

ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	TRADE COST
GENERAL REQUIREMENTS							
1		Supervision	1	LS	\$0	\$0	
2		Permits	1	LS	\$0	\$0	
3		Final Clean-up	1	LS	\$0	\$0	
4		Mobilization Costs	1	LS	\$0	\$0	
5		Project Overheads	1	LS	\$0	\$0	
6		Bonds	1	LS	\$0	\$0	
7		Temporary Control & Facilities	1	LS	\$0	\$0	
8		Excavation	9	CY	\$35	\$315	
9		Scaffolding	2550	SF	\$4	\$10,200	
		Subtotal (General Requirements)					\$10,515
DIVISION 02- SITE WORK/ EXISTING CONDITIONS							
		Demolition					
		First Floor					
10		Remove Wall	140	LF	\$10	\$1,400	
11		Remove Door	18	LF	\$50	\$900	
12		Remove Millwork	41	LF	\$8	\$328	
13		Remove Cooking Range	2	EA	\$35	\$70	
14		Remove Dryer	2	EA	\$35	\$70	
15		Remove Washer	2	EA	\$35	\$70	
16		Water Heater	2	EA	\$35	\$70	
17		Remove Countertop	24	SF	\$6	\$144	
18		Remove Flooring	1235	SF	\$3	\$3,705	
19		Remove Sink	2	EA	\$35	\$70	
		Remove Water Closet	2	EA	\$35	\$70	
		Remove Lavatory	2	EA	\$35	\$70	
		Remove Bath Tub	2	EA	\$35	\$70	

		Second Floor					
20		Remove Wall	141	LF	\$10	\$1,410	
21		Remove Door	15	LF	\$50	\$750	
22		Remove Millwork	40	LF	\$8	\$320	
23		Remove Cooking Range	2	EA	\$35	\$70	
24		Remove Dryer	2	EA	\$35	\$70	
25		Remove Washer	2	EA	\$35	\$70	
26		Water Heater	2	EA	\$35	\$70	
27	AD001,AD00 2	Remove Countertop	39	SF	\$6	\$234	
28		Remove Flooring	1318	SF	\$3	\$3,954	
29		Remove Sink	2	EA	\$35	\$70	
		Remove Water Closet	2	EA	\$35	\$70	
		Remove Lavatory	2	EA	\$35	\$70	
		Remove Bath Tub	2	EA	\$35	\$70	
		Third Floor					
30			Remove Wall	141	LF	\$10	\$1,410
31			Remove Door	15	LF	\$50	\$750
32		Remove Millwork	40	LF	\$8	\$320	
33		Remove Cooking Range	2	EA	\$35	\$70	
34		Remove Dryer	2	EA	\$35	\$70	
35		Remove Washer	2	EA	\$35	\$70	
36		Water Heater	2	EA	\$35	\$70	
37		Remove Countertop	39	SF	\$6	\$234	
38		Remove Flooring	1318	SF	\$3	\$3,954	
39		Remove Sink	2	EA	\$35	\$70	
		Remove Water Closet	2	EA	\$35	\$70	
		Remove Lavatory	2	EA	\$35	\$70	
		Remove Bath Tub	2	EA	\$35	\$70	
		Roofing					
40		Remove Main Roof & Prep New Third Floor	1494	SF	\$2	\$2,988	
		Subtotal (Site Work/ Existing Conditions)					

\$24,481

DIVISION 03- CONCRETE

Foundation

		Slab On Grade				
41	S001,S003	(4") Conc.Slab On Grade On 6" Mill Vapor Barrier (1190 SF)	15	CY	\$200	\$3,000
		Footing				
42		(2'-0"x1'-2") Footing Extension Reinf. W/ #5 @24" OC Drill 6" Into Existing Footing	6	CY	\$700	\$4,407
43		(1'-0"x1'-0") Footing Extension Reinf. W/ #5 @24" OC Drill 6" Into Existing Footing	2	CY	\$700	\$1,141
		Subtotal (Concrete)				\$8,548

