GENERAL SUMMARY

Prepared for: Kyle J barndo Plan 1064-183
Project ID: 2001026
Scope: Framing, Flooring, Exterior
No. Of Floors: 2
Date: 1/20/2026

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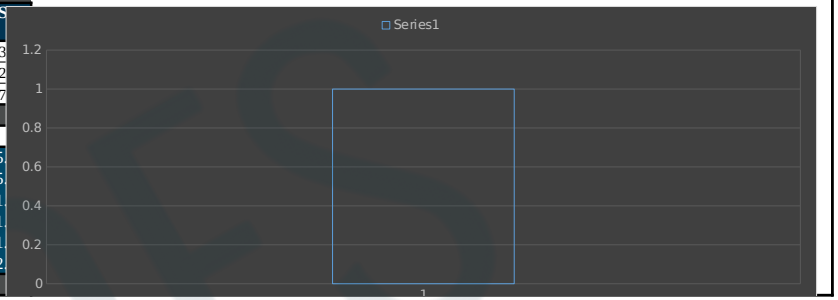
BUILDING GSF	5,125		
DIVISION NO	**DESCRIPTION**	**TOTAL DIV. COST**	**TOTAL DIV. COST (PER SF)**
1000	General Requirements	$ 19,500	$ 3
6000	Wood Plastic & Composites	$ 66,026	$ 12
9000	Finishes	$ 88,729	$ 17
TOTAL TRADE COST		**$ 174,255**	**$**
OVERHEAD	**15%**	$ 26,138	$ 5
PROFIT	**15%**	$ 26,138	$ 5
SUBCONTRACTOR MARGIN	**10%**	$ 5,989	$ 1
INSURANCE	**3%**	$ 5,228	$ 1
CONTINGENCY	**5%**	$ 8,713	$ 1
TAX	**6%**	$ 6,403	$ 2
SUGGESTED BID		**$ 252,864**	**$**



DETAILED BREAKDOWN OF ITEMS

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Scope: Framing, Flooring, Exterior

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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
GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 8,500.00	$ 8,500.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
4			Final Cleaning	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 2,500.00	$ 2,500.00
5			Mobilization Costs	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 5,000.00	$ 5,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 3,500.00	$ 3,500.00
7			Scaffolding	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
												SUBTOTAL	**$ 19,500**
WOOD PLASTIC & COMPOSITES													
			ROUGH CARPENTARY										
			LEVEL-01										
			FLOOR FRAMING										
			WOOD POST										
8			6x6 Wood Post @ 10'-0" High	EA	20	0%	20	0.70	$ 55.00	$ 38.50	$ 93.40	$ 131.90	$ 2,638
9			6x6 Wood Post @ 6'-0" High	EA	6	0%	6	0.42	$ 55.00	$ 23.10	$ 56.04	$ 79.14	$ 475
			WOOD HEADER										
			2x4 Wood Header	**LF**	**76**								
10			2x4 Wood Header @ 10'-0" Long	EA	4	0%	4	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 75
11			2x4 Wood Header @ 12'-0" Long	EA	3	0%	3	0.17	$ 55.00	$ 9.24	$ 13.20	$ 22.44	$ 67
			2x6 Wood Header	**LF**	**219**								
12			2x6 Wood Header @ 16'-0" Long	EA	5	0%	5	0.26	$ 55.00	$ 14.08	$ 22.72	$ 36.80	$ 184
13			2x6 Wood Header @ 8'-0" Long	EA	6	0%	6	0.13	$ 55.00	$ 7.04	$ 11.36	$ 18.40	$ 110
14			2x6 Wood Header @ 12'-0" Long	EA	6	0%	6	0.19	$ 55.00	$ 10.56	$ 17.04	$ 27.60	$ 166
15		Assumed	2x6 Wood Header @ 10'-0" Long	EA	3	0%	3	0.16	$ 55.00	$ 8.80	$ 14.20	$ 23.00	$ 69
			WOOD STAIRS										
16			7" High, 10" Wide, 4'-0" Long Prefabricated Wood Riser	EA	25	0%	25	0.36	$ 55.00	$ 19.80	$ 42.25	$ 62.05	$ 1,551
17			10" Deep, 4'-0" Long Prefabricated Wood Tread	EA	23	0%	23	0.75	$ 55.00	$ 41.25	$ 145.89	$ 187.14	$ 4,304
18			2x12 Wood Stringer @ 12'-0" Long	EA	4	0%	4	0.29	$ 55.00	$ 15.84	$ 28.20	$ 44.04	$ 176
			WOOD RAILING										
19			42" High Solid Hardwood Railing	LF	38	10%	42	0.25	$ 55.00	$ 13.75	$ 48.13	$ 61.88	$ 2,586
			CONNECTIONS										
20			Simpson Strong-Tie BC6Z Post Base	EA	26	0%	26	0.18	$ 55.00	$ 9.90	$ 28.99	$ 38.89	$ 1,011
21			Simpson Strong-Tie LPC6Z Post Cap	EA	26	0%	26	0.21	$ 55.00	$ 11.55	$ 37.46	$ 49.01	$ 1,274
			LEVEL-02										

