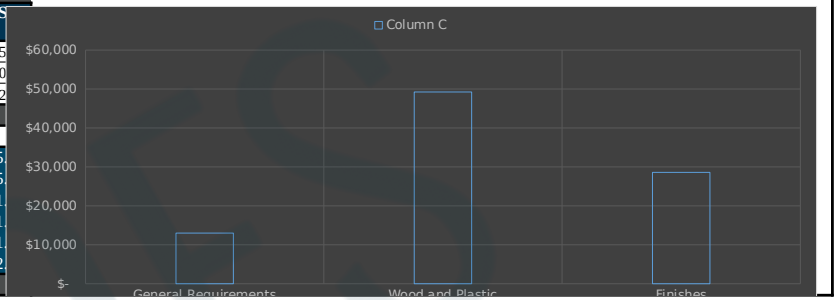
# GENERAL SUMMARY

**Prepared for:** Sisler Residence
**Project ID:** 20012026
**Scope:** Limited
**No. Of Floors:** 2
**Date:** 20-Jan-26

NEDES
National Estimating, Drafting & Engineering Services
+1 (708) 381-0900

| BUILDING GSF | | 2,350 | |
|---|---|---|---|
| DIVISION NO | DESCRIPTION | TOTAL DIV. COST | TOTAL DIV. COST (PER SF) |
| 1000 | General Requirements | $ 13,000 | $ 5 |
| 6000 | Wood and Plastic | $ 49,227 | $ 20 |
| 9000 | Finishes | $ 28,590 | $ 12 |
| TOTAL TRADE COST | | $ 90,818 | $ |
| OVERHEAD AND PROFIT | 15% | $ 13,623 | $ 5 |
| PROFIT | 15% | $ 13,623 | $ 5 |
| SUBCONTRACTOR MARGIN | 10% | $ 3,360 | $ 1 |
| INSURANCE | 3% | $ 2,725 | $ 1 |
| CONTINGENCY | 5% | $ 4,541 | $ 1 |
| TAX | 7% | $ 2,985 | $ 2 |
| SUGGESTED BID | | $ 131,673 | $ |



# DETAILED BREAKDOWN OF ITEMS

**Prepared for:** Sisler Residence
**Project ID:** 20012026
**Scope:** Limited

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+1 (708) 381-0900
**Date:** 20-Jan-26

| SR # | Drawing # | Detail # | DESCRIPTION | UNIT | QUANTITY | WASTAGE | QUANTITY W/ WASTAGE | UNIT MANHOUR | HOURLY WAGE | LABOR COST | MAT. COST | UNIT COST | SUB COST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | **GENERAL REQUIREMENTS** | | | | | | | | | | |
| 1 | | | Permits | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ - | $ - |
| 2 | | | Supervision and Coordination | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ 5,500.00 | $ 5,500.00 |
| 3 | | | Submittals and Shop drawings | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ - | $ - |
| 4 | | | Final Cleaning | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ 1,500.00 | $ 1,500.00 |
| 5 | | | Mobilization Costs | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ 3,500.00 | $ 3,500.00 |
| 6 | | | Temporary Control & Facilities | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ 2,500.00 | $ 2,500.00 |
| 7 | | | Scaffolding | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ - | $ - |
| | | | | | | | | | | | | **SUBTOTAL** | **$ 13,000** |
| | | | **WOOD, PLASTIC & COMPOSITE** | | | | | | | | | | |
| | | | **ROUGH CARPENTRY** | | | | | | | | | | |
| | | | **FIRST FLOOR** | | | | | | | | | | |
| | | | **COLUMN** | | | | | | | | | | |
| 8 | | | 6x6 P.T Wood Post @ (9'-2" High) | EA | 9 | 0% | 9 | 0.64 | $ 55.00 | $ 35.29 | $ 85.62 | $ 120.91 | $ 1,088 |
| | | | | | | | | | | | | | |
| | | | **WOOD STUD** | | | | | | | | | | |
| 9 | | | **2x6 Exterior Stud Wall** | **LF** | **126** | **H** | **9** | | | | | | |
| 10 | | | 7/16" Thick OSB Sheathing | SF | 1155 | 10% | 1271 | | | | | | |
| 11 | | | Plywood Sheathing & Nails Sheet Size" 4'x8' | EA | 40 | 0% | 40 | 0.35 | $ 55.00 | $ 19.25 | $ 17.50 | $ 36.75 | $ 1,470 |
| 12 | | | Nailing | EA | 3000 | 0% | 3000 | 0.00 | $ 55.00 | $ 0.03 | $ 0.04 | $ 0.07 | $ 203 |
| 13 | | | 2x6 Wood Stud @ 16" O.C. (10' Long) | EA | 96 | 0% | 96 | 0.16 | $ 55.00 | $ 8.80 | $ 14.20 | $ 23.00 | $ 2,204 |
| 14 | | | 2x6 Wood Top Plate (16' Long) | EA | 17 | 0% | 17 | 0.26 | $ 55.00 | $ 14.08 | $ 22.72 | $ 36.80 | $ 617 |
| 15 | | | 2x6 Wood Bottom Plate (16' Long) | EA | 9 | 0% | 9 | 0.26 | $ 55.00 | $ 14.08 | $ 22.72 | $ 36.80 | $ 327 |
| 16 | | | Sound Batt Insulation | SF | 1155 | 10% | 1271 | 0.01 | $ 55.00 | $ 0.66 | $ 1.15 | $ 1.81 | $ 2,300 |
| 17 | | | Tyvek House Wrap | SF | 1155 | 10% | 1271 | 0.01 | $ 55.00 | $ 0.28 | $ 0.25 | $ 0.53 | $ 667 |
| | | | | | | | | | | | | | |
| 18 | | | **2x4 Interior Stud Wall** | **LF** | **29** | **H** | **9** | | | | | | |
| 19 | | | 2x4 Wood Stud @ 16" O.C. (10' Long) | EA | 23 | 0% | 23 | 0.14 | $ 55.00 | $ 7.70 | $ 11.00 | $ 18.70 | $ 426 |
| 20 | | | 2x4 Wood Top Plate (16' Long) | EA | 5 | 0% | 5 | 0.22 | $ 55.00 | $ 12.32 | $ 17.60 | $ 29.92 | $ 138 |
| 21 | | | 2x4 Wood Bottom Plate (16' Long) | EA | 3 | 0% | 3 | 0.22 | $ 55.00 | $ 12.32 | $ 17.60 | $ 29.92 | $ 84 |
| | | | | | | | | | | | | | |
| | | | **HEADER** | | | | | | | | | | |
| 22 | | | 6x6 Wood Header @ (4'-0" Long) | EA | 2 | 0% | 2 | 0.28 | $ 55.00 | $ 15.40 | $ 37.36 | $ 52.76 | $ 106 |
| 23 | | | 6x6 Wood Header @ (6'-0" Long) | EA | 3 | 0% | 3 | 0.42 | $ 55.00 | $ 23.10 | $ 56.04 | $ 79.14 | $ 237 |
| 24 | | | 6x6 Wood Header @ (8'-0" Long) | EA | 1 | 0% | 1 | 0.56 | $ 55.00 | $ 30.80 | $ 74.72 | $ 105.52 | $ 106 |
| 25 | | | 6x6 Wood Header @ (14'-0" Long) | EA | 1 | 0% | 1 | 0.98 | $ 55.00 | $ 53.90 | $ 130.76 | $ 184.66 | $ 185 |
| | | | | | | | | | | | | | |
| | | | **FLOOR JOIST** | | | | | | | | | | |
| | | | **2x6 Floor Joists @ 16" O.C. (475 SF)** | | | | | | | | | | |

