE TOTAL INCLUDING OVERHEAD & PROFIT \$ 179,928.78