



Date: 1/5/2021
 Project: Apartment Renovation Flats On second & Pennsylvania
 Project Location: 138 East 2nd Street, Wellston, OHIO 45692

Detailed Estimate

ITEM #	REF. SHEET	DETAIL	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT MATERIAL COST	UNIT LABOR COST	TOTAL MATERIAL COST	TOTAL LABOR COST	UNIT ITEM COST	TOTAL ITEM COST	TRADE COST
			DIV-01	GENERAL											\$ -
1				Permit	1	0%	1	LS						\$ -	
2				Supervision	1	0%	1	LS						\$ -	
3				Final Cleanup	1	0%	1	LS						\$ -	
4				Mobilization Cost	1	0%	1	LS						\$ -	
5				Project Overheads	1	0%	1	LS						\$ -	
6				Bonds	1	0%	1	LS						\$ -	
7				Fees (Architect & Engineer)	1	0%	1	LS						\$ -	
8				Temporary Control & Facilities	1	0%	1	LS						\$ -	
			DIV-02	SELECTIVE REMOVALS AND DEMOLITIONS											\$ -
				Demo											
9	CS-101			Buildings to be Demolished in the future by owner	10378	10%	11,416	SF			\$ -	\$ -	\$ -	\$ -	
10				Remove Power pole	2	0%	2	EA			\$ -	\$ -	\$ -	\$ -	
			DIV-03	CONCRETE											\$ -
				Ramp Plan											
11				12" Thick Concrete ramp	208	10%	229	SF			\$ -	\$ -	\$ -	\$ -	
				Stair Tower Foundation Plan											
				Footing											
12				(2'-6"x1'-6") Strip Footing W/ 6#5 Bars	17	10%	19	CY			\$ -	\$ -	\$ -	\$ -	
				Slab											
13	CS-101			4" Concrete Slab (510 SF) W/ 6x6x10x10 Welded Wire Fabric & Trowel Finish	510	10%	561	SF			\$ -	\$ -	\$ -	\$ -	
				Lintels											
14				(2) 4x8 Concrete lintel W/ (1) #3 Rebar's Top (1)#4 Rebar Bottom 8" Grout Fill @ Corners	0.10	10%	0.11	CY			\$ -	\$ -	\$ -	\$ -	
			DIV-04	UNIT MASONRY											\$ -
				Stair Tower Floor Plans											
				CMU Wall											
15	S-101			8" Split Cmu Wall	4990	10%	5,489	SF			\$ -	\$ -	\$ -	\$ -	
16				8" Split Cmu Bond Beam	135	10%	149	LF			\$ -	\$ -	\$ -	\$ -	
			DIV-05	METALS											\$ -
				Ramp Plan											
17				1-1/2" SS Tubing Handrail W/ Post	83	10%	91	LF			\$ -	\$ -	\$ -	\$ -	
				Stair Tower Foundation Plan											
18				5x3x5/16" LLV Steel Lintel Prep. & Paint	18	10%	20	LF			\$ -	\$ -	\$ -	\$ -	
19				4x3x5/16" LLV Steel Lintel Prep. & Paint	6	10%	7	LF			\$ -	\$ -	\$ -	\$ -	
				Floor Framing Plan											
				Joists											
20				22 GA Stud As Ceiling Joists @ 24" OC (661 SF)	331	10%	364	LF			\$ -	\$ -	\$ -	\$ -	
				Blocking											
21				22GA Track as Ledger	597	10%	657	LF			\$ -	\$ -	\$ -	\$ -	
				King Studs											
22				3-5/8" King Studs	154	10%	169	LF			\$ -	\$ -	\$ -	\$ -	
23				6" King Studs	348	10%	383	LF			\$ -	\$ -	\$ -	\$ -	
				Headers (Detail not Given)											
24				h1	17	10%	19	LF			\$ -	\$ -	\$ -	\$ -	
25				h2	10	10%	11	LF			\$ -	\$ -	\$ -	\$ -	
26				h2 / h4	20	10%	22	LF			\$ -	\$ -	\$ -	\$ -	

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27				h3	10	10%	11	LF			\$ -	\$ -	\$ -	\$ -	
28				h4	3	10%	4	LF			\$ -	\$ -	\$ -	\$ -	
29				h5	14	10%	15	LF			\$ -	\$ -	\$ -	\$ -	
			DIV-06	WOOD, PLASTICS & COMPOSITES											\$ -
				Millwork											
30				Vanity Cabinets	13	10%	14	LF			\$ -	\$ -	\$ -	\$ -	
31				Closet W/ 2 Shelves	4	10%	4	LF			\$ -	\$ -	\$ -	\$ -	
32				Closet W/ 3 Shelves	3	10%	3	LF			\$ -	\$ -	\$ -	\$ -	
33				Closet W/ 5 Shelves	12	10%	13	LF			\$ -	\$ -	\$ -	\$ -	
34				Closet W/ Shelf & Rod	81	10%	89	LF			\$ -	\$ -	\$ -	\$ -	
35	A-101,			(2'-8" H) Lower Cabinets	6	10%	7	LF			\$ -	\$ -	\$ -	\$ -	
36	A-102,			(3'-0" H) Lower Cabinets	69	10%	76	LF			\$ -	\$ -	\$ -	\$ -	
37	A-107			(1'-3" H) Upper Cabinets	38	10%	42	LF			\$ -	\$ -	\$ -	\$ -	
38				(2'-6" H) Upper Cabinets	35	10%	39	LF			\$ -	\$ -	\$ -	\$ -	
				Moulding											
39				Crown Moulding	73	10%	80	LF			\$ -	\$ -	\$ -	\$ -	
				Blocking											
40				(2x6) Wood Blocking For Wall Cabinets	107	10%	118	LF			\$ -	\$ -	\$ -	\$ -	
41				(2x6) Wood Blocking For Bath Accessories	35	10%	39	LF			\$ -	\$ -	\$ -	\$ -	
