

PROJECT ADDRESS
 Date of plans
 Date of submission
BASE BID

\$ 199,220

ALL TRADE ESTIMATE



SR. NO.	DWG. NO.	DETAIL NO.	CSI	DESCRIPTION	QTY.	WASTE	QTY. W/WASTE	UNIT	UNIT COST	TOTAL COST	SUB TOTAL
02 00 00 EXISTING CONDITIONS											
DEMOLITION											
1	A2			Demolition of wood columns	3	0%	3	EA.	\$ 150.00	\$ 450	
2	A2			Demolition of wood concrete paving	351	0%	351	SF	\$ 2.12	\$ 744	
3	A2			Demolition of wood framing and metal roofing	351	0%	351	SF	\$ 2.25	\$ 790	
4	A2			Demolition of wood framed shed (22 SF)	1	0%	1	LS	\$ 450.00	\$ 450	
5	A2			Remove and relocate existing condenser	1	0%	1	LS	\$ 150.00	\$ 150	
Sub total											\$ 2,584
03 00 00 CONCRETE											
GRADE BEAM											
ITEM : GRADE BEAM LENGTH : 83'-0" WIDTH : 1'-4" DEPTH : 1'-2"											
6	S1.1	2,3/S1.2 8,9/S1.3		Concrete	5	5%	5	CY	\$ 330.00	\$ 1,643	
7				2-#5 bars top and bottom	380	5%	399	LB	\$ 1.95	\$ 778	
8				#3 stirrups at 18" O.C	115	5%	121	LB	\$ 1.95	\$ 235	
9				Excavation	8	5%	9	CY	\$ 48.00	\$ 419	
10				Backfill	4	5%	4	CY	\$ 42.00	\$ 157	
ITEM : GRADE BEAM LENGTH : 60'-0" WIDTH : 1'-4" DEPTH : 1'-6"											
11	S1.1	1,4/S1.2		Concrete	4	5%	5	CY	\$ 330.00	\$ 1,536	
12				2-#5 bars top and bottom	275	5%	288	LB	\$ 1.95	\$ 562	
13				#3 stirrups at 18" O.C	100	5%	105	LB	\$ 1.95	\$ 205	
14				Excavation	8	5%	8	CY	\$ 48.00	\$ 391	
15				Backfill	3	5%	4	CY	\$ 42.00	\$ 147	
SLAB ON GRADE											

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16	S1.1			4" slab on grade w/ 4x4-W4x4	959	5%	1,007	SF	\$ 8.35	\$ 8,408	
17	S1.1			6 Mil Vapor barrier	959	5%	1,007	SF	\$ 0.85	\$ 856	
18	S1.1			4" crushed stone	12	5%	12	CY	\$ 58.00	\$ 714	
19	S1.1	5,6/S1.2		Thickened edge	1	5%	1	CY	\$ 330.00	\$ 347	
20	S1.1			2" Slab depression	18	5%	19	LF	\$ 12.35	\$ 233	
21	S1.1	5,6/S1.2		#5 dowels at 18" O.Cx24" long drill and epoxy	26	0%	26	EA.	\$ 35.00	\$ 910	
22	S1.1	5,6/S1.2		2-#4 continuous	57	5%	60	LB	\$ 1.95	\$ 118	
23	S1.1			Concrete stoop	18	5%	19	SF	\$ 10.20	\$ 193	
Sub total											\$ 17,853
04 00 00 MASONRY											
BRICK VENEER											
24	A5	A6		3 5/8" brick veneer w/ ties at 16" O.C each way Tetroflash thru wall flashing w/weep holes at 24" O.C	306	5%	321	SF	\$ 18.35	\$ 5,896	
25	A5	A7		Precast concret sill w/drip edge	18	5%	19	LF	\$ 55.00	\$ 1,040	
26	A5	A7		Steel lintel angle	18	5%	19	LF	\$ 65.00	\$ 1,229	
Sub total											\$ 8,164
06 00 00 WOOD, PLASTIC & COMPOSITES											
RAFTERS											
27	A4			2x10 wood rafters at 16" O.C (30' long, 34 EA.)	1020	5%	1,071	LF	\$ 12.00	\$ 12,852	
RIDGE BEAM											
28	A4			2x12 Ridge beam (24' long, 1 EA.)	24	5%	25	LF	\$ 14.00	\$ 353	
CEILING JOIST											
29	A4			2x4 Ceiling joist at 16" O.C (6' long, 8 EA.)	48	5%	50	LF	\$ 6.00	\$ 302	
WOOD COLUMNS											
30	A4			6X6 Wood columns 8'-0"H w/stained wood trim	3	0%	3	EA.	\$ 750.00	\$ 2,250	