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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
			FLOOR FRAMING										
			WOOD POST										
22			6x6 Wood Post @ 8'-0" High	EA	10	0%	10	0.56	$ 55.00	$ 30.80	$ 74.72	$ 105.52	$ 1,055
23			6x6 Wood Post @ 11'-4" High	EA	4	0%	4	0.79	$ 55.00	$ 43.62	$ 105.82	$ 149.44	$ 598
			WOOD HEADER										
			2x4 Wood Header	**LF**	**72**								
24			2x4 Wood Header @ 8'-0" Long	EA	4	0%	4	0.11	$ 55.00	$ 6.16	$ 8.80	$ 14.96	$ 60
25			2x4 Wood Header @ 10'-0" Long	EA	4	0%	4	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 75
			2x6 Wood Header	**LF**	**219**								
26			2x6 Wood Header @ 10'-0" Long	EA	16	0%	16	0.16	$ 55.00	$ 8.80	$ 14.20	$ 23.00	$ 368
27			2x6 Wood Header @ 18'-0" Long	EA	2	0%	2	0.29	$ 55.00	$ 15.84	$ 25.56	$ 41.40	$ 83
28			2x6 Wood Header @ 20'-0" Long	EA	2	0%	2	0.32	$ 55.00	$ 17.60	$ 28.40	$ 46.00	$ 92
29			2x6 Wood Header @ 26'-0" Long	EA	2	0%	2	0.42	$ 55.00	$ 22.88	$ 36.92	$ 59.80	$ 120
			WOOD BEAM										
30			2x10" Wood Beam -10'-0" Long	EA	16	0%	16	0.19	$ 55.00	$ 10.18	$ 21.50	$ 31.68	$ 507
31			2x10" Wood Beam -18'-0" Long	EA	2	0%	2	0.33	$ 55.00	$ 18.32	$ 38.70	$ 57.02	$ 114
32			2x10" Wood Beam -20'-0" Long	EA	2	0%	2	0.37	$ 55.00	$ 20.35	$ 43.00	$ 63.35	$ 127
33			2x10" Wood Beam -26'-0" Long	EA	2	0%	2	0.48	$ 55.00	$ 26.46	$ 55.90	$ 82.36	$ 165
		Assumed	**WOOD JOISTS**										
34			2x8 Floor Joists @ 8'-0" Long	EA	4	0%	4	0.14	$ 55.00	$ 7.92	$ 16.80	$ 24.72	$ 99
35			2x8 Floor Joists @ 10'-0" Long	EA	61	0%	61	0.18	$ 55.00	$ 9.90	$ 21.00	$ 30.90	$ 1,885
36			2x10 Floor Joists @ 14'-0" Long	EA	25	0%	25	0.26	$ 55.00	$ 14.25	$ 30.10	$ 44.35	$ 1,109
37			2x10 Floor Joists @ 18'-0" Long	EA	25	0%	25	0.33	$ 55.00	$ 18.32	$ 38.70	$ 57.02	$ 1,425
			SHEATHING										
38			**3/4" OSB Sheathing**	**SF**	**1295**	**10%**	**1425**						
39			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	45	0%	45	0.350	$ 55.00	$ 19.25	$ 14.56	$ 33.81	$ 1,505
40			Nails	EA	3205	0%	3205	0.001	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 216
41			**7/16" OSB Sheathing**	**SF**	**376**	**10%**	**414**						
42			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	13	0%	13	0.350	$ 55.00	$ 19.25	$ 17.50	$ 36.75	$ 475
43			Nails	EA	931	0%	931	0.001	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 63
			WOOD BLOCKING										
44			2x10 Wood Blocking @ 12'-0" Long	EA	27	0%	27	0.22	$ 55.00	$ 12.21	$ 25.80	$ 38.01	$ 1,026
			CONNECTIONS										
45			Simpson H2.5A Hanger	EA	230	0%	230	0.01	$ 55.00	$ 0.28	$ 0.69	$ 0.96	$ 221
46			Simpson Strong-Tie BC6Z Post Base	EA	14	0%	14	0.18	$ 55.00	$ 9.90	$ 28.99	$ 38.89	$ 544
47			Simpson Strong-Tie LPC6Z Post Cap	EA	14	0%	14	0.21	$ 55.00	$ 11.55	$ 37.46	$ 49.01	$ 686
			ROOF										
			ROOF FRAMING										
			WOOD BEAM										
48	**Sheet 1 to 5**		2x8" Ridge Beam -18'-0" Long	EA	8	0%	8	0.32	$ 55.00	$ 17.82	$ 37.80	$ 55.62	$ 445
49			2x8" Roof Beam -18'-0" Long	EA	4	0%	4	0.32	$ 55.00	$ 17.82	$ 37.80	$ 55.62	$ 222