DIVISION 06- WOOD, PLASTIC & COMPOSITES

Framing

		First Floor (as required)				
44	S102,S103	(2"x12") Joist @16" O.C. (1235 SF)	1258	LF	\$4	\$5,032
		Second Floor (as required)				
45		TJI 280x14 @16" OC (1630 SF)	1210	LF	\$4	\$4,840
46		(2"x8") Joist 16"O.C (360 SF)	362	LF	\$4	\$1,448
		Third Floor				
47		(2) (1-3/4"x1/4") LVL Beam	112	LF	\$11	\$1,232
48		(3) (1-1/4"x1-1/4") LVL Beam	45	LF	\$11	\$495
49		(2) (2"x6") Header	36	LF	\$2	\$72
50		(2) (2"x4") Header	16	LF	\$2	\$32
		Joist/Framing				
51		TJI 230x14 @16" OC (1608 SF)	1198	LF	\$4	\$4,792
52		(2"x12") Joist @16 OC (425 SF)	428	LF	\$4	\$1,712
		Roof				
53		(2"x12") Joist @24" OC (1342 SF)	671	LF	\$4	\$2,684
54		(2) (2"x6") Header	33	LF	\$2	\$66
55	(3)(1-3/4"x14") Microlam LVL	90	LF	\$11	\$990	
56	(R-49) Rigid Insulation	1342	SF	\$3	\$4,026	
		Stair				

57		Wood Stair w/ (2'-10"x6'-8") Landing : Tread=12 , (Width 3'-0") Riser=13 , (Height 0'-10")	1	LOC	\$2,500	\$2,500
58		Wood Stair w/ : Tread=14 , (Width 3'-0") Riser=15 , (Height 0'-10")	2	LOC	\$2,500	\$5,000
		Handrail				
59		(3'-0") Handrail	33	LF	\$11	\$363
60		(3'-0") Guard Rail	25	LF	\$11	\$275
		Subtotal (Wood & Plastic Composites)				\$35,559

DIVISION 07- THERMAL & MOISTURE PROTECTION

		Roofing				
61	A003	(2"x4") Purlins @ 16" O.C	1009	LF	\$4	\$4,036
62		Plywood Sheathing	1342	SF	\$3	\$4,026
		Subtotal (Thermal & Moisture Protection)				\$8,062

DIVISION 08- OPENINGS

		Doors				
		First Floor				
63	A001,A002	(2'-6"x7'-0") Door W/ Frame & Hardware	12	EA	\$700	\$8,400
64		(2)(2'-6"x7'-0") Door W/ Frame & Hardware	2	EA	\$700	\$1,400
		Second Floor				
65		(2'-6"x7'-0") Door W/ Frame & Hardware	6	EA	\$700	\$4,200
66		(3'-0"x7'-0") Door W/ Frame & Hardware	2	EA	\$700	\$1,400
		Third Floor				
67		(2'-6"x7'-0") Door W/ Frame & Hardware	12	EA	\$700	\$8,400
68		(2)(2'-6"x7'-0") Door W/ Frame & Hardware	2	EA	\$700	\$1,400
		Windows				
		Third Floor				
69	(3'-0"x5'-0") Window & Frame	4	EA	\$1,200	\$4,800	
70	(2'-0"x5'-0") Window & Frame	2	EA	\$1,200	\$2,400	

