

## GENERAL SUMMARY



**Prepared for:**

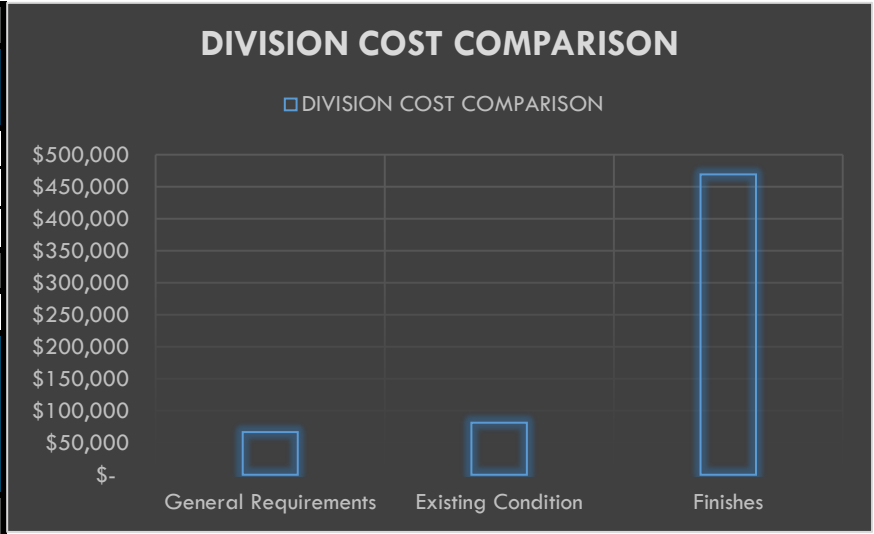
**Project ID:**

**Scope:** Interior, Exterior Painting & Wall Covering

**No. Of Floors:** 5

**Date:** 23-Nov-23

<b>BUILDING GSF</b>		<b>59,722</b>	
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
<b>1000</b>	General Requirements	\$ 66,500	1.11
<b>2000</b>	Existing Condition	\$ 81,351	1.36
<b>9000</b>	Finishes	\$ 469,051	7.85
<b>TOTAL TRADE COST</b>		<b>\$ 616,902</b>	<b>\$ 10.33</b>
<b>OVERHEAD AND PROFIT</b>			
	<b>15%</b>	\$ 92,535	\$ 1.55
<b>INSURANCE</b>	<b>3%</b>	\$ 18,507	\$ 0.31
<b>CONTINGENCY</b>	<b>5%</b>	\$ 30,845	\$ 0.52
<b>TAX</b>	<b>7%</b>	\$ 18,113	\$ 0.72
<b>SUGGESTED BID</b>		<b>\$ 776,902</b>	<b>\$ 13.43</b>



**DETAILED BREAKDOWN OF ITEMS**

Prepared for:  
 Project ID:  
 Scope: Interior, Exterior Painting & Wall Covering