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**Date:** 20-Jan-26

| SR # | Drawing # | Detail # | DESCRIPTION | UNIT | QUANTITY | WASTAGE | QUANTITY W/ WASTAGE | UNIT MANHOUR | HOURLY WAGE | LABOR COST | MAT. COST | UNIT COST | SUB COST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 26 | | | 2x6 @ (14'-0" Long) | EA | 30 | 0% | 30 | 0.22 | $ 55.00 | $ 12.32 | $ 19.88 | $ 32.20 | $ 966 |
| | | | | | | | | | | | | | |
| | | | **DECK SHEATHING** | **SF** | **475** | | | | | | | | |
| 27 | | | 7/16" Thick OSB Sheathing | SF | 475 | 10% | 523 | | | | | | |
| 28 | | | Plywood Sheathing & Nails Sheet Size" 4'x8' | EA | 17 | 0% | 17 | 0.35 | $ 55.00 | $ 19.25 | $ 17.50 | $ 36.75 | $ 625 |
| 29 | | | Nailing | EA | 1275 | 0% | 1275 | 0.00 | $ 55.00 | $ 0.03 | $ 0.04 | $ 0.07 | $ 86 |
| | | | **STAIR** | | | | | | | | | | |
| | | | **STAIR JOIST** | | | | | | | | | | |
| | | | **2x6 Floor Joists @ 16" O.C. (20 SF)** | | | | | | | | | | |
| 30 | | | 2x6 @ (8'-0" Long) | EA | 3 | 0% | 3 | 0.13 | $ 55.00 | $ 7.04 | $ 11.36 | $ 18.40 | $ 55 |
| | | | | | | | | | | | | | |
| | | | **STRINGER** | | | | | | | | | | |
| 31 | | | 2x8 Wood Stringer @ (10'-0" Long) | EA | 4 | 0% | 4 | 0.18 | $ 55.00 | $ 9.90 | $ 21.00 | $ 30.90 | $ 124 |
| | | | | | | | | | | | | | |
| | | | **WOOD STEP** | | | | | | | | | | |
| 32 | | | 3'-0" Long x 12" Wide Wood Tread | EA | 14 | 0% | 14 | 0.75 | $ 55.00 | $ 41.25 | $ 136.72 | $ 177.97 | $ 2,492 |
| 33 | | | 3'-0" Long x 7" High Wood Riser | EA | 16 | 0% | 16 | 0.36 | $ 55.00 | $ 19.80 | $ 42.25 | $ 62.05 | $ 993 |
| | | | | | | | | | | | | | |
| | | | **LANDING SLAB SHEATHING** | **SF** | **20** | | | | | | | | |
| 34 | | | 7/16" Thick OSB Sheathing | SF | 20 | 10% | 22 | | | | | | |
| 35 | | | Plywood Sheathing & Nails Sheet Size" 4'x8' | EA | 1 | 0% | 1 | 0.35 | $ 55.00 | $ 19.25 | $ 17.50 | $ 36.75 | $ 37 |
| 36 | | | Nailing | EA | 75 | 0% | 75 | 0.00 | $ 55.00 | $ 0.03 | $ 0.04 | $ 0.07 | $ 5 |
| | | | | | | | | | | | | | |
| | | | **SECOND FLOOR** | | | | | | | | | | |
| | | | **BEAM** | | | | | | | | | | |
| 37 | | | 2x8 Floor Beam @ (40'-0" Long) | EA | 2 | 0% | 2 | 0.72 | $ 55.00 | $ 39.60 | $ 84.00 | $ 123.60 | $ 247 |
| 38 | | | 4x6 Floor Beam @ (4'-0" Long) | EA | 2 | 0% | 2 | 0.21 | $ 55.00 | $ 11.66 | $ 18.40 | $ 30.06 | $ 60 |
| 39 | | | 4x6 Floor Beam @ (12'-0" Long) | EA | 2 | 0% | 2 | 0.64 | $ 55.00 | $ 34.98 | $ 55.20 | $ 90.18 | $ 180 |
| 40 | | | 4x6 Floor Beam @ (20'-0" Long) | EA | 1 | 0% | 1 | 1.06 | $ 55.00 | $ 58.30 | $ 92.00 | $ 150.30 | $ 150 |
| 41 | | | 4x6 Floor Beam @ (40'-0" Long) | EA | 3 | 0% | 3 | 2.12 | $ 55.00 | $ 116.60 | $ 184.00 | $ 300.60 | $ 902 |
| | | | | | | | | | | | | | |
| | | | **WOOD STUD** | | | | | | | | | | |
| 42 | | | **2x6 Exterior Stud Wall** | **LF** | **80** | **H** | **7** | | | | | | |
| 43 | | | 7/16" Thick OSB Sheathing | SF | 546 | 10% | 601 | | | | | | |
