

PROJECT ID: 149 SUNSET TERRACE  
 ADDRESS: 149 SUNSET TE. , LAGUNA BEACH, CA 92651  
 SCOPE: EVERYTHING



CLIENT'S INFORMATION:  
 CONTACT:  
 E-MAIL:  
 ADDRESS:  
 PHONE NUMBER:  
 Date: 9/11/2024

ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	WSTG	QUANTITY W/WASTAGE	UNIT COST (Material)	UNIT COST (Labor)	TOTAL COST (Labor + Material)	TRADE COST
<b>GENERAL REQUIREMENTS</b>										
1		Supervision	1	LS	0%	1	\$-	\$-	\$-	
2		Permits	1	LS	0%	1	\$-	\$-	\$-	
3		Final Clean-up	1	LS	0%	1	\$-	\$-	\$-	
4		Mobilization Costs	1	LS	0%	1	\$-	\$-	\$-	
5		Bonds	1	LS	0%	1	\$-	\$-	\$-	
6		Temporary Control & Facilities	1	LS	0%	1	\$-	\$-	\$-	
7		Mobile Scaffolding/ Lift	1	SF	0%	1	\$-	\$-	\$-	
<b>Subtotal (General Requirements)</b>										<b>\$0</b>

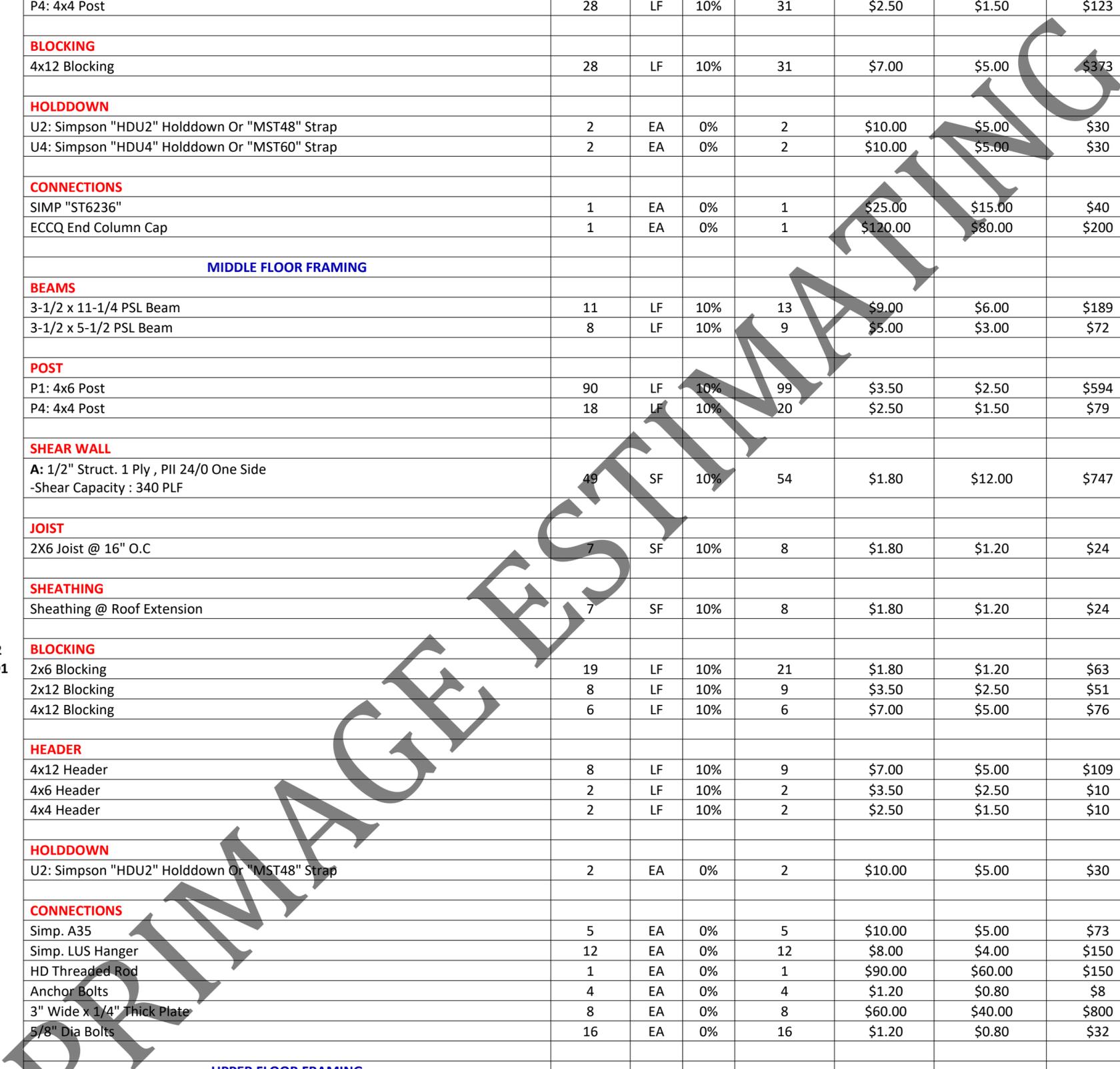
<b>DIVISION 02- SITE WORK/ EXISTING CONDITIONS</b>										
<b>DEMOLITION</b>										
8		Remove Door	19	EA	0%	19	\$-	\$100.00	\$1,900	
9		Remove Window	11	EA	0%	11	\$-	\$150.00	\$1,650	
10		Remove Plumbing Fixtures	8	EA	0%	8	\$-	\$100.00	\$800	
11		Remove Dumb Waiter	1	EA	0%	1	\$-	\$150.00	\$150	
12		Remove Fire Place	1	EA	0%	1	\$-	\$300.00	\$300	
13		Remove Countertop	79	SF	0%	79	\$-	\$10.00	\$793	
14		Remove Retaining Wall	53	SF	0%	53	\$-	\$3.00	\$158	
15		Remove Dry Walls	1293	SF	0%	1293	\$-	\$3.00	\$3,879	