Date: 23-Nov-23

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
<b>GENERAL REQUIREMENTS</b>													
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 18,000.00	\$ 18,000.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 8,500.00	\$ 8,500.00
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 22,000.00	\$ 22,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00
												<b>SUBTOTAL \$ 66,500</b>	
<b>EXISTING CONDITIONS</b>													
<b>PATCH &amp; REPAIR</b>													
8	A-6	G2.2/A-6	Patch and Repair Existing Walls to Receive New Finish. V.I.F.	SF	98552	0%	98552	0.015	\$ 52.00	\$ 0.78	\$ -	\$ 0.78	\$ 76,870.19
9		GB3.1/A-6	Patch and Repair Existing Gypsum Board Ceiling & and Paint as Required. V.I.F.	SF	2999	0%	2999	0.022	\$ 52.00	\$ 1.14	\$ 0.35	\$ 1.49	\$ 4,480.51
												<b>SUBTOTAL \$ 81,351</b>	
<b>FINISHES</b>													
<b>STANDARD GUESTROOMS</b>													
<b>KING 1 (17 EA)</b>													
<b>WALL COVERING</b>													
10			VCW-01: Wall Covering @ Guestroom - Accent Wall - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-07/B - <b>Pattern Name:</b> Lennon - <b>Color:</b> Grayston - <b>Width:</b> 54" - <b>Repeat:</b> 18" V x 52" H - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	2759	10%	3034	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 7,176
11			VCW-02: Wall Covering @ Guest Bath - <b>Manufacturer:</b> US Vinyl - <b>Pattern Number:</b> HSM-10120 - <b>Pattern Name:</b> Crosshatch - <b>Width:</b> 54" - <b>Repeat:</b> Random - <b>Type:</b> Type II, Class A - <b>Backing:</b> Scrim	SF	2941	10%	3235	0.015	\$ 55.00	\$ 0.83	\$ 1.95	\$ 2.78	\$ 8,977
12			VCW-03: Wall Covering @ General Guestroom Walls - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-57 - <b>Width:</b> 54" - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	7684	10%	8452	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 19,989
<b>PAINT</b>													
<b>CELINING PAINT</b>													



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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	
14	A-6	Guestroom Specification Manual	VCW-01: Wall Covering @ Guestroom - Accent Wall - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-07/B - <b>Pattern Name:</b> Lennon - <b>Color:</b> Grayston - <b>Width:</b> 54" - <b>Repeat:</b> 18" V x 52" H - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	6166	10%	6783	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 16,042	
15			VCW-02: Wall Covering @ Guest Bath - <b>Manufacturer:</b> US Vinyl - <b>Pattern Number:</b> HSM-10120 - <b>Pattern Name:</b> Crosshatch - <b>Width:</b> 54" - <b>Repeat:</b> Random - <b>Type:</b> Type II, Class A - <b>Backing:</b> Scrim	SF	6574	10%	7231	0.015	\$ 55.00	\$ 0.83	\$ 1.95	\$ 2.78	\$ 20,066	
16			VCW-03: Wall Covering @ General Guestroom Walls - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-57 - <b>Width:</b> 54" - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	17175	10%	18893	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 44,681	
			<b>PAINT</b>											
			<b>CEILING PAINT</b>											
15			PT-01: Paint @ Guestroom Bath Ceiling - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	SF	1938	10%	2132	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 5,636	
16			PT-10: Paint - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss Note: After Removal Of Crown Molding Patch & Repair Surface To Give New Paint PT-10.	SF	3154	10%	3469	0.030	\$ 58.00	\$ 1.74	\$ 1.02	\$ 2.76	\$ 9,576	
			<b>DOOR PAINT</b>											
17			PT-02: Paint @ Guestroom Barn Door Trim - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	LF	1216	10%	1338	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 1,533	
17			PT-02: Paint @ Guestroom Barn Door - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	SF	532	10%	585	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 1,788	
15	PT-04: Paint @ Guestroom Entry Doors (Interior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	SF	760	10%	836	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 2,556			

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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
14			PT-04: Paint @ Guestroom Entry Doors Trims (Interior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	LF	621	10%	683	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 783
17			PT-11: Paint @ Guestroom Entry Doors (Corridor Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	SF	760	10%	836	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 2,556
17			PT-11: Paint @ Guestroom Entry Doors Trims (Corridor Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	LF	621	10%	683	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 783
			<b>QUEEN QUEEN (58 EA)</b>										
			<b>WALL COVERING</b>										
18			VCW-01: Wall Covering @ Guestroom - Accent Wall - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-07/B - <b>Pattern Name:</b> Lennon - <b>Color:</b> Grayston - <b>Width:</b> 54" - <b>Repeat:</b> 18" V x 52" H - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	9412	10%	10353	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 24,484
19			VCW-02: Wall Covering @ Guest Bath - <b>Manufacturer:</b> US Vinyl - <b>Pattern Number:</b> HSM-10120 - <b>Pattern Name:</b> Crosshatch - <b>Width:</b> 54" - <b>Repeat:</b> Random - <b>Type:</b> Type II, Class A - <b>Backing:</b> Scrim	SF	10033	10%	11037	0.015	\$ 55.00	\$ 0.83	\$ 1.95	\$ 2.78	\$ 30,627
20			VCW-03: Wall Covering @ General Guestroom Walls - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-57 - <b>Width:</b> 54" - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	26215	10%	28836	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 68,198
			<b>PAINT</b>										
			<b>CEILING PAINT</b>										
19			PT-01: Paint @ Guestroom Bath Ceiling - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	SF	2958	10%	3254	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 8,603