| 44 | **P-4** | | Plywood Sheathing & Nails Sheet Size" 4'x8' | EA | 19 | 0% | 19 | 0.35 | $ 55.00 | $ 19.25 | $ 17.50 | $ 36.75 | $ 698 |
| 45 | **P-5** | | Nailing | EA | 1425 | 0% | 1425 | 0.00 | $ 55.00 | $ 0.03 | $ 0.04 | $ 0.07 | $ 96 |
| 46 | | | 2x6 Wood Stud @ 16" O.C. (8' Long) | EA | 61 | 0% | 61 | 0.13 | $ 55.00 | $ 7.04 | $ 11.36 | $ 18.40 | $ 1,125 |
| 47 | | | 2x6 Wood Top Plate (16' Long) | EA | 11 | 0% | 11 | 0.26 | $ 55.00 | $ 14.08 | $ 22.72 | $ 36.80 | $ 405 |
| 48 | | | 2x6 Wood Bottom Plate (16' Long) | EA | 6 | 0% | 6 | 0.26 | $ 55.00 | $ 14.08 | $ 22.72 | $ 36.80 | $ 221 |
| 49 | | | Sound Batt Insulation | SF | 546 | 10% | 601 | 0.01 | $ 55.00 | $ 0.66 | $ 1.15 | $ 1.81 | $ 1,088 |
| 50 | | | Tyvek House Wrap | SF | 546 | 10% | 601 | 0.01 | $ 55.00 | $ 0.28 | $ 0.25 | $ 0.53 | $ 316 |
| | | | | | | | | | | | | | |
| 51 | | | **2x6 Exterior Stud Wall** | **LF** | **60** | **H** | **12** | | | | | | |
| 52 | | | 7/16" Thick OSB Sheathing | SF | 720 | 10% | 792 | | | | | | |
| 53 | | | Plywood Sheathing & Nails Sheet Size" 4'x8' | EA | 25 | 0% | 25 | 0.35 | $ 55.00 | $ 19.25 | $ 17.50 | $ 36.75 | $ 919 |
| 54 | | | Nailing | EA | 1875 | 0% | 1875 | 0.00 | $ 55.00 | $ 0.03 | $ 0.04 | $ 0.07 | $ 127 |
| 55 | | | 2x6 Wood Stud @ 16" O.C. (12' Long) | EA | 46 | 0% | 46 | 0.19 | $ 55.00 | $ 10.56 | $ 17.04 | $ 27.60 | $ 1,273 |
| 56 | | | 2x6 Wood Top Plate (16' Long) | EA | 9 | 0% | 9 | 0.26 | $ 55.00 | $ 14.08 | $ 22.72 | $ 36.80 | $ 313 |
| 57 | | | 2x6 Wood Bottom Plate (16' Long) | EA | 5 | 0% | 5 | 0.26 | $ 55.00 | $ 14.08 | $ 22.72 | $ 36.80 | $ 175 |
| 58 | | | Sound Batt Insulation | SF | 720 | 10% | 792 | 0.01 | $ 55.00 | $ 0.66 | $ 1.15 | $ 1.81 | $ 1,434 |
| 59 | | | Tyvek House Wrap | SF | 720 | 10% | 792 | 0.01 | $ 55.00 | $ 0.28 | $ 0.25 | $ 0.53 | $ 416 |
| | | | | | | | | | | | | | |
| 60 | | | **2x4 Interior Stud Wall** | **LF** | **94** | **H** | **7** | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 61 | | | 2x4 Wood Stud @ 16" O.C. (8' Long) | EA | 72 | 0% | 72 | 0.11 | $ 55.00 | $ 6.16 | $ 8.80 | $ 14.96 | $ 1,072 |
| 62 | | | 2x4 Wood Top Plate (16' Long) | EA | 13 | 0% | 13 | 0.22 | $ 55.00 | $ 12.32 | $ 17.60 | $ 29.92 | $ 381 |
| 63 | | | 2x4 Wood Bottom Plate (16' Long) | EA | 7 | 0% | 7 | 0.22 | $ 55.00 | $ 12.32 | $ 17.60 | $ 29.92 | $ 206 |
| | | | | | | | | | | | | | |
| | | | **FLOOR JOIST** | | | | | | | | | | |
| | | | **I-Joists 2x12 @ 16" O.C. (609 SF)** | | | | | | | | | | |
| 64 | | | I-Joists 2x12 @ (18'-0" Long) | EA | 30 | 0% | 30 | 0.43 | $ 55.00 | $ 23.76 | $ 58.32 | $ 82.08 | $ 2,462 |
| | | | | | | | | | | | | | |
| | | | **DECK SHEATHING** | **SF** | **610** | | | | | | | | |
| 65 | | | 7/16" Thick OSB Sheathing | SF | 610 | 10% | 671 | | | | | | |
| 66 | | | Plywood Sheathing & Nails<br>Sheet Size" 4'x8' | EA | 21 | 0% | 21 | 0.35 | $ 55.00 | $ 19.25 | $ 17.50 | $ 36.75 | $ 772 |
| 67 | | | Nailing | EA | 1575 | 0% | 1575 | 0.00 | $ 55.00 | $ 0.03 | $ 0.04 | $ 0.07 | $ 106 |