				Stairs											
42				(4'-0" Wide) Stairs W/ - (10") Tread (15 EA) - (7") Riser (17 EA) - Handrail (35 LF)	17	0%	17	RISERS			\$ -	\$ -	\$ -	\$ -	
43	A-101, A-102, A-103			(4'-0" Wide) Stairs W/ - (10") Tread (10 EA) - (7") Riser (11 EA) - Handrail (27 LF)	11	0%	11	RISERS			\$ -	\$ -	\$ -	\$ -	
44				(3'-6" Wide) Stairs W/ - (10") Tread (26 EA) - (7") Riser (28 EA) - Handrail (32 LF) - Guard Rail (31 LF)	28	0%	28	RISERS			\$ -	\$ -	\$ -	\$ -	
				Stair Tower Framing Plan											
				Floor Joists											
45				2x10 Joists @ 16" OC (159 SF)	241	10%	265	LF			\$ -	\$ -	\$ -	\$ -	
46				2x10 Joists @ 16" OC (450 SF)	338	10%	372	LF			\$ -	\$ -	\$ -	\$ -	
				Floor Sheathing											
47				5/8" T&G OSB Sheathing	610	10%	671	SF			\$ -	\$ -	\$ -	\$ -	
				Ceiling											
48				5/8" Gypsum Board Ceiling W/ Paint	1290	10%	1,419	SF			\$ -	\$ -	\$ -	\$ -	
				Blocking											
49				2x10 Ledger W/ 3/8" Diax4 lag Bolts @ 16" OC	137	10%	151	LF			\$ -	\$ -	\$ -	\$ -	
50				2x10 Joist As Ledger	80	10%	88	LF			\$ -	\$ -	\$ -	\$ -	
51				2x12 Joist As Ledger	43	10%	48	LF			\$ -	\$ -	\$ -	\$ -	
52				2x12 Ledger W/ 3/8" Diax4	73	10%	80	LF			\$ -	\$ -	\$ -	\$ -	
				Header											
53				2x10 Header	17	10%	18	LF			\$ -	\$ -	\$ -	\$ -	
				Bridging											
54				X Type Bridging	108	10%	119	LF			\$ -	\$ -	\$ -	\$ -	
				Roof Joists											
55				2x12 Joists @ 16" OC @ Roof (480 SF)	362	10%	398	LF			\$ -	\$ -	\$ -	\$ -	
				Roof Sheathing											
56				3/4" PT Plywood Sheathing	480	10%	528	SF			\$ -	\$ -	\$ -	\$ -	
			DIV-07	THERMAL AND MOISTURE PROTECTION											\$ -
				Roof											
57				(3'-0" H) Pipe Railing	10	10%	11	LF			\$ -	\$ -	\$ -	\$ -	
58				(2x4) Wood Studs @ 16" O.C.	16	10%	17	LF			\$ -	\$ -	\$ -	\$ -	
59				(R-13) Batt Insulation	21	10%	23	SF			\$ -	\$ -	\$ -	\$ -	
60				(5/8") Painted Plywood	21	10%	23	SF			\$ -	\$ -	\$ -	\$ -	
61				60 Mil EPDM Roof Flashing	15	10%	17	SF			\$ -	\$ -	\$ -	\$ -	
62				(37"x43") Roof Access Hatch	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
				Stair Tower Roofing											
63				60 Mil EPDM Roofing	480	10%	528	SF			\$ -	\$ -	\$ -	\$ -	
64				3" Polyiso Board	480	10%	528	SF			\$ -	\$ -	\$ -	\$ -	
65				R-30 Batt Insulation	480	10%	528	SF			\$ -	\$ -	\$ -	\$ -	
			DIV-08	OPENINGS											\$ -

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66				Doors											
				(1'-6"x6'-8") Hollow Wood Door W/ Wood Frame	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
				(2)(2'-0"x6'-8") Hollow Wood Door W/ Wood Frame	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
				(2)(3'-0"x6'-8") Hollow Wood Door W/ Wood Frame	3	0%	3	EA			\$ -	\$ -	\$ -	\$ -	
				(2'-0"x6'-8") Hollow Wood Door W/ Wood Frame	2	0%	2	EA			\$ -	\$ -	\$ -	\$ -	
				(2'-10"x6'-8") Hollow Wood Door W/ Wood Frame	15	0%	15	EA			\$ -	\$ -	\$ -	\$ -	
				(2'-6"x6'-8") Hollow Wood Door W/ Wood Frame	5	0%	5	EA			\$ -	\$ -	\$ -	\$ -	
				(2'-8"x6'-8") Hollow Wood Door W/ Wood Frame	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
				(3'-0"x6'-8") Hollow Wood Door W/ Wood Frame	9	0%	9	EA			\$ -	\$ -	\$ -	\$ -	
				(3'-0"x6'-8") Insulated Door W/ Metal Frame	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
				(3'-0"x7'-0") Hollow Metal Door W/ Knock Down Hollow Metal Frame	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
				(4'-0"x7'-0") Hollow Metal Door W/ Knock Down Hollow Metal Frame	4	0%	4	EA			\$ -	\$ -	\$ -	\$ -	
				Trims											
				Door Trims	2260	10%	2,486	LF			\$ -	\$ -	\$ -	\$ -	
				Hardware											
				Hardware Package: Door 1											
				- Lever											
				- Hinge (3 Pairs Butts)											
				- Cylinder W/ Deadbolt											
				- Peep Hole											
				- Wall-Stop											
				- 'Rubber loop' Type Soundproofing											