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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	
20	A-8	Guestroom Specification Manual	<b>PT-10:</b> Paint - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss Note: After Removal Of Crown Molding Patch & Repair Surface To Give New Paint PT-10.	SF	4814	10%	5295	0.030	\$ 58.00	\$ 1.74	\$ 1.02	\$ 2.76	\$ 14,615	
21			<b>DOOR PAINT</b> <b>PT-02:</b> Paint @ Guestroom Barn Door Trim - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	LF	1856	10%	2042	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 2,340	
21			<b>PT-02:</b> Paint @ Guestroom Barn Door - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	SF	812	10%	893	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 2,730	
19			<b>PT-04:</b> Paint @ Guestroom Entry Doors (Interior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	SF	1161	10%	1277	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 3,901	
18			<b>PT-04:</b> Paint @ Guestroom Entry Doors Trims (Interior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	LF	948	10%	1042	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 1,195	
21			<b>PT-11:</b> Paint @ Guestroom Entry Doors (Corridor Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	SF	1161	10%	1277	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 3,901	
21			<b>PT-11:</b> Paint @ Guestroom Entry Doors Trims (Corridor Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	LF	948	10%	1042	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 1,195	
				<b>KING SUITE LEFT (4 EA)</b>										
				<b>WALL COVERING</b>										
22				<b>VCW-01:</b> Wall Covering @ Guestroom - Accent Wall - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-07/B - <b>Pattern Name:</b> Lennon - <b>Color:</b> Grayston - <b>Width:</b> 54" - <b>Repeat:</b> 18" V x 52" H - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnauburg	SF	557	10%	612	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 1,448



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23	A-9	Guestroom Specification Manual	VCW-02: Wall Covering @ Guest Bath - <b>Manufacturer:</b> US Vinyl - <b>Pattern Number:</b> HSM-10120 - <b>Pattern Name:</b> Crosshatch - <b>Width:</b> 54" - <b>Repeat:</b> Random - <b>Type:</b> Type II, Class A - <b>Backing:</b> Scrim	SF	683	10%	751	0.015	\$ 55.00	\$ 0.83	\$ 1.95	\$ 2.78	\$ 2,084	
24			VCW-03: Wall Covering @ General Guestroom Walls - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-57 - <b>Width:</b> 54" - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	3573	10%	3930	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 9,296	
			<b>PAINT</b>											
			<b>CEILING PAINT</b>											
23			PT-01: Paint @ Guestroom Bath Ceiling - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	SF	928	10%	1021	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 2,699	
24			PT-10: Paint - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss <i>Note: After Removal Of Crown Molding Patch &amp; Repair Surface To Give New Paint PT-10.</i>	SF	528	10%	581	0.030	\$ 58.00	\$ 1.74	\$ 1.02	\$ 2.76	\$ 1,603	
			<b>DOOR PAINT</b>											
22			PT-04: Paint @ Guestroom Interior Doors - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	SF	488	10%	537	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 615	
23			PT-04: Paint @ Guestroom Interior Door Trims - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	LF	296	10%	326	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 995	
23			PT-04: Paint @ Guestroom Entry Doors (Interior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	SF	80	10%	88	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 269	
22	PT-04: Paint @ Guestroom Entry Doors Trims (Interior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	LF	65	10%	72	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 82			