| | | | **BLOCKING** | | | | | | | | | | |
| 68 | | | 2x8 Wood Ledger Blocking @ (4' Long) | EA | 1 | 0% | 1 | 0.07 | $ 55.00 | $ 3.96 | $ 8.40 | $ 12.36 | $ 12 |
| 69 | | | 2x8 Wood Ledger Blocking @ (8' Long) | EA | 1 | 0% | 1 | 0.14 | $ 55.00 | $ 7.92 | $ 16.80 | $ 24.72 | $ 25 |
| 70 | | | 2x8 Wood Ledger Blocking @ (40' Long) | EA | 1 | 0% | 1 | 0.72 | $ 55.00 | $ 39.60 | $ 84.00 | $ 123.60 | $ 124 |
| | | | | | | | | | | | | | |
| | | | **ROOF** | | | | | | | | | | |
| | | | **ROOF RAFTER** | | | | | | | | | | |
| | | | **2x6 Roof Rafter @ 24" O.C. (1575 SF)** | | | | | | | | | | |
| 71 | | | 2x6 Roof Rafter @ (12'-0" Long) | EA | 10 | 0% | 10 | 0.19 | $ 55.00 | $ 10.56 | $ 17.04 | $ 27.60 | $ 276 |
| 72 | | | 2x6 Roof Rafter @ (16'-0" Long) | EA | 21 | 0% | 21 | 0.26 | $ 55.00 | $ 14.08 | $ 22.72 | $ 36.80 | $ 773 |
| 73 | | | 2x6 Roof Rafter @ (20'-0" Long) | EA | 42 | 0% | 42 | 0.32 | $ 55.00 | $ 17.60 | $ 28.40 | $ 46.00 | $ 1,932 |
| | | | | | | | | | | | | | |
| | | | **RIDGE BEAM** | | | | | | | | | | |
| 74 | | | 2x12 Ridge Beam @ (4'-0" Long) | EA | 1 | 0% | 1 | 0.10 | $ 55.00 | $ 5.28 | $ 9.40 | $ 14.68 | $ 15 |
| 75 | | | 2x12 Ridge Beam @ (44'-0" Long) | EA | 1 | 0% | 1 | 1.06 | $ 55.00 | $ 58.08 | $ 103.40 | $ 161.48 | $ 161 |
| | | | | | | | | | | | | | |
| | | | **BLOCKING** | | | | | | | | | | |
| 76 | | | 2x6 Fascia Blocking @ (10'-0" Long) | EA | 24 | 0% | 24 | 0.16 | $ 55.00 | $ 8.80 | $ 14.20 | $ 23.00 | $ 552 |
| | | | | | | | | | | | | | |
| | | | **SOFFIT FRAMING** | | | | | | | | | | |
| 77 | | | 2x6 Wood Soffit Framing @ (4'-0" Long) | EA | 16 | 0% | 16 | 0.06 | $ 55.00 | $ 3.52 | $ 5.68 | $ 9.20 | $ 147 |
| 78 | | | 2x6 Wood Soffit Framing @ (6'-0" Long) | EA | 33 | 0% | 33 | 0.10 | $ 55.00 | $ 5.28 | $ 8.52 | $ 13.80 | $ 455 |
| | | | | | | | | | | | | | |
| | | | **ROOF SHEATHING** | | | | | | | | | | |
| 79 | | | **7/16" OSB Plywood Roof Sheathing** | **SF** | **2125** | **10%** | **2338** | | | | | | |
| 80 | | | Plywood Sheathing & Nails<br>Sheet Size" 4'x8' | EA | 74 | 0% | 74 | 0.35 | $ 55.00 | $ 19.25 | $ 17.50 | $ 36.75 | $ 2,720 |
| 81 | | | Nailing | EA | 5550 | 0% | 5550 | 0.00 | $ 55.00 | $ 0.03 | $ 0.04 | $ 0.07 | $ 375 |
| 82 | | | Clips | EA | 370 | 0% | 370 | 0.02 | $ 55.00 | $ 1.10 | $ 0.60 | $ 1.70 | $ 629 |
| | | | | | | | | | | | | | |
| | | | **CONNECTIONS** | | | | | | | | | | |
| 83 | | | Simpson Holdown HDU2 | EA | 9 | 0% | 9 | 0.15 | $ 55.00 | $ 8.25 | $ 28.59 | $ 36.84 | $ 332 |
| 84 | | | Simpson ECCQ Post Cap | EA | 9 | 0% | 9 | 0.35 | $ 55.00 | $ 19.25 | $ 119.60 | $ 138.85 | $ 1,250 |
| 85 | | | Simpson U-Hanger At Ridge To Rafter Connection | EA | 146 | 0% | 146 | 0.10 | $ 55.00 | $ 5.50 | $ 11.80 | $ 17.30 | $ 2,526 |
| 86 | | | Simpson LU-Hanger Floor Joist | EA | 135 | 0% | 135 | 0.75 | $ 55.00 | $ 41.25 | $ 4.98 | $ 46.23 | $ 6,241 |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | **SUBTOTAL** | **$ 49,227** |