				- Strip @ Bottom											
				- Low Profile Threshold											
				Hardware Package: Door 3											
				- Lever											
				- Hinge (3 Pairs Butts)											
				- Wall-Stop											
				- Privacy Lock											
				Hardware Package: Door 4											
				- Lever											
				- Hinge (3 Pairs Butts)											
				- Wall-Stop											
				- Passage Lock											
				Window											
				(4'-3"x6'-3") Vinyl Clad Double Hung Window W/ Frame	487.125	0%	487	SF			\$ -	\$ -	\$ -	\$ -	
				(4'-3"x7'-0") Vinyl Clad Double Hung Window W/ Frame & (4'-3"x2'-0") Transom	476	0%	476	SF			\$ -	\$ -	\$ -	\$ -	
				(4'-6"x6'-3") Vinyl Clad Double Hung Window W/ Frame	140.625	0%	141	SF			\$ -	\$ -	\$ -	\$ -	
				(4'-6"x7'-0") Vinyl Clad Double Hung Window W/ Frame	63	0%	63	SF			\$ -	\$ -	\$ -	\$ -	
				(2'-6"x4'-3") Window W/ Frame	31.5	0%	32	SF			\$ -	\$ -	\$ -	\$ -	
				(8"x3") Glass Block	124	10%	136	SF			\$ -	\$ -	\$ -	\$ -	
				DIV-09 FINISHES											\$ -
				Walls											
				Second Floor											
				Unit Partition Wall As: (120 LF, 14'-9" H)											
67				(2)(3-5/8") 16 GA. Metal Studs @ 16" O.C.	2662	10%	2,928	LF			\$ -	\$ -	\$ -	\$ -	
68				(5/8") Gypsum Board Each Side	3540	10%	3,894	SF			\$ -	\$ -	\$ -	\$ -	
69				(R-15) Sound Batt Insulation	3540	10%	3,894	SF			\$ -	\$ -	\$ -	\$ -	
70				Top Track	240	10%	264	LF			\$ -	\$ -	\$ -	\$ -	
71				Bottom Track	240	10%	264	LF			\$ -	\$ -	\$ -	\$ -	
72				Sealants	480	10%	528	LF			\$ -	\$ -	\$ -	\$ -	
				Wall Type "B" As: (104 LF, 14'-9" H)											
73				(3-5/8") 16 GA. Metal Studs @ 16" O.C.	1153	10%	1,269	LF			\$ -	\$ -	\$ -	\$ -	
74				(R-15) Sound Batt Insulation	1534	10%	1,687	SF			\$ -	\$ -	\$ -	\$ -	
75				(5/8") Gypsum Board Each Side	3068	10%	3,375	SF			\$ -	\$ -	\$ -	\$ -	
76				Top Track	104	10%	114	LF			\$ -	\$ -	\$ -	\$ -	
77				Bottom Track	104	10%	114	LF			\$ -	\$ -	\$ -	\$ -	
78				Sealants	416	10%	458	LF			\$ -	\$ -	\$ -	\$ -	
				Wall Type "D" As: (224 LF, 14'-9" H)											
79				(3-5/8") 16 GA. Metal Studs @ 16" O.C.	2485	10%	2,734	LF			\$ -	\$ -	\$ -	\$ -	
80				(1/2") Gypsum Board Each Side	6608	10%	7,269	SF			\$ -	\$ -	\$ -	\$ -	
81				Top Track	224	10%	246	LF			\$ -	\$ -	\$ -	\$ -	
82				Bottom Track	224	10%	246	LF			\$ -	\$ -	\$ -	\$ -	
83				Sealants	896	10%	986	LF			\$ -	\$ -	\$ -	\$ -	
				Wall Furring As: (276 LF, 14'-9" H)											
84				(1-1/2") 20 GA. Furring	4071	10%	4,478	SF			\$ -	\$ -	\$ -	\$ -	

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85				Rigid Insulation	4071	10%	4,478	SF			\$ -	\$ -	\$ -	\$ -	
86				Gypsum Board	4071	10%	4,478	SF			\$ -	\$ -	\$ -	\$ -	
87				Top Track	276	10%	304	LF			\$ -	\$ -	\$ -	\$ -	
88				Bottom Track	276	10%	304	LF			\$ -	\$ -	\$ -	\$ -	
89				Sealants	552	10%	607	LF			\$ -	\$ -	\$ -	\$ -	
				(4") Knee Wall As: (29 LF, 3'-8" H)											
90				(3-5/8") 16 GA. Metal Studs @ 16" O.C.	82	10%	90	LF			\$ -	\$ -	\$ -	\$ -	
91				(1/2") Gypsum Board Each Side	213	10%	234	SF			\$ -	\$ -	\$ -	\$ -	
92				Top Track	29	10%	32	LF			\$ -	\$ -	\$ -	\$ -	
93				Bottom Track	29	10%	32	LF			\$ -	\$ -	\$ -	\$ -	
94				Sealants	116	10%	128	LF			\$ -	\$ -	\$ -	\$ -	
				(6") Knee Wall As: (4 LF, 5' H)											
95				(6") 20 GA. Metal Studs @ 24" O.C.	10	10%	11	LF			\$ -	\$ -	\$ -	\$ -	
96				(1/2") Gypsum Board Each Side	40	10%	44	SF			\$ -	\$ -	\$ -	\$ -	
97				Top Track	4	10%	4	LF			\$ -	\$ -	\$ -	\$ -	
98				Bottom Track	4	10%	4	LF			\$ -	\$ -	\$ -	\$ -	
99				Sealants	16	10%	18	LF			\$ -	\$ -	\$ -	\$ -	
				Bearing Wall As: (8 LF, 14'-9" H)											
100				(3-5/8") 16 GA. Metal Studs @ 16" O.C.	89	10%	98	LF			\$ -	\$ -	\$ -	\$ -	
101				(1/2") Gypsum Board	118	10%	130	SF			\$ -	\$ -	\$ -	\$ -	
102				Top Track	8	10%	9	LF			\$ -	\$ -	\$ -	\$ -	
103				Bottom Track	8	10%	9	LF			\$ -	\$ -	\$ -	\$ -	