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25			PT-11: Paint @ Guestroom Entry Doors (Corridor Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	SF	80	10%	88	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 269
25			PT-11: Paint @ Guestroom Entry Doors Trims (Corridor Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	LF	65	10%	72	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 82
<b>ADA GUEST ROOMS</b>													
<b>KING ADA (2 EA)</b>													
<b>WALL COVERING</b>													
26	A-10		VCW-01: Wall Covering @ Guestroom - Accent Wall - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-07/B - <b>Pattern Name:</b> Lennon - <b>Color:</b> Grayston - <b>Width:</b> 54" - <b>Repeat:</b> 18" V x 52" H - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	282	10%	310	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 734
27			VCW-02: Wall Covering @ Guest Bath - <b>Manufacturer:</b> US Vinyl - <b>Pattern Number:</b> HSM-10120 - <b>Pattern Name:</b> Crosshatch - <b>Width:</b> 54" - <b>Repeat:</b> Random - <b>Type:</b> Type II, Class A - <b>Backing:</b> Scrim	SF	304	10%	335	0.015	\$ 55.00	\$ 0.83	\$ 1.95	\$ 2.78	\$ 929
28			VCW-03: Wall Covering @ General Guestroom Walls - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-57 - <b>Width:</b> 54" - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	745	10%	819	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 1,937
<b>PAINT</b>													
<b>CEILING PAINT</b>													
27			PT-01: Paint @ Bath Ceiling - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	SF	122	10%	134	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 355
28		Guestroom Specification Manual	PT-10: Paint - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss Note: After Removal Of Crown Molding Patch & Repair Surface To Give New Paint	SF	150	10%	165	0.030	\$ 58.00	\$ 1.74	\$ 1.02	\$ 2.76	\$ 455
<b>DOOR PAINT</b>													



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26			PT-02: Paint @ Guestroom Barn Door Trim - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	LF	68	10%	75	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 86
26			PT-04: Paint @ Guestroom Barn Door - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	SF	30	10%	33	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 101
26			PT-04: Paint @ Guestroom Entry Doors (Interior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	SF	40	10%	44	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 135
27			PT-04: Paint @ Guestroom Entry Doors Trims (Interior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	LF	34	10%	37	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 43
29			PT-11: Paint @ Entry Doors Trims (Exterior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	LF	34	10%	37	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 43
29			PT-11: Paint @ Entry Doors (Exterior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	SF	40	10%	44	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 134
			<b>KING ADA ROLL IN LEFT/ RIGHT (2 EA)</b>										
			<b>WALL COVERING</b>										
30			VCW-01: Wall Covering @ Guestroom - Accent Wall - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-07/B - <b>Pattern Name:</b> Lennon - <b>Color:</b> Grayston - <b>Width:</b> 54" - <b>Repeat:</b> 18" V x 52" H - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	282	10%	310	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 734
31			VCW-02: Wall Covering @ Guest Bath - <b>Manufacturer:</b> US Vinyl - <b>Pattern Number:</b> HSM-10120 - <b>Pattern Name:</b> Crosshatch - <b>Width:</b> 54" - <b>Repeat:</b> Random - <b>Type:</b> Type II, Class A - <b>Backing:</b> Scrim	SF	304	10%	335	0.015	\$ 55.00	\$ 0.83	\$ 1.95	\$ 2.78	\$ 929



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 Scope: Interior, Exterior Painting & Wall Covering