## FINISHES

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | **FLOORING & WALL BASE** | | | | | | | | | | |
| | | | **FIRST FLOOR** | | | | | | | | | | |
| | | | **FLOORING** | | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 87 | | | Ceramic Tile<br>Size:12"x12"<br>Manufacturer: TBD<br>Color: TBD | SF | 45 | 10% | 50 | 0.09 | $ 55.00 | $ 4.68 | $ 7.10 | $ 11.78 | $ 583 |
| 88 | | | Thin-Set Mortar<br>Type: Dry-set / Latex Portland Cement thin-set mortar<br>Standard: ANSI A118.4<br>Application: Notched trowel (size per tile dimension) | SF | 45 | 10% | 50 | 0.01 | $ 55.00 | $ 0.28 | $ 0.42 | $ 0.69 | $ 34 |
| 89 | | | Medium Bed Mortar<br>Standard: ANSI A118.4<br>Application: Notched trowel (size per tile dimension) | SF | 45 | 10% | 50 | 0.01 | $ 55.00 | $ 0.28 | $ 0.38 | $ 0.66 | $ 32 |
| 90 | | | Grout<br>Laticrete #24 Natural Grey Industrial Epoxy Grout | SF | 45 | 10% | 50 | 0.01 | $ 55.00 | $ 0.66 | $ 2.50 | $ 3.16 | $ 156 |
| | | | | | | | | | | | | | |
| 91 | | | LVT: Luxury Vinyl Tile<br>Size: 24"x24"<br>Manufacturer: TBD<br>Color: TBD | SF | 495 | 10% | 545 | 0.07 | $ 55.00 | $ 3.58 | $ 4.25 | $ 7.83 | $ 4,261 |
| 92 | | | Tile Adhesive<br>MAPEI: Kerabond (A118.1), Ultraflex 2 (A118.4)<br>Custom Building Products: Custom Blend (A118.1), Versa Bond (A118.4)<br>LATICRETE: 317 (A118.1), 254 Platinum (A118.15)<br>Assumed | SF | 495 | 10% | 545 | 0.01 | $ 55.00 | $ 0.28 | $ 0.42 | $ 0.69 | $ 377 |
| 93 | P-4 | Assumed | Grout<br>Laticrete #89 Smoke Grey Lata poxy 2000 Industrial | SF | 495 | 10% | 545 | 0.01 | $ 55.00 | $ 0.66 | $ 2.50 | $ 3.16 | $ 1,720 |
| | | | | | | | | | | | | | |
| 94 | | | SC: Sealed Concrete Flooring<br>Manufacturer: TBD<br>Color: TBD | SF | 727 | 10% | 800 | 0.05 | $ 55.00 | $ 2.48 | $ 1.45 | $ 3.93 | $ 3,139 |
| | | | | | | | | | | | | | |
| | | | **WALL BASE** | | | | | | | | | | |
| 95 | | | 6" High Tile Base<br>Manufacturer: TBD<br>Color: TBD | LF | 25 | 10% | 28 | 0.03 | $ 55.00 | $ 1.38 | $ 3.85 | $ 5.23 | $ 144 |
| 96 | | | 4" Rubber Baseboard<br>Manufacturer: TBD<br>Color: TBD | LF | 135 | 10% | 149 | 0.03 | $ 55.00 | $ 1.38 | $ 1.35 | $ 2.73 | $ 405 |
| | | | | | | | | | | | | | |
| | | | **TRANSITION** | | | | | | | | | | |
| 97 | | | Sealed Concrete to LVT Transition | LF | 36 | 10% | 40 | 0.03 | $ 55.00 | $ 1.65 | $ 3.25 | $ 4.90 | $ 194 |
| 98 | | | Tile to LVT Transition | LF | 3 | 10% | 3 | 0.03 | $ 55.00 | $ 1.65 | $ 3.25 | $ 4.90 | $ 16 |
| | | | | | | | | | | | | | |
| | | | **THRESHOLD** | | | | | | | | | | |
| 99 | | | Aluminum Threshold | LF | 10 | 10% | 11 | 0.05 | $ 55.00 | $ 2.48 | $ 8.64 | $ 11.12 | $ 122 |
| | | | | | | | | | | | | | |
| | | | **SECOND FLOOR** | | | | | | | | | | |
| | | | **FLOORING** | | | | | | | | | | |
| 100 | | | Ceramic Tile<br>Size:12"x12"<br>Manufacturer: TBD<br>Color: TBD | SF | 35 | 10% | 39 | 0.09 | $ 55.00 | $ 4.68 | $ 7.11 | $ 11.79 | $ 454 |