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				HEADER							
31	A4			2x12 header	94	5%	99	LF	\$ 14.00	\$ 1,382	
				WOOD BEAMS							
32	A4			2x8 wood beam w/stained wood trim	114	5%	120	LF	\$ 11.00	\$ 1,317	
33	A4			Horizontal box beam	20	5%	21	LF	\$ 11.00	\$ 231	
34	A4			1 3/4"x14" LVL	72	5%	76	LF	\$ 15.00	\$ 1,134	
					Sub total						\$ 19,821
07 00 00 THERMAL AND MOISTURE PROTECTION											
				ROOFING							
35	A4	A6		Architectural grade asphalt shingle roofing w/ Tyvek roof underlayment	1098	5%	1,153	SF	\$ 5.35	\$ 6,170	
36	A4	A6		R-38 high density batt insulation	1098	5%	1,153	SF	\$ 1.25	\$ 1,442	
37	A4	A6		5/8" LP techshield radiant barrier sheathing	1098	5%	1,153	SF	\$ 2.41	\$ 2,779	
38	A4	A6		Aluminium gutter & downspout	66	5%	69	LF	\$ 16.00	\$ 1,109	
39	A4	A6		Hardi soffit	122	5%	128	SF	\$ 8.35	\$ 1,073	
40	A4	A6		Hardi panel fascia board	92	5%	97	LF	\$ 9.35	\$ 903	
					Sub total						\$ 13,475
08 00 00 OPENINGS											
				DOORS							
41	A2	A6		Size : 5'-0"x6'-8"x1 3/4" Swing Bi-part full lite wood door w/alum clad-exterior pair w/sidelites	2	0%	2	EA.	\$ 2,300.00	\$ 4,600	
42	A2	A6		Size : 3'-0"x6'-8"x1 3/4" Swing simple Solid core raised panel door	1	0%	1	EA.	\$ 1,850.00	\$ 1,850	
43	A2	A6		Size : 3'-0"x6'-8"x1 3/8" Pocket simple Solid core raised panel door	1	0%	1	EA.	\$ 1,800.00	\$ 1,800	

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44	A2	A6		Size : 2'-4"x6'-8"x1 3/8" Pocket simple Solid core raised panel door	1	0%	1	EA.	\$ 1,650.00	\$ 1,650	
45	A2	A6		Shower glass enclosure 6'-0"x8'-0"	1	0%	1	EA.	\$ 1,700.00	\$ 1,700	
WINDOWS											
46	A2	A6		Size : 5'-0"x3'-6" Single hung Aluminium clad double pane,insul.	1	0%	1	EA.	\$ 1,050.00	\$ 1,050	
47	A2	A6		Size : 6'-0"x3'-6" Single hung Aluminium clad double pane,insul.	1	0%	1	EA.	\$ 1,260.00	\$ 1,260	
48	A2	A6		Size : 4'-0"x6'-0" horizontal slider Aluminium clad double pane,insul.	1	0%	1	EA.	\$ 1,440.00	\$ 1,440	
49	A2	A6		Size : 4'-0"x1'-4" Fixed glass Aluminium clad double pane,insul.	3	0%	3	EA.	\$ 319.20	\$ 958	
50	A2	A6		Size : 4'-0"x2'-6" horizontal slider Aluminium clad double pane,insul.	1	0%	1	EA.	\$ 600.00	\$ 600	
51	A2	A6		Size : 3'-0"x1'-4" Fixed glass Aluminium clad single pane.	2	0%	2	EA.	\$ 239.40	\$ 479	
Sub total											\$ 17,386
09 00 00 FINISHES											
DRYWALL ASSEMBLIES											
INTERIOR WALL											
52	A2			1 Layer of 1/2" Gypsum Board on both sides of wall	792	5%	832	SF	\$ 1.65	\$ 1,372	
							16	Sheets			
							2	Rolls			

