



PROJECT ID: Dover Road House

SCOPE: Everything

ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	MATERIAL COST	LABOR COST	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		Scaffolding	5100	SF	\$1	\$1	\$2	\$10,200	
Subtotal (General Requirements)									\$10,200
DIVISION 02- SITE WORK/ EXISTING CONDITIONS									
Site									
9		(4'-0") Wide Concrete Stairs - Riser @ 22 EA - Tread @ 21 EA	1.27	CY	\$550	\$250	\$800	\$1,016	
10		Stair Railing	50	LF	\$25	\$10	\$35	\$1,750	
11		8" Thick CMU Retaining Wall	1141	SF	\$9	\$6	\$15	\$17,115	
12		(3'-0"x1'-0") Continuous Reinforced Concrete Footing @ Retaining Wall	12.67	CY	\$550	\$250	\$800	\$10,136	
13		Concrete @ Entrance	125	SF	\$9	\$6	\$15	\$1,875	
14		6'-0" Wide Concrete Steps - 3 EA	0.5	CY	\$550	\$250	\$800	\$400	
Earthwork									
15		Excavation	33.77	CY		\$25	\$25	\$844	
16		Excavation @ Lower Level	470	CY		\$25	\$25	\$11,750	
Subtotal (Site Work/ Existing Conditions)									\$44,886
DIVISION 03- CONCRETE									
Footing									
17		(3'-0"x1'-0") Continuous Reinforced Concrete Footing (253 LF)	28.11	CY	\$550	\$250	\$800	\$22,488	
Slab									
18		6" Thick Reinforced Concrete Slab - O/ 6 Mil Vapor Barrier - Compacted Sub Grade	1835	SF	\$9	\$6	\$15	\$27,525	
Subtotal (Concrete)									\$50,013
DIVISION 04- MASONRY									
19		8" Thick CMU Stem Wall @ Garage	110	SF	\$9	\$6	\$15	\$1,650	
20		8" Thick CMU Wall @ Lower Level	1428	SF	\$9	\$6	\$15	\$21,420	
21		12" Thick CMU Wall @ Lower Level	336	SF	\$9	\$6	\$15	\$5,040	
22		8" Thick CMU & Fire Place	720	SF	\$9	\$6	\$15	\$10,800	
Subtotal (Masonry)									\$38,910
DIVISION 06- WOOD, PLASTIC & COMPOSITES									
Main Level									
23		Floor Sheathing	1455	SF	\$1.8	\$1.2	\$3	\$4,365	
24		Floor Joist @ 16" O.C. (1455 SF)	1118	LF	\$3	\$2	\$5	\$5,590	
Upper Level									
25		Floor Sheathing	2011	SF	\$1.8	\$1.2	\$3	\$6,033	
26		Floor Joist @ 16" O.C. (2011 SF)	1560	LF	\$3	\$2	\$5	\$7,800	
Roof									
27		Roofing Sheathing	2580	SF	\$1.8	\$1.2	\$3	\$7,740	
28		Roof Rafters @ 16" O.C. (2580 SF)	1926	LF	\$3	\$2	\$5	\$9,630	
Misc.									