| 101 | | | Thin-Set Mortar<br>Type: Dry-set / Latex Portland Cement thin-set mortar<br>Standard: ANSI A118.4<br>Application: Notched trowel (size per tile dimension) | SF | 35 | 10% | 39 | 0.01 | $ 55.00 | $ 0.28 | $ 0.42 | $ 0.69 | $ 27 |
| 102 | | | Medium Bed Mortar<br>Standard: ANSI A118.4<br>Application: Notched trowel (size per tile dimension) | SF | 35 | 10% | 39 | 0.01 | $ 55.00 | $ 0.28 | $ 0.38 | $ 0.66 | $ 25 |
| 103 | | | Grout<br>Laticrete #24 Natural Grey Industrial Epoxy Grout | SF | 35 | 10% | 39 | 0.01 | $ 55.00 | $ 0.66 | $ 2.50 | $ 3.16 | $ 122 |
| | | | | | | | | | | | | | |

## DETAILED BREAKDOWN OF ITEMS

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| SR # | Drawing # | Detail # | DESCRIPTION | UNIT | QUANTITY | WASTAGE | QUANTITY W/ WASTAGE | UNIT MANHOUR | HOURLY WAGE | LABOR COST | MAT. COST | UNIT COST | SUB COST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | P-4 | Assumed | LVT: Luxury Vinyl Tile<br>Size: 24"x24"<br>Manufacturer: TBD<br>Color: TBD | SF | 130 | 10% | 143 | 0.07 | $ 55.00 | $ 3.58 | $ 4.25 | $ 7.83 | $ 1,119 |
| 105 | | | Tile Adhesive<br>MAPEI: Kerabond (A118.1), Ultraflex 2 (A118.4)<br>Custom Building Products: Custom Blend (A118.1), Versa Bond (A118.4)<br>LATICRETE: 317 (A118.1), 254 Platinum (A118.15)<br>Assumed | SF | 130 | 10% | 143 | 0.01 | $ 55.00 | $ 0.28 | $ 0.42 | $ 0.69 | $ 99 |
| 106 | | | Grout<br>Laticrete #89 Smoke Grey Lata poxy 2000 Industrial | SF | 130 | 10% | 143 | 0.01 | $ 55.00 | $ 0.66 | $ 2.50 | $ 3.16 | $ 452 |
| | | | | | | | | | | | | | |
| 107 | | | Carpet Flooring<br>Manufacturer: TBD<br>Color: TBD | SF | 342 | 10% | 376 | 0.06 | $ 55.00 | $ 3.03 | $ 4.35 | $ 7.38 | $ 2,774 |
| 108 | | | Carpet Cushion<br>Type: Memory Foam<br>Thickness: 6-12mm | SF | 342 | 10% | 376 | 0.02 | $ 55.00 | $ 0.83 | $ 1.45 | $ 2.28 | $ 856 |
| | | | | | | | | | | | | | |
| | | | **WALL BASE** | | | | | | | | | | |
| 109 | | | 6" High Tile Base<br>Manufacturer: TBD<br>Color: TBD | LF | 22 | 10% | 24 | 0.03 | $ 55.00 | $ 1.38 | $ 3.85 | $ 5.23 | $ 126 |
| 110 | | | 4" Rubber Baseboard<br>Manufacturer: TBD<br>Color: TBD | LF | 155 | 10% | 171 | 0.03 | $ 55.00 | $ 1.38 | $ 1.35 | $ 2.73 | $ 465 |
| | | | | | | | | | | | | | |
| | | | **TRANSITION** | | | | | | | | | | |
| 111 | | | Carpet to LVT Transition | LF | 10 | 10% | 11 | 0.03 | $ 55.00 | $ 1.65 | $ 3.25 | $ 4.90 | $ 54 |
| 112 | | | Tile to LVT Transition | LF | 3 | 10% | 3 | 0.03 | $ 55.00 | $ 1.65 | $ 3.25 | $ 4.90 | $ 16 |
| | | | | | | | | | | | | | |
| | | | **EXTERIOR** | | | | | | | | | | |
| | | | **SIDING** | | | | | | | | | | |
| 113 | P-2 | Assumed | 1x6 Vertical Wood Lap Siding | SF | 2270 | 10% | 2497 | 0.03 | $ 55.00 | $ 1.38 | $ 2.49 | $ 3.87 | $ 9,651 |
| 114 | | | 1x6 Wood Trim | LF | 203 | 10% | 223 | 0.01 | $ 55.00 | $ 0.66 | $ 0.95 | $ 1.61 | $ 360 |
| 115 | | | Flashing @ Opening | LF | 203 | 10% | 223 | 0.03 | $ 55.00 | $ 1.38 | $ 2.25 | $ 3.63 | $ 809 |