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				Joint Compound			5	Gallons			
				1-1/4" Drywall Screws			5	Pounds			
53	A2			1 Layer of 1/2" Green Gypsum Board on one side of wall	418	5%	439	SF	\$ 1.75	\$ 768	
				4'x12' GB Sheet			9	Sheets			
				500' Tape Roll			1	Rolls			
				Joint Compound			3	Gallons			
				1-1/4" Drywall Screws			3	Pounds			
54	A2			2x4 Stud Framing @ 16" O.C.	605	5%	635	SF	\$ 2.45	\$ 1,556	
				Approximate Quantity Of Stud			41	EA			
55	A2			3 1/2" accoustic batt insulation	605	5%	635	SF	\$ 0.95	\$ 603	
56	A2			2"x4" pressure treated sill plate	55	5%	58	LF	\$ 1.35	\$ 78	
57	A2			2"x4" top double plate	110	5%	116	LF	\$ 1.25	\$ 144	
58	A2			Accoustic Sealant on Top & Bottom	220	5%	231	LF	\$ 0.55	\$ 127	
				EXTERIOR WALL							
59	A2			1 Layer of 1/2" Gypsum Board on one side of wall	434	5%	455	SF	\$ 1.65	\$ 751	
				4'x12' GB Sheet			9	Sheets			
				500' Tape Roll			1	Rolls			
				Joint Compound			3	Gallons			
				1-1/4" Drywall Screws			3	Pounds			
60	A2			2x4 Stud Framing @ 16" O.C.	434	5%	455	SF	\$ 2.45	\$ 1,115	
				Approximate Quantity Of Stud			38	EA			
61	A2			3 1/2" accoustic batt insulation	434	5%	455	SF	\$ 0.95	\$ 432	
62	A2			Tyvek building wrap	434	5%	455	SF	\$ 0.85	\$ 387	
63	A2			1/2" exterior sheathing	434	5%	455	SF	\$ 2.35	\$ 1,070	
64	A2			2"x4" pressure treated sill plate	51	5%	54	LF	\$ 1.35	\$ 72	
65	A2			2"x4" top double plate	102	5%	107	LF	\$ 1.25	\$ 134	
66	A2			Accoustic Sealant on Top & Bottom	204	5%	214	LF	\$ 0.55	\$ 118	
				CEILING							
67	A3			Vaulted stained wood ceiling	434	5%	456	SF	\$ 8.35	\$ 3,805	
68	A3			Vaulted stained wood ceiling over 1/2" gypsum board	250	5%	263	SF	\$ 10.35	\$ 2,717	
69	A3			Vaulted Gypsum board ceiling	112	5%	118	SF	\$ 5.65	\$ 664	

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				TILING							
				FLOOR TILES							
70	A2			Ceramic floor tiles	110	5%	116	SF	\$ 22.00	\$ 2,541	
				WALL TILES							
71	A2			Ceramic wall tiles	308	5%	323	SF	\$ 18.00	\$ 5,821	
				FLOORING							
				WOOD FLOORING							
72	A2			Engineered wood floor	563	5%	591	SF	\$ 25.00	\$ 14,779	
				WALL BASE							
73	A2			7" MDF wall base	80	5%	84	LF	\$ 35.00	\$ 2,940	
				PAINTING							
				WALL PAINT							
74	A2			Paint on walls	1226	5%	1,287	SF	\$ 0.75	\$ 965	
				CEILING PAINT							
75	A2			Paint on ceiling	796	5%	836	LF	\$ 0.80	\$ 669	
					Sub total						\$ 43,630
10 00 00 SPECIALITIES											
				BATHROOM ACCESSORIES							
76	A2			Toilet paper dispenser	1	0%	1	EA.	\$ 250.00	\$ 250	
77	A2			Towel bar/ring	3	0%	3	EA.	\$ 280.00	\$ 840	
78	A2			Wall mounted decorative mirror	2	0%	2	EA.	\$ 300.00	\$ 600	
79	A2		<i>Install only</i>	Bathtub	1	0%	1	EA.	\$ 350.00	\$ 350	
				MILLWORK							
80	A2			16"d, 3/4" Wall Mounted Painted Wood Shelves @ 5'-4" AFF & 7'-0", w/Brushed Chrome Clothes Rod @ 4'-10" AFF. Provide Bracket Support At Mid-Point Of Clothes Rods Over 5'-0" Long	1	0%	1	EA.	\$ 750.00	\$ 750	