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			ROOF RAFTERS										
50			2x8 Roof Rafter @ 18'-0" Long	EA	68	0%	68	0.32	$ 55.00	$ 17.82	$ 37.80	$ 55.62	$ 3,782
			SHEATHING										
51		Asssumed	**7/16" OSB Sheathing**	**SF**	**2284**	**10%**	**2512**						
52			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	79	0%	79	0.350	$ 55.00	$ 19.25	$ 17.50	$ 36.75	$ 2,885
53			Nails	EA	5653	0%	5653	0.001	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 382
			WOOD BLOCKING										
54			2x8 Wood Blocking @ 12'-0" Long	EA	23	0%	23	0.22	$ 55.00	$ 11.88	$ 25.20	$ 37.08	$ 853
			CONNECTIONS										
55			Simpson H2.5A Hanger	EA	136	0%	136	0.01	$ 55.00	$ 0.28	$ 0.69	$ 0.96	$ 131
			LEVEL-01										
			WALL FRAMING										
56			**2X4 WOOD STUD INTERIOR WALLS**	**LF**	**140**	**H**	**8**						
57			2 x 4 Wood Studs @ 8'-0" High	EA	106	0%	106	0.112	$ 55.00	$ 6.16	$ 8.80	$ 14.96	$ 1,586
58			2 x 4 Wood Double Top Plate @ 16'-0" Long	EA	18	0%	18	0.224	$ 55.00	$ 12.32	$ 17.60	$ 29.92	$ 539
59			2 x 4 P.T. Wood Sill Plate @ 16'-0" Long	EA	9	0%	9	0.224	$ 55.00	$ 12.32	$ 17.92	$ 30.24	$ 272
60			**2X6 WOOD STUD INTERIOR WALLS**	**LF**	**35**	**H**	**10**						
61			2 x 6 Wood Studs @ 10'-0" High	EA	27	0%	27	0.160	$ 55.00	$ 8.80	$ 14.20	$ 23.00	$ 621
62			2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	6	0%	6	0.256	$ 55.00	$ 14.08	$ 22.72	$ 36.80	$ 221
63			2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	3	0%	3	0.256	$ 55.00	$ 14.08	$ 23.04	$ 37.12	$ 111
64			Insulation	SF	350	10%	385	0.01	$ 55.00	$ 0.66	$ 0.79	$ 1.45	$ 556
		Assumed											
65			**2X6 WOOD STUD EXTERIOR WALL**	**LF**	**177**	**H**	**10**						
66			7/16" OSB Tyvek House Wrap On Exterior Side	SF	1770	10%	1947						
67			7/16" OSB Sheathing & Nails - Sheet Size: 4' x 8'	EA	61	0%	61	0.350	$ 55.00	$ 19.25	$ 21.10	$ 40.35	$ 2,461
68			Nails	EA	4392	0%	4392						
69			Tapping	LF	896	10%	986						
70			Insulation	SF	1770	10%	1947	0.01	$ 55.00	$ 0.66	$ 0.79	$ 1.45	$ 2,813
71			2 x 6 Wood Studs @ 10'-0" High	EA	134	0%	134	0.160	$ 55.00	$ 8.80	$ 14.20	$ 23.00	$ 3,082
72			2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	24	0%	24	0.256	$ 55.00	$ 14.08	$ 22.72	$ 36.80	$ 883
73			2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	12	0%	12	0.256	$ 55.00	$ 14.08	$ 23.04	$ 37.12	$ 445
74			Flashing	LF	354	10%	389	0.01	$ 55.00	$ 0.66	$ 1.60	$ 2.26	$ 879
75			Sealant	LF	354	10%	389	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 389
			LEVEL-02										
			WALL FRAMING										
76			**2X4 WOOD STUD INTERIOR WALLS**	**LF**	**119**	**H**	**8**						
77			2 x 4 Wood Studs @ 8'-0" High	EA	90	0%	90	0.112	$ 55.00	$ 6.16	$ 8.80	$ 14.96	$ 1,346
78			2 x 4 Wood Double Top Plate @ 16'-0" Long	EA	16	0%	16	0.224	$ 55.00	$ 12.32	$ 17.60	$ 29.92	$ 479
79			2 x 4 P.T. Wood Sill Plate @ 16'-0" Long	EA	8	0%	8	0.224	$ 55.00	$ 12.32	$ 17.92	$ 30.24	$ 242
80			**2X6 WOOD STUD INTERIOR WALLS**	**LF**	**34**	**H**	**7**						
81			2 x 6 Wood Studs @ 8'-0" High	EA	26	0%	26	0.160	$ 55.00	$ 8.80	$ 14.20	$ 23.00	$ 598
82			2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	6	0%	6	0.256	$ 55.00	$ 14.08	$ 22.72	$ 36.80	$ 221
83			2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	3	0%	3	0.256	$ 55.00	$ 14.08	$ 23.04	$ 37.12	$ 111
84			Insulation	SF	247	10%	271	0.01	$ 55.00	$ 0.66	$ 0.79	$ 1.45	$ 392
85			**2X6 WOOD STUD EXTERIOR WALL**	**LF**	**134**	**H**	**7**						
86			7/16" OSB Tyvek House Wrap On Exterior Side	SF	972	10%	1069						