71	(2'-8"x6'-3") Window & Frame	4	EA	\$1,200	\$4,800
	Subtotal (Openings)				\$37,200
DIVISION 09- FINISHES					
Wall Partition					
First Floor					
Interior Wall P-1					
72	(2"x4") Stud @16" OC	971	SF	\$4	\$3,884
73	(1/2") Gypsum Wall Board On Both Side @1 Layer	1730	SF	\$2	\$3,460
74	(1/2") Gypsum Green Wall Board @1 Layer	212	SF	\$2	\$424
75	Top & Bottom Plate	357	LF	\$5	\$1,785
76	Sealant	476	LF	\$3	\$1,428
Exterior Wall P-1					
77	(2"x4") Stud @16" OC	49	SF	\$4	\$196
78	(1/2") Gypsum Wall Board On Both Side @1 Layer	98	SF	\$2	\$196
79	(1/2") Gypsum Green Wall Board @1 Layer	49	SF	\$2	\$98
80	Top & Bottom Plate	18	SF	\$5	\$90
81	(R-21) Insulation	49	SF	\$3	\$147
82	Sealant	24	LF	\$3	\$72
Exterior Wall E-1					
83	(2"x6") Stud @16" OC	65	SF	\$4	\$261
84	(1/2") Gypsum Wall Board On Both Side @1 Layer	131	SF	\$2	\$261
85	(5/8") Min GP Dens glass Gold	65	SF	\$3	\$196
86	Building Wrap	65	SF	\$3	\$196
87	Top & Bottom Plate	24	LF	\$5	\$120
88	Sealant	32	LF	\$3	\$96
Second Floor					
Interior Wall P-1					
89	(2"x4") Stud @16" OC	604	SF	\$4	\$2,415
90	(1/2") Gypsum Wall Board On Both Side @1 Layer	915	SF	\$2	\$1,830
91	(1/2") Gypsum Green Wall Board @1 Layer	293	SF	\$2	\$586
92	Top & Bottom Plate	222	LF	\$5	\$1,110

93	Sealant	296	LF	\$3	\$888
	Third Floor				
	Interior Wall P-1				
94	(2"x4") Stud @16" OC	1232	SF	\$4	\$4,929
95	(1/2") Gypsum Wall Board On Both Side @1 Layer	1632	SF	\$2	\$3,264
96	(1/2") Gypsum Green Wall Board @1 Layer	832	SF	\$2	\$1,664
97	Top & Bottom Plate	453	LF	\$5	\$2,265
98	Sealant	604	LF	\$3	\$1,812
	Exterior Wall P-1				
99	(2"x4") Stud @16" OC	1069	SF	\$4	\$4,276
100	(1/2") Gypsum Wall Board On Both Side @1 Layer	2138	SF	\$2	\$4,276
101	(1/2") Gypsum Green Wall Board @1 Layer	1069	SF	\$2	\$2,138
102	Top & Bottom Plate	393	SF	\$5	\$1,965
103	(R-21) Insulation	1069	SF	\$3	\$3,207
104	Sealant	524	LF	\$4	\$2,096
	Exterior Wall E-1				
105	(2"x6") Stud @16" OC	212	SF	\$4	\$849
106	(1/2") Gypsum Wall Board On Both Side @1 Layer	424	SF	\$2	\$849
107	(5/8") Min GP Dens glass Gold	212	SF	\$3	\$636
108	Building Wrap	212	SF	\$3	\$636
109	Top & Bottom Plate	78	LF	\$5	\$390
110	Sealant	104	LF	\$3	\$312
	Interior Finish				
	First Floor				
	Flooring :				
111	Bedroom	440	SF	\$8	\$3,520
112	Living/ Kitchen	508	SF	\$8	\$4,064
113	Closet	90	SF	\$8	\$720
114	Bathroom	57	SF	\$8	\$456
115	Hall	85	SF	\$8	\$680
116	Laundry	34	SF	\$8	\$272
117	Line	13	SF	\$8	\$104

A001,A002

118	Unities	77	SF	\$8	\$616
119	Stair	75	SF	\$8	\$600
	Wall Base :				
120	Wall Base	390	LF	\$4	\$1,560
121	Wall Tile Base	52	LF	\$7	\$364
	Wall :				
122	Wall Paint	3984	SF	\$2	\$5,976
123	Wall Tile	218	SF	\$13	\$2,834
	Second Floor				
	Flooring :				
124	Bedroom	198	SF	\$8	\$1,584
125	Living/ Kitchen	935	SF	\$8	\$7,480
126	Closet	26	SF	\$8	\$208
127	Bathroom	56	SF	\$8	\$448
128	Unities	31	SF	\$8	\$248
	Wall Base :				
129	Wall Base	290	LF	\$4	\$1,160
130	Wall Tile Base	52	LF	\$7	\$364
	Wall :				
131	Wall Tile	218	SF	\$13	\$2,834
132	Wall Paint	2800	SF	\$2	\$4,200
	Ceiling				
133	(5/8") Gypsum Board W/ Painted	1246	SF	\$4	\$4,984
	Third Floor				
	Flooring :				
134	Bedroom	580	SF	\$8	\$4,640
135	Closet	39	SF	\$8	\$312
136	Bathroom	156	SF	\$8	\$1,248
137	Hall	140	SF	\$8	\$1,120
138	Laundry	34	SF	\$8	\$272
139	Stair	81	SF	\$8	\$648
	Wall Base :				