16		Remove Double Stud Wall	100	SF	0%	100	\$-	\$3.00	\$300	
17		Remove Guardrail	137	LF	0%	137	\$-	\$10.00	\$1,370	
18		Remove Railing At Stairs	28	LF	0%	28	\$-	\$10.00	\$280	
19		Remove (3'-6"L x 0'-10"W) Steps At Stair On Grade	2	EA	0%	2	\$-	\$50.00	\$100	
20		Remove (6'-3"L x 0'-10"W) Steps At Stairs	6	EA	0%	6	\$-	\$50.00	\$300	
21		Remove Landing At Stairs	44	SF	0%	44	\$-	\$3.00	\$132	
22		Remove Beam	116	LF	0%	116	\$-	\$4.00	\$465	
23	A21-D1	Remove Millwork	26	LF	0%	26	\$-	\$10.00	\$260	
24		Remove Mansard Roof	67	SF	0%	67	\$-	\$3.00	\$201	
25		Remove Deck	21	SF	0%	21	\$-	\$3.00	\$63	
26		Remove Ceiling	800	SF	0%	800	\$-	\$3.00	\$2,400	
27		Remove Stucco	381	SF	0%	381	\$-	\$3.00	\$1,142	
28		Remove Roof Shingles	349	SF	0%	349	\$-	\$3.00	\$1,047	
29		Replace Floor Finish	714	SF	0%	714	\$-	\$3.00	\$2,142	
<b>REPAIR AND PATCH</b>										
30		Remove & Patch Minimal Stucco As Necessarily To Waterproof New Door/Windows	321	SF	0%	321	\$1.80	\$1.20	\$963	
<b>PROTECTION</b>										
31		Protect Stair Steps On Grade	10	EA	0%	10	\$100.00	\$50.00	\$1,500	
32		Protect Door	3	EA	0%	3	\$100.00	\$50.00	\$450	
33		Protect Window	12	EA	0%	12	\$100.00	\$50.00	\$1,800	
34		Protect Glass Railing (3'-6"H)	51	LF	0%	51	\$20.00	\$10.00	\$1,529	
<b>Subtotal (Site Work/ Existing Conditions)</b>										<b>\$26,072</b>