Date: 23-Nov-23

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
34	A-11	Guestroom Specification Manual	VCW-01: Wall Covering @ Guestroom - Accent Wall - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-07/B - <b>Pattern Name:</b> Lennon - <b>Color:</b> Grayston - <b>Width:</b> 54" - <b>Repeat:</b> 18" V x 52" H - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	485	10%	533	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 1,260	
35			VCW-02: Wall Covering @ Guest Bath - <b>Manufacturer:</b> US Vinyl - <b>Pattern Number:</b> HSM-10120 - <b>Pattern Name:</b> Crosshatch - <b>Width:</b> 54" - <b>Repeat:</b> Random - <b>Type:</b> Type II, Class A - <b>Backing:</b> Scrim	SF	486	10%	534	0.015	\$ 55.00	\$ 0.83	\$ 1.95	\$ 2.78	\$ 1,483	
36			VCW-03: Wall Covering @ General Guestroom Walls - <b>Manufacturer:</b> Momentum Textile & Wall Coverings - <b>Pattern Number:</b> H-CFD-57 - <b>Width:</b> 54" - <b>Type:</b> Type II, Class A - <b>Backing:</b> Osnaburg	SF	1333	10%	1467	0.015	\$ 55.00	\$ 0.83	\$ 1.54	\$ 2.37	\$ 3,468	
			<b>PAINT</b>											
			<b>CEILING PAINT</b>											
35			PT-01: Paint @ Bath Ceiling - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	SF	181	10%	199	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 525	
33			PT-10: Paint - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss Note: After Removal Of Crown Molding, Patch & Repair Surface To Give New Paint	SF	243	10%	267	0.030	\$ 58.00	\$ 1.74	\$ 1.02	\$ 2.76	\$ 738	
			<b>DOOR PAINT</b>											
34			PT-02: Paint @ Guestroom Barn Door Trim - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	LF	101	10%	111	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 128	
34			PT-04: Paint @ Bath Doors - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	SF	45	10%	50	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 151	
35	PT-04: Paint @ Guestroom Entry Doors (Interior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	SF	60	10%	66	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 202			

**DETAILED BREAKDOWN OF ITEMS**

**Prepared for:**  
**Project ID:**  
**Scope:** Interior, Exterior Painting & Wall Covering



**Date:** 23-Nov-23

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
35			<b>PT-04:</b> Paint @ Guestroom Entry Doors Trims (Interior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 1557 - <b>Color:</b> Silver Song - <b>Finish:</b> Semi-Gloss	LF	50	10%	54	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 62
36			<b>PT-11:</b> Paint @ Guestroom Entry Doors (Exterior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	SF	60	10%	66	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 202
37			<b>PT-11:</b> Paint @ Doors Trims (Exterior Side) - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	LF	51	10%	56	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 64
<b>CONNECTING DOORS BETWEEN GUESTROOMS</b>													
37			<b>PT-11:</b> Paint @ Existing Doors - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendali Charcoal - <b>Finish:</b> Semi-Gloss <i>Note: 1 Coat Primer, 2 Coats Paint</i>	SF	462	10%	508	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 1,553
37			<b>PT-11:</b> Paint @ Existing Doors Trims - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendali Charcoal - <b>Finish:</b> Semi-Gloss <i>Note: 1 Coat Primer, 2 Coats Paint</i>	LF	374	10%	411	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 471
<b>GUESTROOM CORRIDOR</b>													
<b>PAINT</b>													
<b>CEILING PAINT</b>													
26			<b>PT-10:</b> Paint @ New Gypsum Board Ceiling - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Semi-Gloss	SF	1770	10%	1947	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 5,149
25	A1-A5	<b>Guestroom Specification Manual</b>	<b>DOOR PAINT</b> <b>PT-11:</b> Paint @ Storage and Stair Doors Trims - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	LF	612	10%	673	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 771
25			<b>PT-11:</b> Paint @ Storage and Stair Doors - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendal Charcoal - <b>Finish:</b> Semi-Gloss	SF	756	10%	832	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 2,541
<b>PUBLIC AREA</b>													
<b>CEILING PAINT</b>													