140	Wall Tile Base	96	SF	\$7	\$672	
141	Wall Base	280	LF	\$4	\$1,120	
	Wall :					
142	Wall Tile	510	LF	\$13	\$6,630	
143	Wall Paint	3000	SF	\$2	\$4,500	
	Ceiling :					
144	(5/8") Gypsum Board W/ Paint	1030	SF	\$4	\$4,120	
	Exterior Finish					
145	Window Trim	162	LF	\$3	\$486	
146	J.Hardire Panel Siding /Shingle	142	SF	\$15	\$2,130	
147	Horizontal Siding	275	SF	\$12	\$3,300	
148	J.Hardire Panel Trimmed Out Cornice	44	LF	\$5	\$220	
	Subtotal (Finishes)					\$131,996

DIVISION 10- SPECIALTIES

First Floor

Mill Work

149	Linen	6	LF	\$130	\$780	
150	Lavatory Base Cabinet	10	LF	\$130	\$1,300	
151	Closet (Full Height)	33	LF	\$130	\$4,290	
152	Kitchen Upper Cabinet	24	LF	\$155	\$3,720	
153	Kitchen Base Cabinet	19	LF	\$155	\$2,945	
	Countertop					
154	Bathroom Countertop	16	SF	\$25	\$400	
155	Kitchen Countertop	26	SF	\$25	\$650	

Second Floor

Mill Work

156	Lavatory Base Cabinet	10	LF	\$130	\$1,300	
157	Closet	10	LF	\$130	\$1,300	
158	Kitchen Upper Cabinet	27	LF	\$155	\$4,185	
159	Kitchen Base Cabinet	37	LF	\$155	\$5,735	
	Countertop					

A001,A002

160		Bathroom Countertop	16	SF	\$25	\$400
161		Kitchen Countertop	32	SF	\$25	\$800
		Third Floor				
162		Lavatory Base Cabinet	15	LF	\$130	\$1,950
163		Closet	17	LF	\$130	\$2,210
		Countertop				
164		Bathroom Countertop	25	SF	\$25	\$625
		Subtotal (Specialties)				\$32,590

DIVISION 11- EQUIPMENT

165	A001,A002	Dryer	4	EA	\$900	\$3,600
166		Washer	4	EA	\$900	\$3,600
167		(30") Cooking Range	4	EA	\$1,900	\$7,600
168		Microwave Oven	4	EA	\$800	\$3,200
		Subtotal (Equipment)				\$18,000

DIVISION 21- FIRE SUPPRESSION

		Fire Sprinkler				
		First Floor				
169		Sprinkler Head	10	EA	\$300	\$3,000
169		Sprinkler Meter	1	EA	\$400	\$400
170		Sanitary Line	89	LF	\$14	\$1,246
170		(1") CPVC Sprinkler Line	133	LF	\$12	\$1,599
		Second Floor				
171		(1") CPVC Sprinkler Line	115	LF	\$12	\$1,379
171		Sprinkler Head	10	LF	\$300	\$3,000
		Third Floor				
172		1" CPVC Sprinkler Line	86	LF	\$12	\$1,036
172		Sprinkler Head	6	EA	\$300	\$1,800
		Riser Diagram				
173		(2") Sprinkler Pipe	29	LF	\$12	\$348
		Subtotal (Fire Suppression)				\$13,808