<b>DIVISION 03- CONCRETE</b>										
<b>STOOP</b>										
35	A21-D1	4" High Raised Stoop/ Landing (No Detail Provided)	0.4	CY	10%	0	\$400.00	\$150.00	\$238	
<b>Subtotal (Concrete)</b>										<b>\$238</b>

<b>DIVISION 05- METALS</b>										
<b>MIDDLE FLOOR FRAMING</b>										
<b>BEAMS</b>										
36		W4x13 (13 Lb/Ft)	141	LB	10%	155	\$3.00	\$2.00	\$774	
<b>ROOF FLOOR FRAMING</b>										
<b>BEAMS</b>										
37		6x12 Steel "I" Beam	16	LF	10%	18	\$9.00	\$6.00	\$268	
<b>STAIRS</b>										
<b>TREAD</b>										
38	S1,S2 A21-D1	1/2" Steel Plate Tread -Embedded - 1'-0" x 3'-0" Tread	24	EA	0%	24	\$120.00	\$60.00	\$4,320	
<b>STRINGER</b>										
39		Steel Stringer	45	LF	10%	49	\$4.00	\$3.00	\$344	
<b>METAL STRIPS</b>										
40		(6" W )Brake Metal Or ACM 'MTL-3' -MFR: Per GC -Model: TBD	163	LF	10%	179	\$9.00	\$6.00	\$2,692	
41		(7" W )Brake Metal Or ACM 'MTL-3' -MFR: Per GC -Model: TBD	15	LF	10%	16	\$9.00	\$6.00	\$242	
42		(8" W )Brake Metal Or ACM 'MTL-3' -MFR: Per GC -Model: TBD	8	LF	10%	9	\$9.00	\$6.00	\$133	