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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
38	A2.0/Public Area Drawings	F-1 Finish Schedule	PT-10: Ceiling Paint - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Flat <i>Note: 1 Coat Primer, 2 Coats Paint</i>	SF	874	10%	961	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 2,540
<b>DOOR &amp; FRAME PAINT</b>													
38	A1.0 & A5.0 /Public Area Drawings	F-1 Finish Schedule and Plan Notes	PT-20: Paint @ Existing Door Panels - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 2012.20 - <b>Color:</b> Flame - <b>Finish:</b> Semi-Gloss	SF	20	10%	22	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 67
38			PT-20: Paint @ Existing 2" Door Trim - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 2012.20 - <b>Color:</b> Flame - <b>Finish:</b> Semi-Gloss	LF	33	10%	36	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 42
38			PT-11: Paint @ Existing Door - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendali Charcoal - <b>Finish:</b> Semi-Gloss	SF	480	10%	528	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 1,614
38			PT-11: Paint @ 2" Existing Door Trim - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> HC-166 - <b>Color:</b> Kendali Charcoal - <b>Finish:</b> Semi-Gloss	LF	396	10%	436	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 499
39			Paint @ Pocket Door -Paint To Be Confirmed.	SF	72	10%	79	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 242
39			Paint @ New Door Panels w/ADA Complaint Vision Panel -Paint To Be Confirmed.	SF	120	10%	132	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 404
<b>WALL COVERING</b>													
38	A-3.0 & A-5.0		VWC-10: Accent Wall Covering - <b>Manufacturer:</b> US Vinyl - <b>Pattern:</b> HSM-10117 - <b>Width:</b> 54" - <b>Type:</b> II, Class A - <b>Backing:</b> Scrim	SF	47	10%	52	0.015	\$ 55.00	\$ 0.83	\$ 1.95	\$ 2.78	\$ 143



**DETAILED BREAKDOWN OF ITEMS**

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Date: 23-Nov-23

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
40	A-5.0 & A-5.1	Finish Schedule/F-1	VWC-11: Main Wall Covering - <b>Manufacturer:</b> MDC Wallcovering - <b>Pattern:</b> ALPHA7035 - <b>Width:</b> 54" - <b>Type:</b> II, Class A - <b>Backing:</b> Non-Woven	SF	913	10%	1004	0.015	\$ 55.00	\$ 0.83	\$ 1.22	\$ 2.05	\$ 2,054
41	A-5.0		VWC-12: Accent Wall Covering - <b>Manufacturer:</b> Koroseal - <b>Pattern:</b> KIP-45483 - <b>Color:</b> Umber-3 - <b>Repeat:</b> 52" H - 24" V - <b>Width:</b> 52"/54" - <b>Type:</b> II, Class A - <b>Backing:</b> Osnaburg	SF	101	10%	111	0.015	\$ 55.00	\$ 0.83	\$ 1.30	\$ 2.13	\$ 236
42	A-5.1		VWC-15: Accent Wall Covering - <b>Manufacturer:</b> MDC Wallcovering - <b>Pattern:</b> ALPHA7035 - <b>Width:</b> 54" - <b>Type:</b> II, Class A - <b>Backing:</b> Osnaburg	SF	159	10%	175	0.015	\$ 55.00	\$ 0.83	\$ 1.22	\$ 2.05	\$ 358
41			VWC-16: Main Wall Covering - <b>Manufacturer:</b> US Vinyl - <b>Pattern:</b> HSM-10119 - <b>Width:</b> 54" - <b>Type:</b> II, Class A - <b>Backing:</b> Scrim	SF	151	10%	166	0.015	\$ 55.00	\$ 0.83	\$ 1.95	\$ 2.78	\$ 461
42			VWC-18: Main Wall Covering - <b>Manufacturer:</b> Koroseal - <b>Pattern:</b> KIP-40929 - <b>Color:</b> Smoke-1 - <b>Embossing:</b> #419 - <b>Width:</b> 54" - <b>Type:</b> II, Class A - <b>Backing:</b> Osnaburg	SF	460	10%	506	0.015	\$ 55.00	\$ 0.83	\$ 1.30	\$ 2.13	\$ 1,075
43	A-5.0		VWC-19: Main Wall Covering - <b>Manufacturer:</b> Momentum - <b>Pattern:</b> H-CFD-11 - <b>Width:</b> 54" - <b>Type:</b> II, Class A - <b>Backing:</b> Non-Woven	SF	148	10%	163	0.015	\$ 55.00	\$ 0.83	\$ 1.26	\$ 2.09	\$ 339
			<b>POOL</b>										
			<b>CEILING PAINT</b>										
38	A2.1/Public Area		PT-16: Paint @ Indoor Pool Main Ceiling - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Flat Note: Pre-Cat V342 Matte Waterborne Paint 522 1 Coat Primer, 2 Coats Paint	SF	325	10%	357	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 944