104				Sealants	16	10%	18	LF			\$ -	\$ -	\$ -	\$ -	
				Third Floor											
				Unit Partition Wall As: (108 LF, 10' H)											
105				(2)(3-5/8") 16 GA. Metal Studs @ 16" O.C.	1624	10%	1,786	LF			\$ -	\$ -	\$ -	\$ -	
106				(5/8") Gypsum Board Each Side	2160	10%	2,376	SF			\$ -	\$ -	\$ -	\$ -	
107				(R-15) Sound Batt Insulation	2160	10%	2,376	SF			\$ -	\$ -	\$ -	\$ -	
108	A-101,			Top Track	216	10%	238	LF			\$ -	\$ -	\$ -	\$ -	
109	A-102			Bottom Track	216	10%	238	LF			\$ -	\$ -	\$ -	\$ -	
110				Sealants	432	10%	475	LF			\$ -	\$ -	\$ -	\$ -	
				Wall Type "B" As: (95 LF, 10' H)											
111				(3-5/8") 16 GA. Metal Studs @ 16" O.C.	714	10%	786	LF			\$ -	\$ -	\$ -	\$ -	
112				(R-15) Sound Batt Insulation	950	10%	1,045	SF			\$ -	\$ -	\$ -	\$ -	
113				(5/8") Gypsum Board Each Side	1900	10%	2,090	SF			\$ -	\$ -	\$ -	\$ -	
114				Top Track	95	10%	105	LF			\$ -	\$ -	\$ -	\$ -	
115				Bottom Track	95	10%	105	LF			\$ -	\$ -	\$ -	\$ -	
116				Sealants	380	10%	418	LF			\$ -	\$ -	\$ -	\$ -	
				Wall Type "D" As: (253 LF, 10' H)											
117				(3-5/8") 16 GA. Metal Studs @ 16" O.C.	2485	10%	2,734	LF			\$ -	\$ -	\$ -	\$ -	
118				(1/2") Gypsum Board Each Side	5060	10%	5,566	SF			\$ -	\$ -	\$ -	\$ -	
119				Top Track	253	10%	278	LF			\$ -	\$ -	\$ -	\$ -	
120				Bottom Track	253	10%	278	LF			\$ -	\$ -	\$ -	\$ -	
121				Sealants	1012	10%	1,113	LF			\$ -	\$ -	\$ -	\$ -	
				Bearing Wall As: (8 LF, 10' H)											
122				(3-5/8") 16 GA. Metal Studs @ 16" O.C.	60	10%	66	LF			\$ -	\$ -	\$ -	\$ -	
123				(1/2") Gypsum Board	80	10%	88	SF			\$ -	\$ -	\$ -	\$ -	
124				Top Track	8	10%	9	LF			\$ -	\$ -	\$ -	\$ -	
125				Bottom Track	8	10%	9	LF			\$ -	\$ -	\$ -	\$ -	
126				Sealants	16	10%	18	LF			\$ -	\$ -	\$ -	\$ -	
				Wall Furring As: (279 LF, 10' H)											
127				(1-1/2") 20 GA. Furring	2790	10%	3,069	SF			\$ -	\$ -	\$ -	\$ -	
128				Rigid Insulation	2790	10%	3,069	SF			\$ -	\$ -	\$ -	\$ -	
129				Gypsum Board	2790	10%	3,069	SF			\$ -	\$ -	\$ -	\$ -	
130				Top Track	279	10%	307	LF			\$ -	\$ -	\$ -	\$ -	
131				Bottom Track	279	10%	307	LF			\$ -	\$ -	\$ -	\$ -	
132				Sealants	558	10%	614	LF			\$ -	\$ -	\$ -	\$ -	
				(4") Knee Wall As: (29 LF, 3'-8" H)											
133				(3-5/8") 16 GA. Metal Studs @ 16" O.C.	82	10%	90	LF			\$ -	\$ -	\$ -	\$ -	
134				(1/2") Gypsum Board Each Side	213	10%	234	SF			\$ -	\$ -	\$ -	\$ -	
135				Top Track	29	10%	32	LF			\$ -	\$ -	\$ -	\$ -	
136				Bottom Track	29	10%	32	LF			\$ -	\$ -	\$ -	\$ -	
137				Sealants	116	10%	128	LF			\$ -	\$ -	\$ -	\$ -	
				(6") Knee Wall As: (4 LF, 5' H)											
138				(6") 20 GA. Metal Studs @ 24" O.C.	10	10%	11	LF			\$ -	\$ -	\$ -	\$ -	
139				(1/2") Gypsum Board Each Side	40	10%	44	SF			\$ -	\$ -	\$ -	\$ -	
140				Top Track	4	10%	4	LF			\$ -	\$ -	\$ -	\$ -	

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141				Bottom Track	4	10%	4	LF			\$ -	\$ -	\$ -	\$ -	
142				Sealants	16	10%	18	LF			\$ -	\$ -	\$ -	\$ -	
				Flooring											
143				Tile Flooring	1054	10%	1,159	SF			\$ -	\$ -	\$ -	\$ -	
144				Vinyl Flooring	180	10%	198	SF			\$ -	\$ -	\$ -	\$ -	
145				Non-Slip Tread Finish	119	10%	131	SF			\$ -	\$ -	\$ -	\$ -	
146				Carpet Flooring (3/4" Nylon Fiber)	4094	10%	4,503	SF			\$ -	\$ -	\$ -	\$ -	
147				Carpet Flooring (1/2" Nylon Fiber)	1113	10%	1,224	SF			\$ -	\$ -	\$ -	\$ -	
				Base											
148				Wood Base	1514	10%	1,665	LF			\$ -	\$ -	\$ -	\$ -	
149				(4") Vinyl Base	729	10%	802	LF			\$ -	\$ -	\$ -	\$ -	
				Wall Paint											
150				Level 4 Finish - 1 Coat Primer - 1 Coat Paint	29910	10%	32,901	SF			\$ -	\$ -	\$ -	\$ -	
				Ceiling											
151				Ceiling Paint	242	10%	266	SF			\$ -	\$ -	\$ -	\$ -	
152				Painted Gypsum Board Ceiling	738	10%	812	SF			\$ -	\$ -	\$ -	\$ -	
153	A-110			(24x24) 15/16" Metal/ Tin Suspended Ceiling	5545	10%	6,100	SF			\$ -	\$ -	\$ -	\$ -	