| | | |
|---|---|---|
| | SUBTOTAL | $ 28,590 |
| | | |
| PROJECTED COST | | $90,818 |
| OVERHEAD | 15% | $13,623 |
| PROFIT | 15% | $13,623 |
| SUBCONTRACTOR MARGIN | 10% | $3,360 |
| INSURANCE | 3% | $2,725 |
| CONTINGENCY | 5% | $4,541 |
| TAX | 7% | $2,985 |
| SUGGESTED BID | | $131,673 |

**Notes:**

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

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| SR # | DESCRIPTION | UNIT | QUANTITY |
|---|---|---|---|
| | | | |
| | **ROUGH CARPENTRY** | | |
| | **COLUMN** | | |
| 1 | 6x6 P.T Wood Post @ (9'-2" High) | EA | 9 |
| | | | |
| | **WOOD STUD** | | |
| 2 | 2x6 Wood Stud @ 16" O.C. (10' Long) | EA | 96 |
| 3 | 2x6 Wood Stud @ 16" O.C. (8' Long) | EA | 61 |
| 4 | 2x6 Wood Stud @ 16" O.C. (12' Long) | EA | 46 |
| 5 | 2x4 Wood Stud @ 16" O.C. (10' Long) | EA | 23 |
| 6 | 2x4 Wood Stud @ 16" O.C. (8' Long) | EA | 72 |
| 7 | 2x6 Wood Bottom Plate (16' Long) | EA | 20 |
| 8 | 2x6 Wood Top Plate (16' Long) | EA | 36 |
| 9 | 2x4 Wood Top Plate (16' Long) | EA | 18 |
| 10 | 2x4 Wood Bottom Plate (16' Long) | EA | 10 |
| | | | |
| | **HEADER** | | |
| 11 | 6x6 Wood Header @ (4'-0" Long) | EA | 2 |
| 12 | 6x6 Wood Header @ (6'-0" Long) | EA | 3 |
| 13 | 6x6 Wood Header @ (8'-0" Long) | EA | 1 |
| 14 | 6x6 Wood Header @ (14'-0" Long) | EA | 1 |
| | | | |
| | **FLOOR JOIST** | | |
| | **2x6 Floor Joists @ 16" O.C. (475 SF)** | | |
| 15 | 2x6 @ (14'-0" Long) | EA | 30 |
| 16 | 2x6 @ (8'-0" Long) | EA | 3 |
| | | | |
| | **STRINGER** | | |
| 17 | 2x8 Wood Stringer @ (10'-0" Long) | EA | 4 |
| | | | |
| | **WOOD STEP** | | |
| 18 | 3'-0" Long x 12" Wide Wood Tread | EA | 14 |
| 19 | 3'-0" Long x 7" High Wood Riser | EA | 16 |
| | | | |
| | **SHEATHING** | | |
| 20 | 7/16" Thick OSB Sheathing<br>Sheet Size" 4'x8' | EA | 194 |
| 21 | Nailing<br>1 Box=500 | Box | 29 |
| | | | |
| | **BEAM** | | |
| 22 | 2x8 Floor Beam @ (40'-0" Long) | EA | 2 |
| 23 | 4x6 Floor Beam @ (4'-0" Long) | EA | 2 |
| 24 | 4x6 Floor Beam @ (12'-0" Long) | EA | 2 |
| 25 | 4x6 Floor Beam @ (20'-0" Long) | EA | 1 |
| 26 | 4x6 Floor Beam @ (40'-0" Long) | EA | 3 |