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87			7/16" OSB Sheathing & Nails - Sheet Size: 4' x 8'	EA	34	0%	34	0.350	$ 55.00	$ 19.25	$ 21.10	$ 40.35	$ 1,372
88			Nails	EA	2448	0%	2448						
89			Tapping	LF	496	10%	546						
90		Assuemd	Insulation	SF	972	10%	1069	0.01	$ 55.00	$ 0.66	$ 0.79	$ 1.45	$ 1,544
91			2 x 6 Wood Studs @ 8'-0" High	EA	101	0%	101	0.160	$ 55.00	$ 8.80	$ 14.20	$ 23.00	$ 2,323
92			2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	18	0%	18	0.256	$ 55.00	$ 14.08	$ 22.72	$ 36.80	$ 662
93			2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	9	0%	9	0.256	$ 55.00	$ 14.08	$ 23.04	$ 37.12	$ 334
94			Flashing	LF	268	10%	295	0.01	$ 55.00	$ 0.66	$ 1.60	$ 2.26	$ 666
95			Sealant	LF	268	10%	295	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 295
96			**2X6 WOOD STUD EXTERIOR WALL**	**LF**	**69**	**H**	**11**						
97			7/16" OSB Tyvek House Wrap On Exterior Side	SF	782	10%	860						
98			7/16" OSB Sheathing & Nails - Sheet Size: 4' x 8'	EA	27	0%	27	0.350	$ 55.00	$ 19.25	$ 21.10	$ 40.35	$ 1,089
99			Nails	EA	1944	0%	1944						
100			Tapping	LF	400	10%	440						
101			Insulation	SF	782	10%	860	0.01	$ 55.00	$ 0.66	$ 0.79	$ 1.45	$ 1,243
102			2 x 6 Wood Studs @ 12'-0" High	EA	52	0%	52	0.160	$ 55.00	$ 8.80	$ 14.20	$ 23.00	$ 1,196
103			2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	10	0%	10	0.256	$ 55.00	$ 14.08	$ 22.72	$ 36.80	$ 368
104			2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	5	0%	5	0.256	$ 55.00	$ 14.08	$ 23.04	$ 37.12	$ 186
105			Flashing	LF	138	10%	152	0.01	$ 55.00	$ 0.66	$ 1.60	$ 2.26	$ 343
106			Sealant	LF	138	10%	152	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 152
												SUBTOTAL	**$ 66,026**
			FINISHES										
			LEVEL-01										
			FLOORING & WALL BASE										
			FLOORING										
107			SC: Sealed Concrete Flooring Manufacturer: TBD Color: TBD	SF	1760	10%	1936	0.05	$ 55.00	$ 2.48	$ 1.45	$ 3.93	$ 7,599
108			LVT: Luxury Vinyl Tile Size: 24"x24" Manufacturer: TBD Color: TBD	SF	770	10%	847	0.07	$ 55.00	$ 3.58	$ 4.25	$ 7.83	$ 6,628
109			Tile Adhesive MAPEI: Kerabond (A118.1), Ultraflex 2 (A118.4) Custom Building Products: CustomBlend (A118.1), VersaBond (A118.4) LATICRETE: 317 (A118.1), 254 Platinum (A118.15) Assumed	SF	770	10%	847	0.01	$ 55.00	$ 0.28	$ 0.42	$ 0.69	$ 586
110			Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	770	10%	847	0.01	$ 55.00	$ 0.66	$ 2.50	$ 3.16	$ 2,675
111			T1: Ceramic Floor Tile Manufacturer: TBD	SF	97	10%	107	0.09	$ 55.00	$ 4.68	$ 7.10	$ 11.78	$ 1,256
112			Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	97	10%	107	0.01	$ 55.00	$ 0.28	$ 0.42	$ 0.69	$ 74
113	**Sheet 1 to 5**	Assumed	Medium Bed Mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	97	10%	107	0.01	$ 55.00	$ 0.28	$ 0.38	$ 0.66	$ 70
114			Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	97	10%	107	0.01	$ 55.00	$ 0.66	$ 2.50	$ 3.16	$ 337