				Soffit											
154				Gypsum Board Soffit (1'-6")	59	10%	64	SF			\$ -	\$ -	\$ -	\$ -	
				Exterior											
155	A-108			(6") Continuous Aluminum Gutter	240	10%	264	LF			\$ -	\$ -	\$ -	\$ -	
156				(2x4) Aluminum Downspout	236	10%	260	LF			\$ -	\$ -	\$ -	\$ -	
				Stair Tower Floor Plans											
				Ceiling											
157				5/8" Gypsum Board Ceiling W/ Paint	1290	10%	1,419	SF			\$ -	\$ -	\$ -	\$ -	
				Exterior Wall											
158				22 GA 1-1/2" Hat Channels	3410	10%	3,751	SF			\$ -	\$ -	\$ -	\$ -	
159				5/8" Gypsum Board Sheathing	3410	10%	3,751	SF			\$ -	\$ -	\$ -	\$ -	
160				4 Mil Vapor Barrier	3810	10%	4,191	SF			\$ -	\$ -	\$ -	\$ -	
161				1-1/2" Rigid Insulation	3810	10%	4,191	SF			\$ -	\$ -	\$ -	\$ -	
162				6 Mil Vapor Barrier	3410	10%	3,751	SF			\$ -	\$ -	\$ -	\$ -	
163				Aluminum Flashing	80	10%	88	LF			\$ -	\$ -	\$ -	\$ -	
164				2x12 Pt Fascia Board	80	10%	88	LF			\$ -	\$ -	\$ -	\$ -	
165				2x8 Pt Fascia Board	80	10%	88	LF			\$ -	\$ -	\$ -	\$ -	
				Parapet Wall											
166				60 Mil EPDM Roofing	53	10%	58	SF			\$ -	\$ -	\$ -	\$ -	
167				Aluminum Cap Flashing	36	10%	40	LF			\$ -	\$ -	\$ -	\$ -	
168				PT 2x8 Cleat	36	10%	40	LF			\$ -	\$ -	\$ -	\$ -	
			DIV-10	SPECIALTIES											\$ -
169	A-101,			Vanity Top	12	10%	13	LF			\$ -	\$ -	\$ -	\$ -	
170	A-102			Kitchen Counter Top	60	10%	66	LF			\$ -	\$ -	\$ -	\$ -	
			DIV-11	EQUIPMENTS											\$ -
171				Dryer	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
172				Washer	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
173	A-101,			Microwave	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
174	A-102			Refrigerator	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
175				Dish Washer	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
176				Cooking Range	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
			DIV-22	PLUMBING											\$ 11,446
				SANITARY & VENT PIPES											
177				4" Sanitary Pipe	170	10%	187	LF			\$ -	\$ -	\$ -	\$ -	
178				3" Sanitary Pipe	122	10%	134	LF			\$ -	\$ -	\$ -	\$ -	
179				2" Sanitary Pipe	146	10%	161	LF			\$ -	\$ -	\$ -	\$ -	
180				4" Vent Pipe	38	10%	42	LF			\$ -	\$ -	\$ -	\$ -	
181				3" Vent Pipe	18	10%	20	LF			\$ -	\$ -	\$ -	\$ -	
				DOMESTIC PIPES											
182				2" Domestic Cold Water Pipe	39	10%	43	LF			\$ -	\$ -	\$ -	\$ -	
183				1-1/2" Domestic Cold Water Pipe	85	10%	94	LF			\$ -	\$ -	\$ -	\$ -	
184				1" Domestic Cold Water Pipe	46	10%	51	LF			\$ -	\$ -	\$ -	\$ -	
185				1/2" Domestic Cold Water Pipe	148	10%	163	LF			\$ -	\$ -	\$ -	\$ -	
186				3/4" Domestic Cold Water Pipe	241	10%	265	LF			\$ -	\$ -	\$ -	\$ -	
187				1/2" Domestic Hot Water Pipe	156	10%	172	LF			\$ -	\$ -	\$ -	\$ -	
188				3/4" Domestic Hot Water Pipe	145	10%	160	LF			\$ -	\$ -	\$ -	\$ -	
				FITTINGS											

ITEM #	REF. SHEET	DETAIL	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT MATERIAL COST	UNIT LABOR COST	TOTAL MATERIAL COST	TOTAL LABOR COST	UNIT ITEM COST	TOTAL ITEM COST	TRADE COST	
189	P-100 to P-603			2" Full Port Ball Shut-off Valve	3	0%	3	EA			\$ -	\$ -	\$ -	\$ -		
190				2" Closed Ball Valve	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
191				2" Domestic Cold Water Utility Meter	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
192				2" Double Check Backflow Preventer	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
193				Isolation Ball Valve	8	0%	8	EA			\$ -	\$ -	\$ -	\$ -		
194				Cleanout	7	0%	7	EA			\$ -	\$ -	\$ -	\$ -		
					PLUMBING FIXTURES											
195					Electric Water Heater (WH-1), 50 Gallon Tank, (2) 5.0 kW Elements	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
196					Floor Drain (FD)	7	0%	7	EA			\$ -	\$ -	\$ -	\$ -	
197					2-Comp Kitchen Sink (KS)	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