43	(10" W )Brake Metal Or ACM 'MTL-3' -MFR: Per GC -Model: TBD	11	LF	10%	12	\$9.00	\$6.00	\$175	
	<b>HANDRAIL</b>								
44	1-1/2"x1/2" SS Handrail (H=3'-0")	52	LF	10%	57	\$35.00	\$10.00	\$2,574	
	<b>Subtotal (Metals)</b>								<b>\$11,521</b>
<b>DIVISION 06- WOOD, PLASTIC &amp; COMPOSITES</b>									
<b>LOWER FLOOR FRAMING</b>									
<b>BEAMS</b>									
45	11-1/4 LVL Sistered Beam	61	LF	10%	67	\$6.00	\$5.00	\$736	
46	3-1/2 x 11-1/4 PSL Beam	9	LF	10%	10	\$9.00	\$6.00	\$149	
<b>POST</b>									
47	P1: 4x6 Post	56	LF	10%	62	\$3.50	\$2.50	\$369	
48	P4: 4x4 Post	28	LF	10%	31	\$2.50	\$1.50	\$123	
<b>BLOCKING</b>									
49	4x12 Blocking	28	LF	10%	31	\$7.00	\$5.00	\$373	
<b>HOLDDOWN</b>									
50	U2: Simpson "HDU2" Holddown Or "MST48" Strap	2	EA	0%	2	\$10.00	\$5.00	\$30	
51	U4: Simpson "HDU4" Holddown Or "MST60" Strap	2	EA	0%	2	\$10.00	\$5.00	\$30	
<b>CONNECTIONS</b>									
52	SIMP "ST6236"	1	EA	0%	1	\$25.00	\$15.00	\$40	
53	ECCQ End Column Cap	1	EA	0%	1	\$120.00	\$80.00	\$200	
<b>MIDDLE FLOOR FRAMING</b>									
<b>BEAMS</b>									
54	3-1/2 x 11-1/4 PSL Beam	11	LF	10%	13	\$9.00	\$6.00	\$189	
55	3-1/2 x 5-1/2 PSL Beam	8	LF	10%	9	\$5.00	\$3.00	\$72	
<b>POST</b>									
56	P1: 4x6 Post	90	LF	10%	99	\$3.50	\$2.50	\$594	
57	P4: 4x4 Post	18	LF	10%	20	\$2.50	\$1.50	\$79	
<b>SHEAR WALL</b>									
58	A: 1/2" Struct. 1 Ply , PII 24/0 One Side -Shear Capacity : 340 PLF	49	SF	10%	54	\$1.80	\$12.00	\$747	
<b>JOIST</b>									
59	2X6 Joist @ 16" O.C	7	SF	10%	8	\$1.80	\$1.20	\$24	
<b>SHEATHING</b>									
60	Sheathing @ Roof Extension	7	SF	10%	8	\$1.80	\$1.20	\$24	
<b>BLOCKING</b>									
61	2x6 Blocking	19	LF	10%	21	\$1.80	\$1.20	\$63	
62	2x12 Blocking	8	LF	10%	9	\$3.50	\$2.50	\$51	
63	4x12 Blocking	6	LF	10%	6	\$7.00	\$5.00	\$76	
<b>HEADER</b>									
64	4x12 Header	8	LF	10%	9	\$7.00	\$5.00	\$109	
65	4x6 Header	2	LF	10%	2	\$3.50	\$2.50	\$10	
66	4x4 Header	2	LF	10%	2	\$2.50	\$1.50	\$10	
<b>HOLDDOWN</b>									
67	U2: Simpson "HDU2" Holddown Or "MST48" Strap	2	EA	0%	2	\$10.00	\$5.00	\$30	
<b>CONNECTIONS</b>									
68	Simp. A35	5	EA	0%	5	\$10.00	\$5.00	\$73	
69	Simp. LUS Hanger	12	EA	0%	12	\$8.00	\$4.00	\$150	
70	HD Threaded Rod	1	EA	0%	1	\$90.00	\$60.00	\$150	
71	Anchor Bolts	4	EA	0%	4	\$1.20	\$0.80	\$8	
72	3" Wide x 1/4" Thick Plate	8	EA	0%	8	\$60.00	\$40.00	\$800	
73	5/8" Dia Bolts	16	EA	0%	16	\$1.20	\$0.80	\$32	
<b>UPPER FLOOR FRAMING</b>									
<b>BEAMS</b>									
74	6X16 Beam - <i>Verify On Site</i>	79	LF	10%	87	\$16.00	\$6.00	\$1,911	
75	3-1/2 x 5-1/2 PSL Beam	6	LF	10%	6	\$5.00	\$3.00	\$51	
<b>POST</b>									
76	4x6 Post	22	LF	10%	24	\$3.50	\$2.50	\$144	
77	P1: 4x6 Post	22	LF	10%	24	\$3.50	\$2.50	\$144	
<b>SHEAR WALL</b>									
78	A: 1/2" Struct. 1 Ply , PII 24/0 One Side -Shear Capacity : 340 PLF	40	SF	10%	44	\$1.80	\$1.20	\$133	
<b>CONNECTIONS</b>									
79	Simp. LPT 4	3	EA	0%	3	\$10.00	\$5.00	\$42	
80	3" Wide x 1/4" Thick Plate	6	EA	0%	6	\$40.00	\$20.00	\$360	
81	5/8" Dia Bolts	12	EA	0%	12	\$1.20	\$0.80	\$24	
<b>STAIRS</b>									
<b>TREAD</b>									