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81	A2			16"d, 3/4" Wall Mounted Painted Wood Shelf @ 7'-0" & 16"d, 3/4" Wall Mounted Painted Wood Shelf @ 3'-8", w/ Two Brushed Chrome Clothes Rods @ 3'-2" & 6'-6" AFF. Provide Bracket Support At Mid-Point Of Clothes Rods Over 5'-0" Long	2	0%	2	EA.	\$ 850.00	\$ 1,700	
82	A2	3/A6		12"Deepx4'-0"H linen tower cabinet w/trim at bathroom	3	0%	3	EA.	\$ 350.00	\$ 1,050	
83	A2	3/A6		21"Deepx3'-0"H base cabinet at bathroom	9	5%	9	LF	\$ 235.00	\$ 2,221	
84	A2	3/A6	<i>Install only</i>	21"Deepx3'-0"H base cabinet at outdoor kitchen	29	5%	30	LF	\$ 75.00	\$ 2,284	
84	A2			Bench	1	0%	1	EA.	\$ 150.00	\$ 150	
85	A2			Full height 18" deep cabinet over partial height wall	1	0%	1	EA.	\$ 750.00	\$ 750	
APPLIANCES											
86	A2			Cooking range	1	0%	1	EA.	\$ 1,500.00	\$ 1,500	
87	A2			Gas grill/hood	1	0%	1	EA.	\$ 1,700.00	\$ 1,700	
88	A2			Keg cooler	1	0%	1	EA.	\$ 1,550.00	\$ 1,550	
Sub total											\$ 15,695
12 00 00 FURNISHINGS											
COUNTERTOP											
89	A2	3/A6		30 mm marble countertop at bathroom	20	5%	21	SF	\$ 144.00	\$ 3,024	
90	A2	3/A6	<i>Install only</i>	30 mm marble countertop at outdoor kitchen	61	5%	64	SF	\$ 65.00	\$ 4,163	
90	A2	3/A6		4" back splash	20	5%	21	LF	\$ 120.00	\$ 2,520	
Sub total											\$ 9,707
26 00 00 ELECTRICAL											
ELECTRICAL/LIGHT FIXTURES											
91	A3			Stem mounted ceiling fan	2	0%	2	EA.	\$ 140.00	\$ 280	
92	A3			Stem mounted ceiling fan w/light fixture	1	0%	1	EA.	\$ 175.00	\$ 175	
93	A3			Standard recessed can fixture	9	0%	9	EA.	\$ 25.00	\$ 225	
94	A3			Suspended pendant fixture	1	0%	1	EA.	\$ 150.00	\$ 150	

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95	A3			Wall mounted vanity fixture	2	0%	2	EA.	\$ 275.00	\$ 550	
96	A3			Wall mounted vanity/sconce fixture	4	0%	4	EA.	\$ 260.00	\$ 1,040	
97	A3			Heat/vent/light	2	0%	2	EA.	\$ 170.00	\$ 340	
98	A3			Smoke/Co alarm/detector	2	0%	2	EA.	\$ 40.00	\$ 80	
99	A3			GFCI duplex elect.outlet	4	0%	4	EA.	\$ 20.00	\$ 80	
				Sub total							\$ 2,920
MISCELLANEOUS											
100	A3			Allowance for MEP work	1	0%	1	LS	\$ 22,000.00	\$ 22,000	
				Sub total							\$ 22,000
TOTAL										\$ 173,235	\$ 173,235
OVER HEAD & PROFIT								15%		\$ 25,985	\$ 25,985
BASE BID										\$ 199,220	\$ 199,220