29		2x Headers	331	LF	\$3	\$2	\$5	\$1,655	
30		2x Window Sill	249	LF	\$3	\$2	\$5	\$1,245	
31		2x King Stud	1100	LF	\$3	\$2	\$5	\$5,500	
32		2x Jack Stud	880	LF	\$3	\$2	\$5	\$4,400	
Subtotal (Wood & Plastic Composites)									\$53,958
DIVISION 07- THERMAL & MOISTURE PROTECTION									
Roof									
33		Roofing System (As Required) - Roofing Underlayment - Roofing Insulation	2580	SF	\$3	\$2	\$5	\$12,900	
34		Ridge Flashing	84	LF	\$3	\$2	\$5	\$420	
35		2x Fascia Board	247	LF	\$3	\$2	\$5	\$1,235	
36		12" Vented Vinyl Soffit	247	LF	\$4	\$3	\$7	\$1,729	
37		Gutter	171	LF	\$4	\$3	\$7	\$1,197	
38		Downspout (4 EA)	80	LF	\$4	\$3	\$7	\$560	
39		Fireplace Flue	1	EA	\$200	\$100	\$300	\$300	
Subtotal (Thermal & Moisture Protection)									\$18,341
DIVISION 08- OPENINGS									
Door									
40		(3'-0"x7'-0") Door	16	EA	\$500	\$300	\$800	\$12,800	
41		(2)(3'-0"x7'-0") Sliding Closet Door	3	EA	\$600	\$400	\$1,000	\$3,000	
42		(2)(3'-0"x7'-0") Door	1	EA	\$600	\$400	\$1,000	\$1,000	

43	(3'-0"x7'-0") Sliding Door	2	EA	\$500	\$300	\$800	\$1,600
44	(4'-0"x7'-0") Sliding Door	1	EA	\$550	\$350	\$900	\$900
	Hardware						
45	Door hardware (As Required)	23	EA	\$150	\$100	\$250	\$5,750
	Windows						
46	(3'-4"x5'-0") Wide Window	3	EA	\$650	\$350	\$1,000	\$3,000
47	(15'-0"x5'-0") Wide Window	1	EA	\$3,000	\$1,500	\$4,500	\$4,500
48	(8'-0"x5'-0") Wide Window	3	EA	\$1,600	\$800	\$2,400	\$7,200
49	(5'-0"x5'-0") Wide Window	2	EA	\$900	\$600	\$1,500	\$3,000
50	(5'-6"x5'-0") Wide Window	1	EA	\$1,000	\$600	\$1,600	\$1,600
51	(11'-7"x8'-0") Store Front System	2	EA	\$3,500	\$2,000	\$5,500	\$11,000
52	(4'-0"x5'-0") Window	3	EA	\$800	\$400	\$1,200	\$3,600
53	(10'-0"x5'-0") Window	2	EA	\$2,000	\$1,000	\$3,000	\$6,000
54	(3'-4"x5'-0") Window	2	EA	\$650	\$350	\$1,000	\$2,000
55	(6'-0"x5'-0") Wide Window	3	EA	\$1,200	\$600	\$1,800	\$5,400
56	(8'-6"x5'-0") Wide Window	2	EA	\$1,500	\$1,000	\$2,500	\$5,000
57	(2'-10"x5'-0") Window	2	EA	\$400	\$200	\$600	\$1,200
58	(18'-0"x5'-0") Wide Window	1	EA	\$3,500	\$2,000	\$5,500	\$5,500
59	(11'-8"x5'-0") Wide Window	1	EA	\$2,300	\$1,200	\$3,500	\$3,500
60	(13'-4"x5'-0") Wide Window	1	EA	\$2,500	\$1,500	\$4,000	\$4,000
61	(6'-10"x5'-0") Wide Window	1	EA	\$1,300	\$800	\$2,100	\$2,100
62	(4'-2"x5'-0") Wide Window	1	EA	\$800	\$400	\$1,200	\$1,200
63	(28'-0"x5'-0") Window	1	EA	\$5,500	\$3,000	\$8,500	\$8,500
64	(12'-0"x10'-0") Glass System	1	EA	\$5,000	\$2,500	\$7,500	\$7,500
	Subtotal (Openings)						\$110,850
	DIVISION 09- FINISHES						