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			WALL BASE										
115			Tile Wall Base Manufacturer: TBD Color: TBD	LF	96	10%	106	0.03	$ 55.00	$ 1.38	$ 3.85	$ 5.23	$ 552
116			4" Rubber Baseboard Manufacturer: TBD Color: TBD	LF	315	10%	347	0.03	$ 55.00	$ 1.38	$ 1.35	$ 2.73	$ 944
			TRANSITION STRIP										
117			Tile to LVT Transition Manufacturer: TBD	LF	11	10%	12	0.03	$ 55.00	$ 1.65	$ 3.25	$ 4.90	$ 59
118			Tile to Concrete Transition Manufacturer: TBD	LF	4	10%	4	0.03	$ 55.00	$ 1.65	$ 3.25	$ 4.90	$ 22
119			LVT to Concrete Transition Manufacturer: TBD	LF	7	10%	8	0.03	$ 55.00	$ 1.65	$ 3.25	$ 4.90	$ 38
			THRESHOLDS										
120			1/2" High ADA Threshold **Manufacturer:** TBD	LF	13	10%	14	0.05	$ 55.00	$ 2.48	$ 8.64	$ 11.12	$ 159
			WATER PROOFING										
121			Waterproof Membrane **@ Floor Tile**	SF	97	10%	107	0.02	$ 55.00	$ 1.21	$ 1.60	$ 2.81	$ 300
			LEVEL-02										
			FLOORING & WALL BASE										
			FLOORING										
122			CPT: Carpet Flooring Manufacturer: TBD Color: TBD	SF	355	10%	391	0.06	$ 55.00	$ 3.03	$ 4.35	$ 7.38	$ 2,880
123			Glue Down	SF	355	10%	391	0.03	$ 55.00	$ 1.38	$ 1.75	$ 3.13	$ 1,220
124			LVT: Luxury Vinyl Tile Size: 24"x24" Manufacturer: TBD Color: TBD	SF	607	10%	668	0.07	$ 55.00	$ 3.58	$ 4.25	$ 7.83	$ 5,225
125			Tile Adhesive MAPEI: Kerabond (A118.1), Ultraflex 2 (A118.4) Custom Building Products: CustomBlend (A118.1), VersaBond (A118.4) LATICRETE: 317 (A118.1), 254 Platinum (A118.15) Assumed	SF	607	10%	668	0.01	$ 55.00	$ 0.28	$ 0.42	$ 0.69	$ 462
126			Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	607	10%	668	0.01	$ 55.00	$ 0.66	$ 2.50	$ 3.16	$ 2,109
127	**Sheet 1 to 5**		CT: Ceramic Floor Tile Manufacturer: TBD	SF	216	10%	238	0.09	$ 55.00	$ 4.68	$ 7.11	$ 11.79	$ 2,800
128		Assumed	Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	216	10%	238	0.01	$ 55.00	$ 0.28	$ 0.42	$ 0.69	$ 164
129			Medium Bed Mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	216	10%	238	0.01	$ 55.00	$ 0.28	$ 0.38	$ 0.66	$ 156
130			Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	216	10%	238	0.01	$ 55.00	$ 0.66	$ 2.50	$ 3.16	$ 750
			WALL BASE										