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|---|---|---|---|
| | | | |
| | **FLOOR JOIST** | | |
| | **I-Joists 2x12 @ 16" O.C. (609 SF)** | | |
| 27 | I-Joists 2x12 @ (18'-0" Long) | EA | 30 |
| | | | |
| | **BLOCKING** | | |
| 28 | 2x8 Wood Ledger Blocking @ (4' Long) | EA | 1 |
| 29 | 2x8 Wood Ledger Blocking @ (8' Long) | EA | 1 |
| 30 | 2x8 Wood Ledger Blocking @ (40' Long) | EA | 1 |
| | | | |
| | **ROOF RAFTER** | | |
| | **2x6 Roof Rafter @ 24" O.C. (1575 SF)** | | |
| 31 | 2x6 Roof Rafter @ (12'-0" Long) | EA | 10 |
| 32 | 2x6 Roof Rafter @ (16'-0" Long) | EA | 21 |
| 33 | 2x6 Roof Rafter @ (20'-0" Long) | EA | 42 |
| | | | |
| | **RIDGE BEAM** | | |
| 34 | 2x12 Ridge Beam @ (4'-0" Long) | EA | 1 |
| 35 | 2x12 Ridge Beam @ (44'-0" Long) | EA | 1 |
| | | | |
| | **BLOCKING** | | |
| 36 | 2x6 Fascia Blocking @ (10'-0" Long) | EA | 24 |
| | | | |
| | **SOFFIT FRAMING** | | |
| 37 | 2x6 Wood Soffit Framing @ (4'-0" Long) | EA | 16 |
| 38 | 2x6 Wood Soffit Framing @ (6'-0" Long) | EA | 33 |
| | | | |
| | **CONNECTIONS** | | |
| 39 | Simpson Holdown HDU2 | EA | 9 |
| 40 | Simpson ECCQ Post Cap | EA | 9 |
| 41 | Simpson U-Hanger At Ridge To Rafter Connection | EA | 146 |
| 42 | Simpson LU-Hanger Floor Joist | EA | 135 |
| | | | |
| | **FLOORING &WALL BASE** | | |
| 43 | Carpet Flooring<br>Manufacturer: TBD<br>Color: TBD<br>1 Roll = 100 SF | ROLL | 4 |
| 44 | Carpet Cushion<br>Type: Memory Foam<br>Thickness: 6-12mm<br>1 Roll = 100 SF | ROLL | 4 |
| 45 | Ceramic Tile<br>Size:12"x12"<br>Manufacturer: TBD<br>Color: TBD | EA | 90 |
| 46 | LVT: Luxury Vinyl Tile<br>Size: 24"x24"<br>Manufacturer: TBD<br>Color: TBD | EA | 581 |
| 47 | SC: Sealed Concrete Flooring<br>Manufacturer: TBD<br>Color: TBD | SF | 800 |
| | | | |
| | **WALL BASE** | | |
| 48 | 6" High Tile Base<br>Manufacturer: TBD<br>Color: TBD | EA | 52 |

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| SR # | DESCRIPTION | UNIT | QUANTITY |
|---|---|---|---|
| 49 | 4" Rubber Baseboard<br>Manufacturer: TBD<br>Color: TBD<br>1 Roll=100 LF | EA | 3 |
| | | | |
| | **THINSET** | | |
| 50 | Thin-Set Mortar<br>Type: Dry-set / Latex Portland Cement thin-set mortar<br>Standard: ANSI A118.4<br>Application: Notched trowel (size per tile dimension) | Bags | 10 |
| 51 | Medium Bed Mortar<br>Standard: ANSI A118.4<br>Application: Notched trowel (size per tile dimension) | Bags | 10 |
| | | | |
| | **GROUT** | | |
| 52 | Grout<br>Laticrete #24 Natural Grey Industrial Epoxy Grout | Bags | 10 |
| | | | |
| | **TRANSITION** | | |
| 53 | Sealed Concrete to LVT Transition<br>1 Piece = 10 LF | EA | 4 |
| 54 | Tile to LVT Transition<br>1 Piece = 10 LF | EA | 1 |
| 55 | Carpet to LVT Transition<br>1 Piece = 10 LF | EA | 1 |
| | | | |
| | **THRESHOLD** | | |
| 56 | Aluminum Threshold<br>1 Piece = 10 LF | EA | 1 |
| | | | |
| | **EXTERIOR FINISHES** | | |
| 57 | 1x6 Vertical Wood Lap Siding | EA | 499 |
| 58 | Sound Batt Insulation<br>1 Roll = 100 SF | ROLL | 27 |
| 59 | Tyvek House Wrap<br>1 Roll = 100 SF | ROLL | 27 |
| | | | |
| | **TRIMS** | | |
| 60 | 1x6 Wood Trim<br>1 EA = 10 LF | EA | 22 |
| | | | |
| | **FLASHING** | | |
| 61 | Flashing @ Opening<br>1 EA = 10 LF | EA | 22 |
| | | | |