	Dry Wall Framing						
	Lower Level						
	(2x6) Exterior Wall						
65	(5/8") Gypsum Wall Board (88 LF, 10' H.)	880	SF	\$1.2	\$0.8	\$2	\$1,760
66	Exterior Sheathing	880	SF	\$1.8	\$1.2	\$3	\$2,640
67	(2x6) Wood Studs @ 16" O.C. (67 EA, 670 LF.)	880	SF	\$1.8	\$1.2	\$3	\$2,640
68	Sound Batt Insulation	880	SF	\$0.9	\$0.6	\$2	\$1,320
69	(2x6) Top & Bottom Plates	264	LF	\$1.8	\$1.2	\$3	\$792
70	Acoustical Sealant	176	LF	\$1.1	\$0.9	\$2	\$352
	(2x4) Interior Wall						
71	(5/8") Gypsum Wall Board (126 LF, 10' H.)	2160	SF	\$1.2	\$0.8	\$2	\$4,320
72	Cementitious Backer Board	360	SF	\$1.2	\$0.8	\$2	\$720
73	(2x4) Wood Studs @ 16" O.C. (96 EA, 960 LF.)	1260	SF	\$1.1	\$0.9	\$2	\$2,520
74	Sound Batt Insulation	1260	SF	\$0.9	\$0.6	\$2	\$1,890
75	(2x4)Top & Bottom Plates	378	LF	\$1.1	\$0.9	\$2	\$756
76	Acoustical Sealant	504	LF	\$1.1	\$0.9	\$2	\$1,008
	(2x6) Interior Wall						
77	(5/8") Gypsum Wall Board (12 LF, 10' H.)	240	SF	\$1.2	\$0.8	\$2	\$480
78	(2x6) Wood Studs @ 16" O.C. (10 EA, 100 LF.)	120	SF	\$1.8	\$1.2	\$3	\$360
79	Sound Batt Insulation	120	SF	\$0.9	\$0.6	\$2	\$180
80	(2x6) Top & Bottom Plates	36	LF	\$1.8	\$1.2	\$3	\$108
81	Acoustical Sealant	48	LF	\$1.1	\$0.9	\$2	\$96
	Furring Wall						
82	(5/8") Gypsum Wall Board (82 LF, 10' H.)	820	SF	\$1.2	\$0.8	\$2	\$1,640
83	Furring Channels @ 16" O.C. (63 EA, 630 LF.)	820	SF	\$1.2	\$0.8	\$2	\$1,640
84	Acoustical Sealant	164	LF	\$1.1	\$0.9	\$2	\$328
	Ground Level						
	(2x6) Exterior Wall						
85	(5/8") Gypsum Wall Board (224 LF, 10' H.)	2240	SF	\$1.2	\$0.8	\$2	\$4,480
86	Exterior Sheathing	2240	SF	\$1.8	\$1.2	\$3	\$6,720
87	(2x6) Wood Studs @ 16" O.C. (169 EA, 1690 LF.)	2240	SF	\$1.8	\$1.2	\$3	\$6,720
88	Sound Batt Insulation	2240	SF	\$0.9	\$0.6	\$2	\$3,360
89	(2x6) Top & Bottom Plates	672	LF	\$1.8	\$1.2	\$3	\$2,016
90	Acoustical Sealant	448	LF	\$1.1	\$0.9	\$2	\$896
	(2x4) Interior Wall						
91	(5/8") Gypsum Wall Board (77 LF, 10' H.)	1289	SF	\$1.2	\$0.8	\$2	\$2,578
92	Cementitious Backer Board	251	SF	\$1.2	\$0.8	\$2	\$502
93	(2x4) Wood Studs @ 16" O.C. (59 EA, 590 LF.)	770	SF	\$1.1	\$0.9	\$2	\$1,540
94	Sound Batt Insulation	770	SF	\$0.9	\$0.6	\$2	\$1,155
95	(2x4)Top & Bottom Plates	231	LF	\$1.1	\$0.9	\$2	\$462
96	Acoustical Sealant	308	LF	\$1.1	\$0.9	\$2	\$616
	(2x6) Interior Wall						
97	(5/8") Gypsum Wall Board (20 LF, 10' H.)	400	SF	\$1.2	\$0.8	\$2	\$800
98	(2x6) Wood Studs @ 16" O.C. (16 EA, 160 LF.)	200	SF	\$1.8	\$1.2	\$3	\$600
99	Sound Batt Insulation	200	SF	\$0.9	\$0.6	\$2	\$300