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
131			Tile Wall Base Manufacturer: TBD Color: TBD	LF	93	10%	102	0.03	$ 55.00	$ 1.38	$ 3.85	$ 5.23	$ 535
132			4" Rubber Baseboard Manufacturer: TBD Color: TBD	LF	130	10%	143	0.03	$ 55.00	$ 1.38	$ 1.35	$ 2.73	$ 390
			TRANSITION STRIP										
133			Tile to LVT Transition Manufacturer: TBD	LF	6	10%	7	0.03	$ 55.00	$ 1.65	$ 3.25	$ 4.90	$ 32
134			Carpet to LVT Transition Manufacturer: TBD	LF	6	10%	7	0.03	$ 55.00	$ 1.65	$ 3.25	$ 4.90	$ 32
			WATER PROOFING										
135			Waterproof Membrane **@ Floor Tile**	SF	216	10%	238	0.02	$ 55.00	$ 1.21	$ 1.60	$ 2.81	$ 668
			EXTERIOR FINISHES										
			SIDING										
136			Metal Panel Siding	SF	2971	10%	3268	0.04	$ 55.00	$ 1.93	$ 5.46	$ 7.39	$ 24,135
137			Vapor Barrier	SF	2971	10%	3268	0.02	$ 55.00	$ 0.88	$ 1.15	$ 2.03	$ 6,634
138			Extruded Aluminium Attachmnet Clips @ 24" O.C	EA	743	0%	743	0.05	$ 55.00	$ 2.48	$ 4.50	$ 6.98	$ 5,181
			Note: Assumed, As Details is Not Given										
			STONE VENEER										
139			Stone Veneer	SF	475	10%	523	0.21	$ 55.00	$ 11.55	$ 8.00	$ 19.55	$ 10,215
140			Vapor Barrier	SF	935	10%	1028	0.02	$ 55.00	$ 0.88	$ 1.15	$ 2.03	$ 2,087
141			Metal Lath	SF	475	10%	523	0.01	$ 55.00	$ 0.66	$ 0.88	$ 1.54	$ 804.65
142			3/8" Mortar Joint	CY	1	10%	1	1.150	$ 55.00	$ 63.25	$ 125.00	$ 188.25	$ 240.44
			Note: Assumed, As Details is Not Given										
			MISC. FINISHES										
143			Door & Window Trim	LF	289	10%	318	0.03	$ 55.00	$ 1.54	$ 0.70	$ 2.24	$ 712
												SUBTOTAL	**$ 88,729**

