DETAILED ESTIMATE

PROJECT	Zeballos Residence	REV0
Address	8 MARDON RD. LARCHMONT, NY 10538	
Date of Plans	8/4/2026	Please confirm price
Date of submission	8/17/2026	Please confirm scope
BASE BID	$ 187,452	
ALTERNATE	$ 1,001	

SR #	DWG. NO.	CSI NO.	DESCRIPTION	QTY.	WASTE	QTY. W/ WASTE	UNIT	PRODUCTIVITY RATE	MANHOURS	HOURLY LABOR RATE	MATERIAL	EQUIPMENT	LABOR SUB TOTAL	MATERIAL SUB TOTAL	EQUIPMENT SUB TOTAL	TOTAL COST	SUB TOTALS
		01 00 00 GENERAL REQUIREMENTS															
1			Mobilization/Demobilization	1	0%	1	LS		0				$ 2,800.00	$ -	$ -	$ 2,800	
2			Bonds & Insurance	1	0%	1	LS		0				$ 4,200.00	$ -	$ -	$ 4,200	
3			Project Management	1	0%	1	LS		0				$ 8,000.00	$ -	$ -	$ 8,000	
4			Project Closeouts	1	0%	1	LS		0				$ 1,400.00	$ -	$ -	$ 1,400	
5			Construction Health & Safety	1	0%	1	LS		0				$ 1,650.00	$ -	$ -	$ 1,650	
6			Final Cleanup	1	0%	1	LS		0				$ 1,450.00	$ -	$ -	$ 1,450	
7			Temporary Facilities	1	0%	1	LS		0				$ 2,600.00	$ -	$ -	$ 2,600	
8			Scaffolding	1	0%	1	LS		0				$ 3,500.00	$ -	$ -	$ 3,500	
			General Requirements Sub Total										**$ 25,600**	**$ -**	**$ -**		**$ 25,600**
		02 00 00 EXISTING CONDITIONS															
			DEMOLITION														
9			Remove Existing Walls	172	0%	172	SF	0.060	10	$ 85.00		$ -	$ 877	$ -	$ -	$ 877	
10			Remove Existing Door	5	0%	5	EA	1.500	8	$ 85.00		$ -	$ 638	$ -	$ -	$ 638	
11			Remove Existing Window	3	0%	3	EA	1.250	4	$ 85.00		$ -	$ 319	$ -	$ -	$ 319	
12			Remove Roof alongwith Sheathing & Rafters	632	0%	632	SF	0.125	79	$ 85.00		$ -	$ 6,715	$ -	$ -	$ 6,715	
13			Remove Stucco	23	0%	23	SF	0.050	1	$ 85.00		$ -	$ 99	$ -	$ -	$ 99	
14			Remove Existing Gypsum Board Ceiling	149	0%	149	SF	0.018	3	$ 85.00		$ -	$ 228	$ -	$ -	$ 228	
			Demolition Sub Total										**$ 8,875**	**$ -**	**$ -**		**$ 8,875**
		06 00 00 WOOD, PLASTICS & COMPOSITES															
			WOOD FRAMING														
			BEAMS														
15			(2)1-3/4"X9-1/2" LVL Beam w/ 1/2"x9" Steel Plate	14	5%	15	LF	0.43	6	$ 85.00		$ -	$ 534	$ -	$ -	$ 534	
16			1-3/4"X9-1/2" Microllam LVL - 14'-0" Long	3	0%	3	EA		0		$ 110.00	$ -	$ -	$ 330	$ -	$ 330	
17			1/2"x9" Steel Plate	15	0%	15	LF		0		$ 27.20	$ -	$ -	$ 400	$ -	$ 400	
18			1/2" x 5-1/2" Hex Bolt	40	0%	40	Box		0		$ 4.50	$ -	$ -	$ 180	$ -	$ 180	
19			(2) 1-3/4"X11-7/8" LVL Hip Beam	60	10%	66	LF	0.28	19	$ 85.00		$ -	$ 1,574	$ -	$ -	$ 1,574	
20			1-3/4"X11-7/8" Microllam LVL - 16'-0" Long	9	0%	9	EA		0		$ 163.75	$ -	$ -	$ 1,474	$ -	$ 1,474	
21			Simpson Strong-Drive SDW22338 EWP-Ply Screws	2	0%	2	Box		0		$ 58.50	$ -	$ -	$ 117	$ -	$ 117	
22			(2) 1-3/4"X14" LVL Ridge Beam	9	5%	9	LF	0.32	3	$ 85.00		$ -	$ 248	$ -	$ -	$ 248	
23			1-3/4"X14" Microllam LVL - 16'-0" Long	2	0%	2	EA		0		$ 186.50	$ -	$ -	$ 373	$ -	$ 373	
24			Simpson Strong-Drive SDW22338 EWP-Ply Screws	1	0%	1	Box		0		$ 58.50	$ -	$ -	$ 59	$ -	$ 59	
25			(2) 1-3/4"X16" LVL Ridge Beam	15	5%	15	LF	0.55	8	$ 85.00		$ -	$ 717	$ -	$ -	$ 717	
26			1-3/4"X16" Microllam LVL - 16'-0" Long	2	0%	2	EA		0		$ 209.25	$ -	$ -	$ 419	$ -	$ 419	
27			Simpson Strong-Drive SDW22338 EWP-Ply Screws	1	0%	1	Box		0		$ 58.50	$ -	$ -	$ 59	$ -	$ 59	
28			(2) 1-3/4"X16" LVL Beam	15	5%	16	LF	0.55	9	$ 85.00		$ -	$ 741	$ -	$ -	$ 741	
29			1-3/4"X16" Microllam LVL - 16'-0" Long	2	0%	2	EA		0		$ 209.25	$ -	$ -	$ 419	$ -	$ 419	
30			Simpson Strong-Drive SDW22338 EWP-Ply Screws	1	0%	1	Box		0		$ 58.50	$ -	$ -	$ 59	$ -	$ 59	
31			(3) 1-3/4"X16" LVL Beam	4	5%	5	LF	0.62	3	$ 85.00		$ -	$ 238	$ -	$ -	$ 238	
32			1-3/4"X16" Microllam LVL - 16'-0" Long	1	0%	1	EA		0		$ 209.25	$ -	$ -	$ 209	$ -	$ 209	
33			1/2" Dia Staggered Bolts	1	0%	1	Box		0		$ 63.80	$ -	$ -	$ 64	$ -	$ 64	
34			(3) 1-3/4"X9-1/2" LVL Beam w/ (2) 1/2"X9" Flush Steel Plate	14	5%	15	LF	0.74	11	$ 85.00		$ -	$ 918	$ -	$ -	$ 918	
35			1-3/4"X16" Microllam LVL - 16'-0" Long	3	0%	3	EA		0		$ 209.25	$ -	$ -	$ 628	$ -	$ 628	
36			1/2"x9" Steel Plate	29	0%	29	LF		0		$ 27.20	$ -	$ -	$ 794	$ -	$ 794	
37			3/4" Dia Staggered Bolts	1	0%	1	Box		0		$ 72.50	$ -	$ -	$ 73	$ -	$ 73	
38			2X8 Valley Beam	77.5	5%	81	LF	0.280	23	$ 85.00		$ -	$ 1,938	$ -	$ -	$ 1,938	
39			2"X8" #2 S4S Douglas Fir Kiln Dried Lumber - 16'-0" Long	6	0%	6	EA		0		$ 24.32	$ -	$ -	$ 146	$ -	$ 146	
40			16d (3.5") Common Nails, 1 lb Box	2	0%	2	EA		0		$ 7.58	$ -	$ -	$ 15	$ -	$ 15	
			HEADERS														
41			(2)2"X10" Header	30	5%	32	LF	0.18	6	$ 85.00		$ -	$ 487	$ -	$ -	$ 487	
42			2"X10" #2 S4S Douglas Fir Kiln Dried Lumber - 16'-0" Long	4	0%	4	EA		0		$ 20.70	$ -	$ -	$ 83	$ -	$ 83	
43			FastenMaster FlatLOK 2-7/8" Screws	1	0%	1	Box		0		$ 43.00	$ -	$ -	$ 43	$ -	$ 43	
44			(3)2"X10" Header	7	5%	7	LF	0.18	1	$ 85.00		$ -	$ 104	$ -	$ -	$ 104	
45			2"X10" #2 S4S Douglas Fir Kiln Dried Lumber - 16'-0" Long	2	0%	2	EA		0		$ 20.70	$ -	$ -	$ 41	$ -	$ 41	
46			Simpson Strong-DriveSDWS22500DB EWP-Ply Screws	1	0%	1	Box		0		$ 43.00	$ -	$ -	$ 43	$ -	$ 43	
47			(2) 1-3/4"X9-1/2" LVL Header	11	5%	12	LF	0.24	3	$ 85.00		$ -	$ 236	$ -	$ -	$ 236	