198				Tank Type Water Closet (WC-1)	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -		
199				Counter Lavatory (LAV)	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -		
200				Roll-in ADA Shower (RS)	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
201				Washer Drain Box (GB)	4	0%	4	EA			\$ -	\$ -	\$ -	\$ -		
202				Tub/Shower Combination (ST)	5	0%	5	EA			\$ -	\$ -	\$ -	\$ -		
203				Sump Pump (SP)	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
204				Wall Hydrant (WH)	2	0%	2	EA			\$ -	\$ -	\$ -	\$ -		
205				Mixing Valve (MV)	2	0%	2	EA			\$ -	\$ -	\$ -	\$ -		
206				Allowance for Pipe Connections (Bends, Tees, Reducers etc)	1	0%	1	LS			\$ -	\$ -	\$ -	\$ 11,446		
			DIV-23	(HVAC) HEATING VENTILATING & AIR CONDITIONING											\$ -	
				DUCTWORK												
207				8" Dia Duct	324	10%	356	LF			\$ -	\$ -	\$ -	\$ -		
208				6" Dia Duct	184	10%	202	LF			\$ -	\$ -	\$ -	\$ -		
209				6" Dia Metal Exhaust Ductwork	153	10%	168	LF			\$ -	\$ -	\$ -	\$ -		
210				4" Dia Metal Exhaust Ductwork	181	10%	199	LF			\$ -	\$ -	\$ -	\$ -		
211				12x10 Duct	40	10%	44	LF			\$ -	\$ -	\$ -	\$ -		
212				12x12 Duct	55	10%	61	LF			\$ -	\$ -	\$ -	\$ -		
213				16x12 Duct	68	10%	75	LF			\$ -	\$ -	\$ -	\$ -		
214				16x14 Duct	35	10%	39	LF			\$ -	\$ -	\$ -	\$ -		
				REFRIGRANT PIPING												
215				Refrigrant Pipe Note: please add price according to size of pipe	46	10%	51	LF			\$ -	\$ -	\$ -	\$ -		
				EQUIPMENTS												
216				Indoor Wall Hung Air Handler Unit (F1), 2 Ton, 800 CFM	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
217				Exterior Roof Mounted Heat Pump (HP1), 25000 BTU/Hr	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
218				Indoor Wall Hung Air Handler Unit (F2), 2 Ton, 800 CFM	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
219				Exterior Roof Mounted Heat Pump (HP2), 25000 BTU/Hr	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
220				Indoor Wall Hung Air Handler Unit (F3), 2.5 Ton, 1000 CFM	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
221				Exterior Roof Mounted Heat Pump (HP3), 22300 BTU/Hr	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
222				Indoor Wall Hung Air Handler Unit (F4), 2.5 Ton, 1000 CFM	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
223				Exterior Roof Mounted Heat Pump (HP4), 23300 BTU/Hr	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
224				Indoor Wall Hung Air Handler Unit (F5), 2 Ton, 800 CFM	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
225				Exterior Roof Mounted Heat Pump (HP5), 25000 BTU/Hr	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
226				Indoor Wall Hung Air Handler Unit (F6), 2 Ton, 800 CFM	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
227				Exterior Roof Mounted Heat Pump (HP6), 25000 BTU/Hr	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
228	H-100 to H-601			Semi-Recessed Cabinet Unit Heaters (ECUH-1), RENZOR Series EMC, 240V-1P,10 kW, 500 CFM	2	0%	2	EA			\$ -	\$ -	\$ -	\$ -		
229				Semi-Recessed Cabinet Unit Heaters (ECUH-2), RENZOR Series EMC, 240V-1P,10 kW, 500 CFM	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
230				Unit Bath Exhaust Fan (EF-1), 75 CFM	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -		
231				Wall Mounted Ductless Split System (DFSS-1 & DFSSHP-1), 30000 BTU, Seer 18, Integral T-Stat, 240V-1P, 20 MCA, 30 MOCF Based on Bryant Series	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
232				Wall Mounted Ductless Split System (DFSS-2 & DFSSHP-2), 30000 BTU, Seer 18, Integral T-Stat, 240V-1P, 20 MCA, 30 MOCF Based on Bryant Series	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
233				Wall Mounted Ductless Split System (DFSS-3 & DFSSHP-3), 24000 BTU, Seer 18, Integral T-Stat, 240V-1P, 20 MCA, 30 MOCF Based on Bryant Series	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -		