	PROJECTED COST	**$174,255**
OVERHEAD	**15%**	**$26,138**
PROFIT	**15%**	**$26,138**
SUBCONTRACTOR MARGIN	**10%**	**$5,989**
INSURANCE	**3%**	**$5,228**
CONTINGENCY	**5%**	**$8,713**
TAX	**7%**	**$6,403**
SUGGESTED BID		**$252,864**

Notes:

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

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	DESCRIPTION	UNIT	QUANTITY
	MATERIAL LIST		
	ROUGH CARPENTARY		
	FLOOR JOISTS		
1	2x8 Floor Joists @ 8'-0" Long	EA	4
2	2x8 Floor Joists @ 10'-0" Long	EA	61
3	2x10 Floor Joists @ 14'-0" Long	EA	25
4	2x10 Floor Joists @ 18'-0" Long	EA	25
	ROOF RAFTERS		
5	2x8 Roof Rafter @ 18'-0" Long	EA	68
	WOOD POST		
6	6x6 Wood Post @ 6'-0" High	EA	6
7	6x6 Wood Post @ 8'-0" High	EA	10
8	6x6 Wood Post @ 10'-0" High	EA	20
9	6x6 Wood Post @ 11'-4" High	EA	4
	WOOD BEAM		
10	2x8" Ridge Beam @ 18'-0" Long	EA	8
11	2x8" Wood Beam @ 18'-0" Long	EA	4
12	2x10" Wood Beam @ 10'-0" Long	EA	16
13	2x10" Wood Beam @ 18'-0" Long	EA	2
14	2x10" Wood Beam @ 20'-0" Long	EA	2
15	2x10" Wood Beam @ 26'-0" Long	EA	2
	WOOD HEADER		
	2x4 Wood Header		
16	2x4 Wood Header @ 8'-0" Long	EA	4
17	2x4 Wood Header @ 10'-0" Long	EA	8
18	2x4 Wood Header @ 12'-0" Long	EA	3
	2x6 Wood Header		
19	2x6 Wood Header @ 8'-0" Long	EA	6
20	2x6 Wood Header @ 10'-0" Long	EA	19
21	2x6 Wood Header @ 12'-0" Long	EA	6
22	2x6 Wood Header @ 16'-0" Long	EA	5
23	2x6 Wood Header @ 18'-0" Long	EA	2
24	2x6 Wood Header @ 20'-0" Long	EA	2
25	2x6 Wood Header @ 26'-0" Long	EA	2
	WOOD BLOCKING		
26	2x8 Wood Blocking @ 12'-0" Long	EA	23
27	2x10 Wood Blocking @ 12'-0" Long	EA	27

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	DESCRIPTION	UNIT	QUANTITY
	WOOD STAIRS		
	4'-0" Wide Wood Stair		
28	10" Wide x 4'-0" Long Prefabricated Wood Tread	EA	23
29	7" High x 4'-0" Long Prefabricated Wood Riser	EA	25
30	2x12 Wood Stringer @ 12'-0" Long	EA	4
	CONNECTIONS		
31	Simpson Strong-Tie BC6Z Post Base	EA	40
32	Simpson Strong-Tie LPC6Z Post Cap	EA	40
33	Simpson H2.5A Hanger	EA	366
	FINISH CARPENTRY		
	WOOD RAILING		
34	42" High Solid Hardwood Railing	LF	42
	SHEATHING		
35	**3/4" Expousure-I OSB Floor Sheathing**	**SF**	**1425**
36	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	45
37	Nails - 500 Nails Per Box	BOX	7
38	**7/16" Expousure-I OSB Floor Sheathing**	**SF**	**414**
39	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	13
40	**1/2" Expourse-I APA Rated Plyewood Roof Sheathing**	**SF**	**2512**
41	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	79
	NAILS		
42	Nails - 500 Nails Per Box	BOX	20
	CLIPS		
43	Clips - 250 Clips Per Box	BOX	2
	WALL FRAMING		
	WOOD STUDS		
44	2 x 4 Wood Studs @ 8'-0" High	EA	196
45	2 x 6 Wood Studs @ 8'-0" High	EA	127
46	2 x 6 Wood Studs @ 10'-0" High	EA	161
47	2 x 6 Wood Studs @ 12'-0" High	EA	52
	WOOD TOP PLATE		
48	2 x 4 Wood Double Top Plate @ 16'-0" Long	EA	34
49	2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	64
	WOOD SILL PLATE		
50	2 x 4 P.T. Wood Sill Plate @ 16'-0" Long	EA	17
51	2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	32
	WALL SHEATHING		
52	**7/16" Exposure-I OSB Sheathing**	**SF**	**3876**