S1,S2  
A21-D1



82		1'-0"x3'-0" Wood Tread	24	EA	0%	24	\$100.00	\$50.00	\$3,600
		<b>RISER</b>							
83		7" Wood Riser	28	EA	0%	28	\$100.00	\$50.00	\$4,200
		<b>LANDING</b>							
84		Wood Landing	36	SF	10%	40	\$5.00	\$3.00	\$316
		<b>MILLWORK</b>							
		<b>CABINETS</b>							
85		(2'-0" Deep) Vanity Cabinets	7	LF	10%	8	\$160.00	\$30.00	\$1,442
86		1'-8" Deep) Vanity Cabinets	6	LF	10%	6	\$160.00	\$30.00	\$1,204
87		(2'-0" Deep) Upper Cabinets	12	LF	10%	13	\$130.00	\$30.00	\$2,063
88		(2'-6" Deep) Upper Cabinets	11	LF	10%	13	\$130.00	\$30.00	\$2,022
89		(1'-0" Deep) Upper Cabinets	13	LF	10%	14	\$130.00	\$30.00	\$2,288
90		2' Deep Closets	25	LF	10%	27	\$180.00	\$40.00	\$6,021
		<b>BLOCKING</b>							
91		2x6 Blocking	234	LF	10%	258	\$1.80	\$1.20	\$773
		<b>TRIMS</b>							
92		1x4 Wood Window And Doors Trims	380	LF	10%	418	\$2.50	\$1.50	\$1,672
		<b>PLATES</b>							
		<b>TOP PLATE</b>							
93		2x8 Double Top Plate	12	LF	10%	13	\$2.50	\$1.50	\$53
94		2x6 Double Top Plate	210	LF	10%	231	\$1.80	\$1.20	\$693
		<b>BOTTOM PLATE</b>							
95		2x8 Bottom Plate	6	LF	10%	7	\$2.50	\$1.50	\$26
96		2x6 Bottom Plate	105	LF	10%	116	\$1.80	\$1.20	\$347
		<b>GLASS RAILING</b>							
97		Transcent Staphire Glass 'GLS 2' (H=3'-8") MFR: Staphire Model: TBD -Top Rail	30	LF	10%	33	\$300.00	\$100.00	\$13,200
98		Transrent Staphire Glass 'GLS 1' (H=3'-8") MFR: Staphire Model: TBD -Top Rail	31	LF	10%	34	\$300.00	\$100.00	\$13,640
		<b>Subtotal (Wood &amp; Plastic Composites)</b>							<b>\$61,709</b>
		<b>DIVISION 07- THERMAL &amp; MOISTURE PROTECTION</b>							
		<b>ROOF</b>							
		<b>STANDING SEAM METAL ROOF</b>							
99		Standing Seam Metal	349	SF	10%	384	\$9.00	\$6.00	\$5,756
100	A21-D1	<b>MEMBRANE</b> Waterproofing Membrane	349	SF	10%	384	\$1.80	\$1.00	\$1,074
101		<b>INSULATION</b> Closed Cell Foam Insulation T-24	349	SF	10%	384	\$0.90	\$0.60	\$576
		<b>ROOF ACCESSORIES</b>							
102		<b>SOFFIT</b> Soffit	348	SF	10%	383	\$3.50	\$2.50	\$2,297
103		<b>FASCIA</b> Fascia	78	LF	10%	86	\$3.00	\$2.00	\$429
104		<b>FLASHING</b> Bracket Metal Flashing w/ Kaynar 500 Finish	78	LF	10%	86	\$4.00	\$3.00	\$601
105		<b>MISC</b> Caulking	156	LF	10%	172	\$1.10	\$0.90	\$343
		<b>Subtotal (Thermal &amp; Moisture Protection)</b>							<b>\$11,076</b>
		<b>DIVISION 08- OPENINGS</b>							
		<b>DOORS</b>							
106		(16'-6" W x 7'-1" H) Door 'A' Type: Section Garage Door Finish: Kaynar Glazing: Pert T-24	1	EA	0%	1	\$1,800.00	\$800.00	\$2,600
107		(3'-4" W x 7'-8" H) Door 'B' Type: Aluminum Glass Hinge Door Finish: Kaynar Glazing: Pert T-24	1	EA	0%	1	\$800.00	\$400.00	\$1,200
108	SCH2	(7'-8" W x 7'-1" H) Door 'C' Type: 2 Panel Solider Door Finish: Kaynar Glazing: Pert T-24	1	EA	0%	1	\$800.00	\$400.00	\$1,200
109		(8'-5" W x 7'-5" H) Door 'D' Type: 2 Panel Solider Door Finish: Kaynar Glazing: Pert T-24	1	EA	0%	1	\$900.00	\$500.00	\$1,400
110		(8'-0" W x 7'-5" H) Door 'E' Type: 2 Panel Solider Door Finish: Kaynar Glazing: Pert T-24	1	EA	0%	1	\$800.00	\$400.00	\$1,200