234				16"x8"x6" Deep Exhaust Louver, Greenhick Series SED	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -		
235				Adjustable Thermostat	12	0%	12	EA			\$ -	\$ -	\$ -	\$ -		
236				Spin in Fitting W/ Balance Damper	49	0%	49	EA			\$ -	\$ -	\$ -	\$ -		
				GRILLE, REGISTER & DIFFUSER												
237				6" Dia Lay-in Supply Grille (75 CFM) Material: Steel	3	0%	3	EA			\$ -	\$ -	\$ -	\$ -		
238				8" Dia Lay-in Supply Grille (150 CFM) Material: Steel	24	0%	24	EA			\$ -	\$ -	\$ -	\$ -		

ITEM #	REF. SHEET	DETAIL	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT MATERIAL COST	UNIT LABOR COST	TOTAL MATERIAL COST	TOTAL LABOR COST	UNIT ITEM COST	TOTAL ITEM COST	TRADE COST
239				6" Dia Lay-in Supply Grille (50 CFM) Material: Steel	11	0%	11	EA			\$ -	\$ -	\$ -	\$ -	
240				6" Dia Lay-in Supply Grille (100 CFM) Material: Steel	10	0%	10	EA			\$ -	\$ -	\$ -	\$ -	
241				14"x4" Supply Grille (50 CFM) Material: Steel	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
			DIV-26	ELECTRICAL											\$ -
				SITE											
242				12-500 Lumen Outdoor Wall Light, Barn Style LED, 90 Watts, with Photocell, 5000K	3	0%	3	EA			\$ -	\$ -	\$ -	\$ -	
243				Underground 24" Min Burial Depth Service Wire	76	10%	84	LF			\$ -	\$ -	\$ -	\$ -	
244				New Motor/ Disconnect	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
245				GFI/WP Duplex Receptacle	2	0%	2	EA			\$ -	\$ -	\$ -	\$ -	
				POWER											
246				Suspended Electrical Unit Heaters Description: RENZOR SERIES EGW at 240V-1P, 5KW, Remote Hard Wired Thermostat, 300 CFM TEFC Propeller Motor, Horizontal Outlet Diffuser, Hi Limit Reset, Fan Purge, Ceiling Mounting Brackets, 3 Year Warranty, with a Standard Finish.	2	0%	2	EA			\$ -	\$ -	\$ -	\$ -	
247				Smoke Detector	18	0%	18	EA			\$ -	\$ -	\$ -	\$ -	
248				Heat Detector	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
249				Flow Switch	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
250				Tamper Switch	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
251				Single Outlet	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
252				Duplex Outlet, 120 Volt, 20 Amp	138	0%	138	EA			\$ -	\$ -	\$ -	\$ -	
253				GFI Duplex Outlet, 120 Volt, 20 Amp	23	0%	23	EA			\$ -	\$ -	\$ -	\$ -	
254				GFI/WP Duplex Receptacle	3	0%	3	EA			\$ -	\$ -	\$ -	\$ -	
255				Special Purpose Outlet, 240 Volt	12	0%	12	EA			\$ -	\$ -	\$ -	\$ -	
256				Telecommunication Jack	16	0%	16	EA			\$ -	\$ -	\$ -	\$ -	
257				Disconnect Switch	23	0%	23	EA			\$ -	\$ -	\$ -	\$ -	
258				Single Pole Switch	16	0%	16	EA			\$ -	\$ -	\$ -	\$ -	
259				Junction Box	32	0%	32	EA			\$ -	\$ -	\$ -	\$ -	
260				Doorbell/Keyfob System Backbox	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
261				Access Control System Backbox	5	0%	5	EA			\$ -	\$ -	\$ -	\$ -	
				LIGHTING											
262				Moisture Resistant Interior 6" Round LED	6	0%	6	EA			\$ -	\$ -	\$ -	\$ -	
263				1'x4' Wall Mounted Strip Light W/ Plastic Cover	11	0%	11	EA			\$ -	\$ -	\$ -	\$ -	
264				Combination Red-Letter LED Exit Light Fixture (X1) Description: LIGHTOLIER "LLC2URW/12R"	10	0%	10	EA			\$ -	\$ -	\$ -	\$ -	
265				Emergency Egress Fixture (EM), THERMOPLASTIC WHITE HOUSING, DUAL ADJUSTABLE 5 WATT HALOGEN HEADS WITH 90 MINUTE MAINTENANCE-FREE BATTERY, 120/277 VOLT Description: LIGHTOLIER "E611W"	5	0%	5	EA			\$ -	\$ -	\$ -	\$ -	
266	ES-101 E-101 to E-602			Remote Emergency Egress Fixture (EM), THERMOPLASTIC HOUSING, GASKETED, BLACK FINISH (OR WHITE (W) FINISH), 6 VOLT, 6 WATT TUNGSTEN LAMP Description: LIGHTOLIER "ER1T6B(or W)G"	2	0%	2	EA			\$ -	\$ -	\$ -	\$ -	
267				Wall Mounted Light Fixture	2	0%	2	EA			\$ -	\$ -	\$ -	\$ -	
268				Exterior Marine Style LED Wall Light	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
269				Single Pole Switch	72	0%	72	EA			\$ -	\$ -	\$ -	\$ -	