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38	Drawings	Finish Schedule	PT-17: Paint @ Indoor Pool Recessed Ceiling - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 2058-50 - <b>Color:</b> Aquarium Blue - <b>Finish:</b> Flat Note: Pre-Cat V342 Matte Waterborne Paint 522 1 Coat Primer, 2 Coats Paint	SF	1035	10%	1139	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 3,010
<b>DOOR &amp; FRAME PAINT</b>													
38	A1.0 & A1.1/Public Area Drawings	Door Schedule, Finish Schedule and Plan Notes	Paint @ New Door w/ Frame - <b>TBD</b>	SF	40	10%	44	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 135
38			Paint @ New Door Panels - Finish to Match w/Door It is Replacing	SF	80	10%	88	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 269
38			Paint @ Existing Frame - Finish to Match Previous	LF	33	10%	36	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 110
38			Paint @ Typical Storage Room Door w/Frame - Finish to Match Previous	SF	40	10%	44	0.032	\$ 58.00	\$ 1.86	\$ 1.20	\$ 3.06	\$ 135
<b>WALL PAINT</b>													
41	A-3.1	Finish Schedule/F-1	PT-12: Paint @ Guest Laundry - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 2058-30 - <b>Color:</b> Deep Ocean - <b>Finish:</b> Sating	SF	570	10%	627	0.025	\$ 58.00	\$ 1.45	\$ 1.02	\$ 2.47	\$ 1,549
42	A-3.1 & A-5.1		PT-14: Paint @ Indoor Pool Walls - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> 2058-30 - <b>Color:</b> Deep Ocean - <b>Finish:</b> Sating	SF	2526	10%	2779	0.025	\$ 58.00	\$ 1.45	\$ 1.02	\$ 2.47	\$ 6,863
<b>CORRIDOR/LOBBY</b>													
<b>WALL COVERING</b>													
42	A-3.0 & A-5.0	Finish Schedule/F-1	VWC-10: Accent Wall Covering @ Lobby - <b>Manufacturer:</b> US Vinyl - <b>Pattern:</b> HSM-10117 - <b>Width:</b> 54" - <b>Type:</b> II, Class A - <b>Backing:</b> Scrim	SF	106	10%	117	0.015	\$ 55.00	\$ 0.83	\$ 1.95	\$ 2.78	\$ 324
44			VWC-11: Main Wall Covering @ Lobby - <b>Manufacturer:</b> MDC Wallcovering - <b>Pattern:</b> ALPHA7035 - <b>Width:</b> 54" - <b>Type:</b> II, Class A - <b>Backing:</b> Non-Woven	SF	2929	10%	3222	0.015	\$ 55.00	\$ 0.83	\$ 1.22	\$ 2.05	\$ 6,589
<b>CEILING PAINT</b>													
44	A2.0/Public Area Drawings	F-1 Finish Schedule	PT-10: Ceiling Paint - <b>Manufacturer:</b> Benjamin Moore - <b>Product:</b> OC-69 - <b>Color:</b> White Opulence - <b>Finish:</b> Flat Note: 1 Coat Primer, 2 Coats Paint	SF	405	10%	446	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 1,178
<b>DOOR PAINT</b>													
44	A2.0/Public Area		Refinish Stainless Steel Door to Remove All Scratches and Blemishes	SF	184	10%	202	0.020	\$ 58.00	\$ 1.16	\$ 0.92	\$ 2.08	\$ 421