100	(2x6) Top & Bottom Plates	60	LF	\$1.8	\$1.2	\$3	\$180
101	Acoustical Sealant	80	LF	\$1.1	\$0.9	\$2	\$160
	Upper Level						
	(2x6) Exterior Wall						
102	(5/8") Gypsum Wall Board (222 LF, 10' H.)	2220	SF	\$1.2	\$0.8	\$2	\$4,440
103	Exterior Sheathing	2220	SF	\$1.8	\$1.2	\$3	\$6,660
104	(2x6) Wood Studs @ 16" O.C. (167 EA, 1670 LF.)	2220	SF	\$1.8	\$1.2	\$3	\$6,660
105	Sound Batt Insulation	2220	SF	\$0.9	\$0.6	\$2	\$3,330
106	(2x6) Top & Bottom Plates	666	LF	\$1.8	\$1.2	\$3	\$1,998
107	Acoustical Sealant	444	LF	\$1.1	\$0.9	\$2	\$888
	(2x4) Interior Wall						
108	(5/8") Gypsum Wall Board (175 LF, 10' H.)	2219	SF	\$1.2	\$0.8	\$2	\$4,438
109	Cementitious Backer Board	1281	SF	\$1.2	\$0.8	\$2	\$2,562
110	(2x4) Wood Studs @ 16" O.C. (132 EA, 1320 LF.)	1750	SF	\$1.1	\$0.9	\$2	\$3,500
111	Sound Batt Insulation	1750	SF	\$0.9	\$0.6	\$2	\$2,625
112	(2x4)Top & Bottom Plates	525	LF	\$1.1	\$0.9	\$2	\$1,050
113	Acoustical Sealant	700	LF	\$1.1	\$0.9	\$2	\$1,400

	(2x6) Interior Wall						
114	(5/8") Gypsum Wall Board (52 LF, 10' H.)	1040	SF	\$1.2	\$0.8	\$2	\$2,080
115	(2x6) Wood Studs @ 16" O.C. (40 EA, 400 LF.)	520	SF	\$1.8	\$1.2	\$3	\$1,560
116	Sound Batt Insulation	520	SF	\$0.9	\$0.6	\$2	\$780
117	(2x6) Top & Bottom Plates	156	LF	\$1.8	\$1.2	\$3	\$468
118	Acoustical Sealant	208	LF	\$1.1	\$0.9	\$2	\$416
	(2x6) Shaft Wall						
119	(5/8") Gypsum Wall Board (6 LF, 10' H.)	60	SF	\$1.2	\$0.8	\$2	\$120
120	1" Liner Panels	60	SF	\$1.2	\$0.8	\$2	\$120
121	(2x6) Wood Studs @ 16" O.C. (6 EA, 60 LF.)	60	SF	\$1.8	\$1.2	\$3	\$180
122	Sound Batt Insulation	60	SF	\$0.9	\$0.6	\$2	\$90
123	(2x6) Top & Bottom Plates	18	LF	\$1.8	\$1.2	\$3	\$54
124	Acoustical Sealant	12	LF	\$1.1	\$0.9	\$2	\$24
	Wall Finish						
	Lower Level						
125	Wall Paint	4100	SF	\$0.9	\$0.8	\$2	\$6,970
126	Wall Tile	360	SF	\$8.0	\$7.0	\$15	\$5,400
127	Wall Base	401	LF	\$3.0	\$2.0	\$5	\$2,005
	Ground Level						
128	Wall Paint	3929	SF	\$0.9	\$0.8	\$2	\$6,679
129	Wall Tile	251	SF	\$8.0	\$7.0	\$15	\$3,765
130	Wall Base	377	LF	\$3.0	\$2.0	\$5	\$1,885
	Upper Level						
131	Wall Paint	5539	SF	\$0.9	\$0.8	\$2	\$9,416
132	Wall Tile	1281	SF	\$8.0	\$7.0	\$15	\$19,215
133	Wall Base	613	LF	\$3.0	\$2.0	\$5	\$3,065
	Ceiling Finish						
	Lower Level						
134	Gypsum Board Ceiling	1194	SF	\$3.5	\$2.5	\$6	\$7,164
135	Ceiling Batt Insulation	1194	SF	\$0.9	\$0.6	\$2	\$1,791
136	Ceiling Paint	1194	SF	\$1.1	\$0.9	\$2	\$2,388
	Ground Floor						
137	Gypsum Board Ceiling	1774	SF	\$3.5	\$2.5	\$6	\$10,644