111	(7'-9" W x 7'-5" H) Door 'F' Type: 2 Panel Solider Door Finish: Kaynar Glazing: Pert T-24	1	EA	0%	1	\$800.00	\$400.00	\$1,200	
112	(15'-11" W x 6'-9" H) Door 'G' Type: 3 Panel XXX Solider Door Finish: Kaynar Glazing: Pert T-24	1	EA	0%	1	\$1,600.00	\$800.00	\$2,400	
113	(15'-11" W x 6'-9" H) Door 'H' Type: 3 Panel XXX Solider Door Finish: Kaynar Glazing: Pert T-24	1	EA	0%	1	\$1,600.00	\$800.00	\$2,400	
	<b>DOOR HARDWARE</b>								
114	Door Hardware (Assumed)	8	EA	0%	8	\$150.00	\$100.00	\$2,000	
	<b>WINDOWS</b>								
115	(7'-7" W x 7'-8" H) Window '1' Type: 1 Panel Fixed Finish: Kaynar Glazing: Low-E Pert T-24	1	EA	0%	1	\$2,500.00	\$1,500.00	\$4,000	
116	(2'-0" W x 4'-5" H) Window '3' Type: Casement Finish: Kaynar Glazing: Low-E Pert T-24	1	EA	0%	1	\$400.00	\$200.00	\$600	
117	(3'-4" W x 6'-9" H) Window '4' Type: 1 Panel Fixed Finish: Kaynar Glazing: Low-E Pert T-24	1	EA	0%	1	\$800.00	\$400.00	\$1,200	
118	(4'-4" W x 6'-9" H) Window '5' Type: 1 Panel Fixed Finish: Kaynar Glazing: Low-E Pert T-24	1	EA	0%	1	\$1,200.00	\$600.00	\$1,800	
119	(5'-6" W x 5'-4" H) Window '6' Type: 1 Panel Fixed Finish: Kaynar Glazing: Low-E Pert T-24	1	EA	0%	1	\$1,200.00	\$600.00	\$1,800	
120	(6'-0" W x 5'-4" H) Window '7' Type: 1 Panel Fixed Finish: Kaynar Glazing: Low-E Pert T-24	1	EA	0%	1	\$1,200.00	\$600.00	\$1,800	
121	(6'-6" W x 5'-4" H) Window '8' Type: 1 Panel Fixed Finish: Kaynar Glazing: Low-E Pert T-24	1	EA	0%	1	\$1,300.00	\$700.00	\$2,000	
122	(6'-3" W x 5'-4" H) Window '9' Type: 1 Panel Fixed Finish: Kaynar Glazing: Low-E Pert T-24	1	EA	0%	1	\$1,200.00	\$600.00	\$1,800	
123	(5'-11" W x 5'-4" H) Window '10' Type: 1 Panel Fixed Finish: Kaynar Glazing: Low-E Pert T-24	1	EA	0%	1	\$1,200.00	\$600.00	\$1,800	
	<b>Subtotal (Openings)</b>								<b>\$32,400</b>
	<b>DIVISION 09- FINISHES</b>								
	<b>DRY WALL</b>								
124	<b>2x6 STUD EXTERIOR LOAD BEARING WALL (8'-0" H)</b>	<b>4</b>	<b>LF</b>						
125	1 Layer of 5/8" Gypsum Board On One Side	32	SF	10%	35	\$1.20	\$0.80	\$70	
126	1 Layer of 7/16" Plywood Sheathing On One Side	32	SF	10%	35	\$1.80	\$1.20	\$106	
127	2x6 Studs @ 16" O.C.	32	SF	10%	35	\$1.80	\$1.20	\$106	
128	R-19 Batt Insulation	32	SF	10%	35	\$0.90	\$0.60	\$53	
129	Sealant On One Side	16	LF	10%	18	\$1.10	\$0.90	\$35	
130	<b>2x6 STUD INTERIOR LOAD BEARING WALL (8'-0" H)</b>	<b>18</b>	<b>LF</b>						
131	1 Layer of 5/8" Gypsum Board On Both Side	288	SF	10%	317	\$1.20	\$0.80	\$634	
132	2x6 Studs @ 16" O.C.	144	SF	10%	158	\$1.80	\$1.20	\$475	
133	R-19 Batt Insulation	144	SF	10%	158	\$0.90	\$0.60	\$238	
134	Sealant On Both Side	72	LF	10%	79	\$1.10	\$0.90	\$158	
135	2x6 Double Top Plate	36	LF	10%	40	\$1.80	\$1.20	\$119	
136	2x6 PT Bottom Plate	18	LF	10%	20	\$1.80	\$1.20	\$59	
137	<b>2x6 STUD INTERIOR LOAD BEARING WALL (8'-0" H)</b>	<b>11</b>	<b>LF</b>						
138	1 Layer of 5/8" (Moisture Resistant) Gypsum Board On One Side	88	SF	10%	97	\$1.30	\$0.80	\$203	
139	1 Layer of 5/8" Gypsum Board On One Side	88	SF	10%	97	\$1.20	\$0.80	\$194	
140	2x6 Studs @ 16" O.C.	88	SF	10%	97	\$1.80	\$1.20	\$290	
141	R-19 Batt Insulation	88	SF	10%	97	\$0.90	\$0.60	\$145	
142	Sealant On One Side	44	LF	10%	48	\$1.10	\$0.90	\$97	
143	<b>2x6 DOUBLE STUD INTERIOR LOAD BEARING WALL (8'-0" H)</b>	<b>3</b>	<b>LF</b>						
144	1 Layer of 5/8" Gypsum Board On Both Side	48	SF	10%	53	\$1.20	\$0.80	\$106	
145	2x6 Double Studs @ 16" O.C.	24	SF	10%	26	\$1.80	\$1.20	\$79	
146	R-19 Batt Insulation	24	SF	10%	26	\$0.90	\$0.60	\$40	
147	Sealant On Both Side	12	LF	10%	13	\$1.10	\$0.90	\$26	
148	<b>2x6 INTERIOR STUD NON LOAD BEARING WALL (8'-0" H)</b>	<b>21</b>	<b>LF</b>						
149	1 Layer of 5/8" Gypsum Board On Both Side	336	SF	10%	370	\$1.20	\$0.80	\$739	
150	2x6 Double Studs @ 16" O.C.	168	SF	10%	185	\$1.80	\$1.20	\$554	
151	R-19 Batt Insulation	168	SF	10%	185	\$0.90	\$0.60	\$277	
152	Sealant On Both Side	84	LF	10%	92	\$1.10	\$0.90	\$185	