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	DESCRIPTION	UNIT	QUANTITY
53	7/16" OSB Sheathing & Nails - Sheet Size: 4' x 8'	EA	122
	NAILS		
54	Nails - 500 Nails Per Box	BOX	19
	THERMAL & MOISTURE PROTECTION		
	INSULATION		
55	Batt Insulation 1 Bag = 32 SF	BAGS	142
	SEALANT		
56	Acoustical Sealant 1 Tube = 60 LF	TUBE	14
	FLOORING & WALL BASE		
	FLOORING		
57	SC: Sealed Concrete Flooring Manufacturer: TBD Color: TBD	SF	1936
58	LVT: Luxury Vinyl Tile Size: 24"x24" Manufacturer: TBD Color: TBD Box = 12 SF	BOX	124
59	CT: Ceramic Floor Tile Manufacturer: TBD Box = 10 SF	BOX	35
60	CPT: Carpet Flooring Manufacturer: TBD Color: TBD Roll = 576 SF	ROLL	1
	TILE ADHESIVE		
61	Tile Adhesive MAPEI: Kerabond (A118.1), Ultraflex 2 (A118.4) Custom Building Products: CustomBlend (A118.1), VersaBond (A118.4) LATICRETE: 317 (A118.1), 254 Platinum (A118.15) - 75 SF Per Bag	BAG	6
	GROUT		
62	Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial - 80 SF Per Bag	BAG	6
	MORTAR		
63	Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension) - Bag: 75 SF	BAG	4
64	Medium Bed Mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension) - Bag: 75 SF	BAG	4
65	Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial - Bag: 75 SF	BAG	4
	WALL BASE		

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	DESCRIPTION	UNIT	QUANTITY
66	Tile Wall Base Manufacturer: TBD Color: TBD Box: 10 SF	BOX	11
67	4" Rubber Base Manufacturer: TBD Color: TBD 1 Roll = 100 LF	ROLL	5
	TRANSITION STRIP		
68	Tile to LVT Transition Manufacturer: TBD 1= 10 LF	EA	4
	THRESHOLDS		
69	1/2" High ADA Threshold **Manufacturer:** TBD	LF	14
	WATER PROOFING		
70	Waterproof Membrane - 100 Sf Per Roll	ROLL	4
	EXTERIOR FINISHES		
	SIDING		
71	Vertical Metal Panel Siding -Size 12" Wide x 12' Long	EA	248
	CLIPS		
72	Extruded Aluminium Attachmnet Clips @ 24" O.C	EA	817
	STONE VENEER		
73	Stone Veneer	SF	523
	VAPOR BARRIER		
74	Vapor Barrier -Size 4' Wide x 25' Long	ROLLS	43
	METAL LATH		
75	Metal Lath 1Sheet = 4' x 8'	EA	17
	MORTAR JOINT		
76	3/8" Mortar Joint	CY	1
	TYVEK WRAP		
77	Tyvek House Wrap - 1350 SF Per Roll	ROLL	3
	TAPPING		
78	Tapping (1 Roll = 150 LF)	ROLL	14
	FLASHING		
79	Flashing 1EA = 10LF	EA	84