DIVISION 22- PLUMBING

First Floor

Piping

174		(1/2") Cold Water Pipe	84	LF	\$12	\$1,014
174		(1/2") Hot Water Pipe	62	LF	\$11	\$682
175		(4") Sanitary Line	89	LF	\$14	\$1,246
175		(1") Cold Water	25	LF	\$12	\$304
176		(1/2") Gas Pipe	51	LF	\$12	\$611
176		Cut Off Valve	3	EA	\$200	\$600
177		Main Water Meter	1	EA	\$400	\$400
177		Curb Stop	1	EA	\$100	\$100
178		Expansion Tank	2	EA	\$134	\$268
178		Clean Out	1	EA	\$150	\$150
179		Sub Meters	8	EA	\$200	\$1,600

Plumbing Fixture

180		Lavatory	4	EA	\$650	\$2,600
180		Bath Tub	2	EA	\$1,300	\$2,600
181		Water Closet	2	EA	\$850	\$1,700
181		Sink	2	EA	\$400	\$800
182		Hot Water Heater	2	EA	\$2,000	\$4,000
		Dish Washer	1	EA	\$500	\$500

Second Floor

183		(1/2") Cold Water Pipe	90	LF	\$12	\$1,081
183		(1/2") Hot Water Pipe	88	LF	\$11	\$963
184		(4") Sanitary Pipe	68	LF	\$14	\$956
184		(3/4") Cold Water	20	LF	\$12	\$236
185		Gas Line	27	LF	\$12	\$327
185	P001,P002	Expansion Tank	2	EA	\$0	\$0
186		Cut Of valve	4	EA	\$200	\$800
		Plumbing Fixture				
187		Lavatory	4	EA	\$650	\$2,600

187	Bath Tub	2	EA	\$1,300	\$2,600
188	Water Closet	2	EA	\$850	\$1,700
188	Sink	2	EA	\$400	\$800
189	Hot Water Heater	2	EA	\$2,000	\$4,000
	Dish Washer	2	EA	\$500	\$1,000
	Third Floor				
190	(1/2") Cold Water	88	LF	\$12	\$1,054
190	(1/2") Hot Water Pipe	72	LF	\$11	\$790
191	(4") Sanitary Pipe	62	LF	\$14	\$868
	Plumbing Fixture				
192	Lavatory	6	EA	\$650	\$3,900
192	Water Closet	4	EA	\$850	\$3,400
193	Sink	2	EA	\$400	\$800
193	Shower (36"x60")	2	EA	\$2,500	\$5,000
194	Shower (36"x54")	2	EA	\$2,500	\$5,000
	Dish Washer	1	EA	\$500	\$500
	Riser Diagram				
195	(1/2") Cold Water	79		\$12	\$948
195	(1/2") Hot Water Pipe	53	LF	\$11	\$583
196	(1/2") Gas Pipe	76	LF	\$12	\$912
196	(3") Sanitary Pipe	72	LF	\$14	\$1,008
197	(1-1/2") Sanitary Pipe	13	LF	\$12	\$156
	Subtotal (Plumbing)				\$61,156

DIVISION 23- HEATING, VENTILATING & AIR-CONDITIONING

	First Floor				
198	(10"x12") Rigid Duct	47	LF	\$30	\$1,410
198	(12"x18") Rigid Duct	54	LF	\$30	\$1,608
199	(10") Dia Rigid Duct	62	LF	\$30	\$1,851
199	(4") Dia Duct	119	LF	\$30	\$3,568
200	(12x10") Fresh Air Return Duct	61	LF	\$30	\$1,830
200	Programmable Thermostat	2	EA	\$300	\$600

201	M001,M002	(4x12) Diffuser (50 CFM)	18	EA	\$350	\$6,300		
201		exhaust Fan (50 CFM)	4	EA	\$400	\$1,600		
		Second Floor						
202		Programmable Thermostat	2	EA	\$300	\$600		
202		(4x12) Diffuser (50 CFM)	16	EA	\$350	\$5,600		
203		Exhaust Fan (50 CFM)	4	EA	\$400	\$1,600		
203		(12"x18") Rigid Duct	72	LF	\$30	\$2,162		
204		(12"x10") Fresh Air Return Duct	35	LF	\$30	\$1,060		
204		(10"x12") Rigid Duct	68	LF	\$30	\$2,030		
205		(10") Dia Rigid Duct	27	LF	\$30	\$805		
205		(4") Dia Duct	66	LF	\$30	\$1,984		
		Third Floor						
206		(4") Dia Duct	87	LF	\$30	\$2,624		
206		Exhaust Fan (50 CFM)	4	EA	\$400	\$1,600		
207		(4x12) Diffuser (50 CFM)	13	EA	\$350	\$4,550		
		Subtotal (Heating, Ventilating & Air-Conditioning)						\$43,381