153	<b>2x6 INTERIOR STUD NON LOAD BEARING WALL (8'-0" H)</b>	<b>6</b>	<b>LF</b>						
154	1 Layer of 5/8" <b>Moisture Resistant</b> Gypsum Board On One Side	48	SF	10%	53	\$1.30	\$0.80	\$111	
155	1 Layer of 5/8" Gypsum Board On One Side	48	SF	10%	53	\$1.20	\$0.80	\$106	
156	2x6 Double Studs @ 16" O.C.	48	SF	10%	53	\$1.80	\$1.20	\$158	
157	R-19 Batt Insulation	48	SF	10%	53	\$0.90	\$0.60	\$79	
158	Sealant On Both Side	24	LF	10%	26	\$1.10	\$0.90	\$53	
159	<b>2x6 INTERIOR STUD NON LOAD BEARING WALL (8'-0" H)</b>	<b>3</b>	<b>LF</b>						
160	1 Layer of 5/8" Gypsum Board On One Side	24	SF	10%	26	\$1.20	\$0.80	\$53	
161	2x6 Double Studs @ 16" O.C.	24	SF	10%	26	\$1.80	\$1.20	\$79	
162	R-19 Batt Insulation	24	SF	10%	26	\$0.90	\$0.60	\$40	
163	Sealant On One Side	6	LF	10%	7	\$1.10	\$0.90	\$13	
164	<b>2x6 INTERIOR STUD NON LOAD BEARING WALL (8'-0" H)</b>	<b>6</b>	<b>LF</b>						
165	1 Layer of 5/8" <b>Moisture Resistant</b> Gypsum Board On Both Side	96	SF	10%	106	\$1.20	\$0.80	\$211	
166	2x6 Double Studs @ 16" O.C.	48	SF	10%	53	\$1.80	\$1.20	\$158	
167	R-19 Batt Insulation	48	SF	10%	53	\$0.90	\$0.60	\$79	
168	Sealant On Both Side	24	LF	10%	26	\$1.10	\$0.90	\$53	
169	<b>2x6 INTERIOR STUD NON LOAD BEARING WALL (8'-0" H)</b>	<b>6</b>	<b>LF</b>						
170	1 Layer of 5/8" <b>Fire Resistant</b> Gypsum Board On One Side	48	SF	10%	53	\$1.30	\$0.80	\$111	
171	1 Layer of 5/8" Gypsum Board On One Side	48	SF	10%	53	\$1.20	\$0.80	\$106	
172	2x6 Double Studs @ 16" O.C.	48	SF	10%	53	\$1.80	\$1.20	\$158	
173	R-19 Batt Insulation	48	SF	10%	53	\$0.90	\$0.60	\$79	
174	Sealant On Both Side	24	LF	10%	26	\$1.10	\$0.90	\$53	
175	<b>2x8 INTERIOR STUD NON LOAD BEARING WALL (8'-0" H)</b>	<b>6</b>	<b>LF</b>						
176	1 Layer of 5/8" <b>Moisture Resistant</b> Gypsum Board On One Side	48	SF	10%	53	\$1.30	\$0.80	\$111	
177	1 Layer of 5/8" Gypsum Board On One Side	48	SF	10%	53	\$1.20	\$0.80	\$106	
178	2x6 Double Studs @ 16" O.C.	48	SF	10%	53	\$1.80	\$1.20	\$158	
179	R-19 Batt Insulation	48	SF	10%	53	\$0.90	\$0.60	\$79	
180	Sealant On Both Side	24	LF	10%	26	\$1.10	\$0.90	\$53	
181	<b>2x6 EXTERIOR STUD NON LOAD BEARING WALL (8'-0" H)</b>	<b>12</b>	<b>LF</b>						
182	1 Layer of 5/8" Gypsum Board On One Side	96	SF	10%	106	\$1.20	\$0.80	\$211	
183	2x6 Double Studs @ 16" O.C.	96	SF	10%	106	\$1.80	\$1.20	\$317	
184	R-19 Batt Insulation	96	SF	10%	106	\$0.90	\$0.60	\$158	
185	Sealant On One Side	24	LF	10%	26	\$1.10	\$0.90	\$53	
186	<b>2x6 INTERIOR STUD NON LOAD BEARING WALL (8'-0" H)</b>	<b>3</b>	<b>LF</b>						
187	1 Layer of 5/8" Gypsum Board On One Side	24	SF	10%	26	\$1.20	\$0.80	\$53	
188	2x6 Double Studs @ 16" O.C.	24	SF	10%	26	\$1.80	\$1.20	\$79	
189	R-19 Batt Insulation	24	SF	10%	26	\$0.90	\$0.60	\$40	
190	Sealant On One Side	6	LF	10%	7	\$1.10	\$0.90	\$13	
191	<b>2x6 INTERIOR STUD LOAD BEARING WALL AT KITCHEN ISLAND (3'-0" H)</b>	<b>12</b>	<b>LF</b>						
192	1 Layer of 5/8" Gypsum Board On One Side	72	SF	10%	79	\$1.20	\$0.80	\$158	
193	2x6 Double Studs @ 16" O.C.	36	SF	10%	40	\$1.80	\$1.20	\$119	
194	R-19 Batt Insulation	36	SF	10%	40	\$0.90	\$0.60	\$59	
195	Sealant On One Side	48	LF	10%	53	\$1.10	\$0.90	\$106	
	<b>WALL FINISHES</b>								
	<b>WALL COVERING</b>								
196	Wall Covering - Cement Plaster, Tile, or Approved Equal	103	SF	10%	114	\$1.80	\$1.20	\$341	
	<b>WALL WALL TILE</b>								
197	Wall Tile ( <i>Assumed</i> )	369	SF	10%	406	\$8.00	\$7.00	\$6,093	
	<b>PAINT</b>								
	<b>WALL PAINT</b>								
198	Paint @ Walls	1432	SF	10%	1575	\$0.90	\$0.80	\$2,678	
	<b>CEILING PAINT</b>								
199	Paint @ Ceiling	800	SF	10%	880	\$1.10	\$0.90	\$1,760	
	<b>DOOR PAINT</b>								
200	Paint @ Doors	8	EA	0%	8	\$60.00	\$40.00	\$800	
	<b>TRIM PAINT</b>								
201	Paint @ Trims	380	LF	10%	418	\$1.10	\$0.90	\$836	
	<b>CEILING</b>								
	<b>WOOD CEILING</b>								
202	Wood Ceiling 'T & G' MFR: Interior Designer Model: Interior Designer	800	SF	10%	880	\$5.00	\$3.00	\$7,040	
	<b>BEAM FINISH</b>								
	<b>WOOD CLADDING</b>								
203	1/4" Thick Wood Cladding 'WD-3' MFR: Interior Designer Model: Interior Designer	116	SF	10%	128	\$5.00	\$3.00	\$1,021	
	<b>FLOORING</b>								
	<b>WOOD FINISH</b>								