138	Ceiling Batt Insulation	1774	SF	\$0.9	\$0.6	\$2	\$2,661
139	Ceiling Paint	1774	SF	\$1.1	\$0.9	\$2	\$3,548
	Upper Level						
140	Gypsum Board Ceiling	1581	SF	\$3.5	\$2.5	\$6	\$9,486
141	Ceiling Batt Insulation	1581	SF	\$0.9	\$0.6	\$2	\$2,372
142	Ceiling Paint	1581	SF	\$1.1	\$0.9	\$2	\$3,162
	Floor Finish						
	Lower Level						
143	Floor Finish @ Office	188	SF	\$4.0	\$3.0	\$7	\$1,318
144	Floor Finish @ Bedroom	213	SF	\$4.0	\$3.0	\$7	\$1,489
145	Floor Finish @ Bath	79	SF	\$7.0	\$6.0	\$13	\$1,032
146	Floor Finish @ Media Room	183	SF	\$4.0	\$3.0	\$7	\$1,284
147	Floor Finish @ Gym	530	SF	\$4.0	\$3.0	\$7	\$3,712
	Ground Floor						
148	Wood Flooring	1243	SF	\$5.0	\$3.0	\$8	\$9,946
149	Sealed Concrete Finish	530	SF	\$3.0	\$2.0	\$5	\$2,651
	Upper Level						
150	Wood Flooring	1582	SF	\$5.0	\$3.0	\$8	\$12,652
	Exterior Finish						
151	Exterior Finish (As Required)	4806	SF	\$0.9	\$0.8	\$2	\$8,170
	Door Finish						
152	Door Paint	23	EA	\$70.0	\$50.0	\$120	\$2,760
153	Painted Window Trims	808	LF	\$1.9	\$1.1	\$3	\$2,424
154	Painted Door Trims	1636	LF	\$1.9	\$1.1	\$3	\$4,908
	Subtotal (Finishes)						\$258,040

	DIVISION 10- SPECIALTIES						
155	(4'-0") Wide Wood Stairs As; - Tread @ 21 EA - Riser @ 22 EA	2	LOC	\$7,500	\$2,500	\$10,000	\$20,000
156	Stair Railing	50	LF	\$25	\$10	\$35	\$1,750
157	Fireplace	1	LOC	\$3,000	\$500	\$3,500	\$3,500
	Cabinetry						
	Lower Level						
158	(2'-10") Deep Closet	8	LF	\$200	\$40	\$240	\$1,920
159	Vanity Cabinet	5	LF	\$180	\$40	\$220	\$1,100
160	Base Cabinet @ Media Room	4	LF	\$180	\$40	\$220	\$880
161	Wall Cabinet @ Media Room	7	LF	\$160	\$40	\$200	\$1,400
	Ground Level						
162	Vanity Cabinet	6	LF	\$180	\$40	\$220	\$1,320
163	Cabinetry @ Mudroom	10	LF	\$180	\$40	\$220	\$2,200
164	Cabinetry @ Hall	7	LF	\$180	\$40	\$220	\$1,540
165	Cabinetry @ Living Room	16	LF	\$180	\$40	\$220	\$3,520
166	Wall Cabinet @ Kitchen	27	LF	\$160	\$40	\$200	\$5,400
167	Base Cabinet @ Kitchen	17	LF	\$180	\$40	\$220	\$3,740
168	Walk In Closet	17	LF	\$200	\$40	\$240	\$4,080
	Upper Level						
169	(3'-10") Deep Closet	17	LF	\$200	\$40	\$240	\$4,080
170	Wall Cabinet @ Laundry	9	LF	\$160	\$40	\$200	\$1,800
171	Vanity Cabinet	23	LF	\$180	\$40	\$220	\$5,060
172	(2'-7") Deep Closet	5	LF	\$200	\$40	\$240	\$1,200
173	Walk In Shared Closet	22	LF	\$200	\$40	\$240	\$5,280
174	Cabinetry @ Hall	8	LF	\$180	\$40	\$220	\$1,760
175	Pantry Cabinet	11	LF	\$180	\$40	\$220	\$2,420
	Counter Tops						
	Lower Level						