270				Three Pole Switch	24	0%	24	EA			\$ -	\$ -	\$ -	\$ -	
271				Ceiling Fan	15	0%	15	EA			\$ -	\$ -	\$ -	\$ -	
				ELECTRIC PANELS											
272				PANEL 1 Description: New 150 Amp Panel, 1 Phase, 42 Circuit Panel.	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
273				PANEL 2 Description: New 150 Amp Panel, 1 Phase, 42 Circuit Panel.	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
274				PANEL 3 Landlord Panel Description: New 150 Amp Panel, 1 Phase, 42 Circuit Panel.	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
275				Panel 'A' Description: New 150 Amp Panel, 1 Phase, 42 Circuit Panel.	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
276				Panel 'B' Description: New 150 Amp Panel, 1 Phase, 42 Circuit Panel.	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
277				Panel 'C' Description: New 150 Amp Panel, 1 Phase, 42 Circuit Panel.	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
278				Panel 'D' Description: New 150 Amp Panel, 1 Phase, 42 Circuit Panel.	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
279				Panel 'E' Description: New 150 Amp Panel, 1 Phase, 42 Circuit Panel.	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	

ITEM #	REF. SHEET	DETAIL	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT MATERIAL COST	UNIT LABOR COST	TOTAL MATERIAL COST	TOTAL LABOR COST	UNIT ITEM COST	TOTAL ITEM COST	TRADE COST
280				Panel 'F' Description: New 150 Amp Panel, 1 Phase, 42 Circuit Panel.	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
				MISC.											
281				New Utility Company Pole-Mounted Transformer	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
282				5/8"Dia x 8'-0" Long Copper Clad Grounding Rods	3	0%	3	EA			\$ -	\$ -	\$ -	\$ -	
283				#2/0 Copper Grounding Electrode	13	10%	14	LF			\$ -	\$ -	\$ -	\$ -	
284				(9) New 150 Amp, 22K, 2-Pole, Plug-in Type Main Tenant Circuit Breaker	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
285				New 1200 Amp, 1 Phase, Main Circuit Breaker, 50,000 AIC, Aluminium Bus, 750 KCMIL LUGS	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
286				(3) Sets of (3) 700 KCMIL Copper THWN Wires W/ 2/0 Ground in 4" Conduit	91	10%	100	LF			\$ -	\$ -	\$ -	\$ -	
287				(3) 1/0 KCMIL Copper THWN Wires W/ #6 Ground in 2" Conduit OR (3) 3/0 KCMIL Copper THWN Wires W/ #6 Ground in 2-1/2" Conduit	323	10%	355	LF			\$ -	\$ -	\$ -	\$ -	
288				Allowance for Wiring Note: Please add price according to wiring drawings	1	0%	1	LS			\$ -	\$ -	\$ -	\$ -	
			DIV-31	EARTHWORK											\$ -
				Excavation											
289				Cut	27	20%	32	CY			\$ -	\$ -	\$ -	\$ -	
290				Fill	15	20%	18	CY			\$ -	\$ -	\$ -	\$ -	
			DIV-32	EXTERIOR IMPROVEMENTS											\$ -
				Pipes											
291				4" Sanitary Line	360	10%	396	LF			\$ -	\$ -	\$ -	\$ -	
292				4" Sanitary Cleanout	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
293				2" Sump Pump Drain Line	95	10%	104	LF			\$ -	\$ -	\$ -	\$ -	
				Signs											
294				Painted ADA Sign	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
295				(12"x18"x18") Galvanized Painted Steel Sign	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
296				(12"x6"x18") Galvanized Painted Steel Sign	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
297				2# Channel Sign Post (5' H)	1	0%	1	EA			\$ -	\$ -	\$ -	\$ -	
298				6" Concrete Footing	0.03	10%	0	CY			\$ -	\$ -	\$ -	\$ -	
				Parking Strips											
299				4" Striping	47	10%	52	LF			\$ -	\$ -	\$ -	\$ -	
				Ramp											
300				8" Thick W/ 1/8" Wire Mesh Reinforced Concrete	238	10%	262	SF			\$ -	\$ -	\$ -	\$ -	
SUB TOTAL														\$ 11,446	\$ 11,446
INSURANCE									0%		\$ -	\$ -	\$ -	\$ -	
OVERHEAD AND PROFIT									20%		\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	
TOTAL BASE BID														\$ 13,735	\$ 13,735