204		"Wood look" Finish Surface 'WD-2' MFR: Interior Designer Model: Interior Designer	565	SF	10%	621	\$5.00	\$3.00	\$4,971	
		<b>PORCELAIN FINISH</b>								
205		3/8" Porcelain Finish Surface MFR: TBD Model: TBD	714	SF	10%	785	\$7.00	\$6.00	\$10,211	
		<b>TRANSITION STRIPS</b>								
206		Transition Strip From Wood To Porcelain	24	LF	10%	26	\$5.00	\$3.00	\$210	
		<b>WALL BASE</b>								
207		Wall Base Wood	170	LF	10%	187	\$3.00	\$2.00	\$935	
208		Wall Base 3/8" Porcelain	70	LF	10%	77	\$5.00	\$4.00	\$689	
		<b>EXTERIOR FINISHES</b>								
		<b>CLADDING</b>								
209		Stone Wall Cladding 'STN-2' MFR: TBD Model: 3/4" Travertine Tile (32.7 Stucco Remov)	612	SF	10%	674	\$12.00	\$7.00	\$12,800	
		<b>STUCCO</b>								
210		Paint @ (E) Stucco	1387	SF	10%	1526	\$0.90	\$0.80	\$2,594	
		<b>Subtotal (Finishes)</b>								<b>\$61,539</b>
		<b>DIVISION 10- SPECIALTIES</b>								
		<b>BATROOM ACCESSORIES</b>								
211		Toilet Paper Hanger	3	EA	0%	3	\$120.00	\$40.00	\$480	
212		(36") Grab Bar	3	EA	0%	3	\$140.00	\$40.00	\$540	
213		(42") Grab Bar	3	EA	0%	3	\$140.00	\$40.00	\$540	
214		Mirror	3	EA	0%	3	\$300.00	\$50.00	\$1,050	
215		Soap Dispenser	3	EA	0%	3	\$120.00	\$40.00	\$480	
		<b>FIREPLACE</b>								
216	A21-D1	(2'-6" W x 5'-4" L) Gas Fireplace Model: Mason Lite Lmfp-48 Certification: Tested and listed by PFS Report No. F09-027 Features: Glass doors and direct vent	1	EA	0%	1	\$3,500.00	\$500.00	\$4,000	
		<b>CASSETTE</b>								
217		Awning Cassete	25	LF	10%	28	\$15.00	\$10.00	\$697	
		<b>DUMB WAITER</b>								
218		New Dumb Waiter	1	EA	0%	1	\$9,000.00	\$2,000.00	\$11,000	
		<b>SHOWER ENCLOSURE</b>								
219		(5'-8" L x 3'-0"W)1/2" Tempered Glass Shower Enclosure	1	EA	0%	1	\$2,000.00	\$500.00	\$2,500	
220		(8'-0" L x 3'-4"W)1/2" Tempered Glass Shower Enclosure	1	EA	0%	1	\$2,500.00	\$500.00	\$3,000	
		<b>BENCH</b>								
221		(3'-2" L x 1'-"W) Bench At Shower Enclosure	1	EA	0%	1	\$400.00	\$100.00	\$500	
		<b>Subtotal (Specialties)</b>								<b>\$24,787</b>
		<b>DIVISION 11- EQUIPMENT</b>								
		<b>APPLIANCES</b>								
222		30" Oven	1	EA	0%	1	\$1,500.00	\$500.00	\$2,000	
223		Cooktop	1	EA	0%	1	\$1,200.00	\$500.00	\$1,700	
224	A21-D1	30" Refrigerator/Freezer	1	EA	0%	1	\$2,500.00	\$500.00	\$3,000	
225		Dishwasher	1	EA	0%	1	\$1,500.00	\$500.00	\$2,000	
226		Trash	1	EA	0%	1	\$400.00	\$100.00	\$500	
227		UC Wine Refrigerator	1	EA	0%	1	\$2,300.00	\$500.00	\$2,800	
228		Ice Maker	1	EA	0%	1	\$450.00	\$100.00	\$550	
		<b>Subtotal (Equipment)</b>								<b>\$12,550</b>
		<b>DIVISION 12- FURNISHING</b>								
		<b>KITCHEN ISLAND</b>								
229		(3'-4"W x 11'-6"L) Kitchen Island	1	EA	0%	1	\$1,400.00	\$700.00	\$2,100	
		<b>COUNTERTOP</b>								
230	A21-D1	Countertop	98	SF	10%	108	\$55.00	\$20.00	\$8,085	
		<b>BACKSPLASH</b>								
231		Backsplash	32	LF	10%	35	\$35.00	\$15.00	\$1,760	
		<b>Subtotal (Furnishing)</b>								<b>\$11,945</b>
		<b>DIVISION 22- PLUMBING</b>								
		<b>PLUMBING FIXTURES</b>								
232		Recessed Strip Drain	82	LF	10%	90	\$350.00	\$100.00	\$40,352	
233		Area Drain	1	EA	0%	1	\$400.00	\$100.00	\$500	
234		Vanity	4	EA	0%	4	\$1,000.00	\$500.00	\$6,000	
235		Urinal	1	EA	0%	1	\$850.00	\$400.00	\$1,250	
236	A21-D1	Water Closet	2	EA	0%	2	\$900.00	\$400.00	\$2,600	
237		Bathtub	1	EA	0%	1	\$1,500.00	\$500.00	\$2,000	
		<b>ALLOWANCE</b>								
238		Allowance For Plumbing Piping & Connections	236	SF	0%	236	\$1.50	\$1.00	\$590	



<b>SUBTOTAL</b>		<b>\$379,000.12</b>
<b>OVERHEAD/PROFIT</b>	<b>15%</b>	<b>\$56,850.02</b>
<b>INSURANCE</b>	<b>5%</b>	<b>\$18,950.01</b>
<b>CONTINGENCY</b>	<b>7%</b>	<b>\$26,530.01</b>
<b>TOTAL BASE BID</b>		<b>\$481,330.15</b>

**Note:** (If require, you can change **OVERHEAD/PROFIT** percentage in Blue Column, 15%-25%)  
 (If require, you can change **INSURANCE** percentage Blue Column, 3%-5%)  
 Prices can be changed based on field circumstances.

Legend  
 SF = square feet  
 LF = linear feet  
 EA = each  
 CY = cubic yard  
 SY = square yard  
 LOC = location  
 LS = lump sum

PRIMAGE ESTIMATING