176	Counter Top @ Media Room	14	SF	\$55	\$15	\$70	\$980
177	Counter Top @ Guest Bath	10	SF	\$55	\$15	\$70	\$700
	Ground Level						
178	Counter Top @ Powder Room	12	SF	\$55	\$15	\$70	\$840
179	Counter Top @ Kitchen	53	SF	\$55	\$15	\$70	\$3,710
180	Counter Top @ Living Room	40	SF	\$55	\$15	\$70	\$2,800
181	Counter Top @ Mudroom	20	SF	\$55	\$15	\$70	\$1,400
182	Counter Top @ Closet	43	SF	\$55	\$15	\$70	\$3,010
	Upper Level						
183	Counter Top @ Laundry	18	SF	\$55	\$15	\$70	\$1,260
184	Counter Top @ Shared bath	13	SF	\$55	\$15	\$70	\$910
185	Counter Top @ Main Bath	25	SF	\$55	\$15	\$70	\$1,750
186	Counter Top @ Closet	10	SF	\$55	\$15	\$70	\$700
187	Counter Top @ Hall	11	SF	\$55	\$15	\$70	\$770
	Bath Accessories						
188	Tissue Paper Holder	4	EA	\$140	\$40	\$180	\$720
189	Soap Dispenser	4	EA	\$140	\$40	\$180	\$720
190	Mirror	5	EA	\$350	\$50	\$400	\$2,000
191	42" Grab Bar	4	EA	\$160	\$40	\$200	\$800
192	36" Grab Bar	4	EA	\$140	\$40	\$180	\$720
193	18" Grab Bar	4	EA	\$140	\$40	\$180	\$720
194	Glass Shower Enclosure (10'-0"x7'-0") W/ Door	1	EA	\$2,500	\$500	\$3,000	\$3,000
195	Glass Shower Enclosure (6'-4"x7'-0") W/ Door	1	EA	\$2,500	\$500	\$3,000	\$3,000
	Subtotal (Specialties)						\$104,460
	DIVISION 11- EQUIPMENT						
196	Washer	1	EA	\$600	\$300	\$900	\$900
197	Dryer	1	EA	\$600	\$300	\$900	\$900
198	Cooking Range	1	EA	\$1,800	\$500	\$2,300	\$2,300
199	Dish Washer	1	EA	\$1,200	\$500	\$1,700	\$1,700
200	Refrigerator	1	EA	\$2,000	\$500	\$2,500	\$2,500
	Subtotal (Equipment)						\$8,300
	DIVISION 22- PLUMBING						
201	Pipes & Fittings	5300	SF	\$1.5	\$1.0	\$3	\$13,250
	Plumbing Fixtures						
202	Lavatory	6	EA	\$750	\$300	\$1,050	\$6,300
203	Water Closet	4	EA	\$700	\$300	\$1,000	\$4,000
204	Bath Shower	2	EA	\$2,000	\$500	\$2,500	\$5,000
205	Sink	1	EA	\$800	\$400	\$1,200	\$1,200
206	Kitchen Sink	1	EA	\$800	\$400	\$1,200	\$1,200
207	Bath Tub	1	EA	\$1,000	\$400	\$1,400	\$1,400
	Subtotal (Plumbing)						\$32,350
	DIVISION 23- HEATING, VENTILATING & AIR-CONDITIONING						
208	Pipes & Ducts - Allowance for HVAC Equipment	5300	SF	\$6	\$4	\$10	\$53,000
	Subtotal (Heating, Ventilating & Air-Conditioning)						\$53,000
	DIVISION 26- ELECTRICAL						
209	Wires & Conduits - Allowance for Power & Lightning Fixtures	5300	SF	\$1	\$1	\$2	\$10,600
	Subtotal (Electrical)						\$10,600
	SUBTOTAL						\$793,907.83
	OVERHEAD	15%					\$119,086.17
	INSURANCE	3%					\$23,817.23
	CONTINGENCY	5%					\$39,695.39
	TOTAL BASE BID						\$976,506.63

PREPARED