DIVISION 26- ELECTRICAL

		First Floor					
208		110 Conv Duplex Outlet	28	EA	\$200	\$5,600	
208		Surface Mounted Light Fixture	17	EA	\$400	\$6,800	
209		Cat 6A Data Outlet	6	EA	\$200	\$1,200	
209		Phone jack	6	EA	\$150	\$900	
210		Exterior Outlet W/GFI Waterproof Enclosure	1	EA	\$220	\$220	
210		Dedicated Circuit	23	EA	\$150	\$3,450	
211		Pendant Fixture	1	EA	\$500	\$500	
211		Cable Television Jack	6	EA	\$150	\$900	
212		3 Way Switch	9	EA	\$150	\$1,350	
212		Single Way Switch	15	EA	\$130	\$1,950	
213		Panel Box	3	EA	\$1,300	\$3,900	
213		Smoke/ Co Detector	9	EA	\$250	\$2,250	
214		Ground Fault Interrupted Outlet @ Wet Location	4	EA	\$220	\$880	

214	Disconnect Switch	6	EA	\$130	\$780
215	Emergency Light & Exit Sign	1	EA	\$300	\$300
215	Exit Lighting Sconce	1	EA	\$200	\$200
216	Bathroom Vanity Lighting Sconce	4	EA	\$200	\$800
	Second Floor				
217	110v Conc Duplex Outlet	17	EA	\$200	\$3,400
217	Surface Mounted Light Fixture	14	EA	\$400	\$5,600
218	Dedicated Circuit	14	EA	\$150	\$2,100
218	Ground Fault Interrupted Outlet	6	EA	\$220	\$1,320
219	Single Way Switch	13	EA	\$130	\$1,690
219	Smoke /Co Detector	7	EA	\$250	\$1,750
220	4 Way Switch	2	EA	\$150	\$300
220	Emergency Light & Exiting	1	EA	\$300	\$300
221	Bathroom Vanity Lighting Sconce	4	EA	\$200	\$800
221	Disconnect Switch	2	EA	\$130	\$260
222	Phone Jack	2	EA	\$150	\$300
222	Cat 6A Data Outlet	2	EA	\$150	\$300
223	Cable Television	2	EA	\$150	\$300
223	Panel Box	2	EA	\$2,000	\$4,000
	Third Floor				
224	110V Conv Duplex Outlet	20	EA	\$200	\$4,000
224	Surface Mounted Light Fixture	12	EA	\$400	\$4,800
225	Phone jack	4	EA	\$150	\$600
225	Dedicated Circuit	4	EA	\$150	\$600
226	Cat 6A Data Outlet	4	EA	\$150	\$600
226	Ground fault Interrupted	4	EA	\$220	\$880
227	Cable Television Jack	4	EA	\$150	\$600
227	Bathroom Vanity Lighting Sconce	6	EA	\$200	\$1,200
228	Exhaust Fan	4	EA	\$400	\$1,600
228	Single Way Switch	16	EA	\$130	\$2,080
229	4-Way Switch	3	EA	\$150	\$450
229	Smoke /Co Detector	6	EA	\$250	\$1,500

		Subtotal (Electrical)						\$73,310
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SUBTOTAL								\$498,605.99
OVERHEAD & PROFIT				20%				\$99,721.20
INSURANCE				3%				\$14,958.18
CONTINGENCY				7%				\$34,902.42
TOTAL BASE BID								\$648,187.78

Note:

OUR PRICES ARE STANDARD WITH PROJECT ZIP CODE, BUT YOU CAN PUT YOUR OWN.

WE'VE TAKEN STANDARD ASSUMPTION WHERE DETAILS WERE INSUFFICIENT