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44	Drawings	Plan Notes	Refinish 3" Trim to Remove All Scratches and Blemishes	LF	69	10%	76	0.012	\$ 58.00	\$ 0.70	\$ 0.40	\$ 1.10	\$ 83		
			<b>EXTERIOR</b>												
			<b>PAINT</b>												
38	A-1/A-2/A-3	Plan Notes	EF-1: Paint @ Exterior - <b>Manufacturer:</b> Benjamin Moore - <b>Product#</b> Oc-141 - <b>Color:</b> China White	SF	11664	10%	12830	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 33,922		
38			EF-3: Paint @ Exterior - <b>Manufacturer:</b> Benjamin Moore - <b>Product#</b> HC-169 - <b>Color:</b> Coventry Gray	SF	6046	10%	6651	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 17,585		
45			EF-3: Paint @ Metal Coping - <b>Manufacturer:</b> Benjamin Moore - <b>Product#</b> HC-169 - <b>Color:</b> Coventry Gray	LF	798	10%	878	0.013	\$ 58.00	\$ 0.75	\$ 0.50	\$ 1.25	\$ 1,101		
38			EF-4: Paint @ Exterior - <b>Manufacturer:</b> Benjamin Moore - <b>Product#</b> AC-27 - <b>Color:</b> Galveston Gray	SF	260	10%	286	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 756		
45			Paint @ Exterior Window Trims <b>Note: To Be Confirmed</b>	LF	4016	10%	4417	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 5,062		
45			Paint @ Interior Window Trims <b>Note: To Be Confirmed</b>	LF	4016	10%	4417	0.012	\$ 58.00	\$ 0.70	\$ 0.45	\$ 1.15	\$ 5,062		
			<b>PORTE COCHERE</b>												
45			EF-3: Paint @ Exterior - <b>Manufacturer:</b> Benjamin Moore - <b>Product#</b> HC-169 - <b>Color:</b> Coventry Gray	SF	233	10%	256	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 677		
45			EF-5: Paint @ Exterior - <b>Manufacturer:</b> Benjamin Moore - <b>Product#</b> 2061-20 - <b>Color:</b> Champion Cobalt	SF	508	10%	559	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 1,479		
			<b>PORTE COCHERE CEILING</b>												
			<b>Note: To Be Confirmed</b>												
45	A4.1	Plan Notes	EF-3: Paint @ Ceiling - <b>Manufacturer:</b> Benjamin Moore - <b>Product#</b> HC-169 - <b>Color:</b> Coventry Gray	SF	2303	10%	2533	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 6,697		
45			EF-4: Paint @ Ceiling - <b>Manufacturer:</b> Benjamin Moore - <b>Product#</b> AC-27 - <b>Color:</b> Galveston Gray	SF	587	10%	646	0.028	\$ 58.00	\$ 1.62	\$ 1.02	\$ 2.64	\$ 1,708		
											<b>SUBTOTAL \$ 469,051</b>				
											<b>PROJECTED COST</b>		<b>\$616,902</b>		
<b>OVERHEAD AND PROFIT</b>											<b>15%</b>	<b>\$92,535</b>			
<b>INSURANCE</b>											<b>3%</b>	<b>\$18,507</b>			
<b>CONTINGENCY</b>											<b>5%</b>	<b>\$30,845</b>			
<b>TAX</b>											<b>7%</b>	<b>\$18,113</b>			

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<b>SUGGESTED BID</b>													\$776,902

**Notes:**

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