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BASE BID	**$ 187,452**		
ALTERNATE	**$ 1,001**		

SR #	DWG. NO.	CSI NO.	DESCRIPTION	QTY.	WASTE	QTY. W/ WASTE	UNIT	PRODUCTIVITY RATE	MANHOURS	HOURLY LABOR RATE	MATERIAL	EQUIPMENT	LABOR SUB TOTAL	MATERIAL SUB TOTAL	EQUIPMENT SUB TOTAL	TOTAL COST	SUB TOTALS
48			1-3/4"X9-1/2" Microllam LVL - 8'-0" Long	3	0%	3	EA		0		$ 62.88	$ -	$ -	$ 189	$ -	$ 189	
			WALL FRAMING														
49			**2X4 Interior Wall, 8'-0"H**	**56.0**	**LF**												
50			2X4 Interior Wall Stud Framing @ 16" O.C., Labor	448.0	5%	470	SF	0.02	8	$ 85.00		$ -	$ 640	$ -	$ -	$ 640	
51			2"X4" #2 S4S Douglas Fir Kiln Dried Lumber - 8'-0" Long	43	0%	43	EA		0		$ 6.00	$ -	$ -	$ 258	$ -	$ 258	
52			2"X4" #2 S4S Douglas Fir Kiln Dried Lumber - 16'-0" Long	11	0%	11	EA		0		$ 12.10	$ -	$ -	$ 133	$ -	$ 133	
53			**2x6 Interior Wall, 8'-0"H**	**8.7**	**LF**												
54			2X6 Exterior Wall Stud Framing @ 16" O.C., Labor	69.6	5%	73	SF	0.02	2	$ 85.00		$ -	$ 149	$ -	$ -	$ 149	
55			2"X6" #2 S4S Douglas Fir Kiln Dried Lumber - 8'-0" Long	8	0%	8	EA		0		$ 10.10	$ -	$ -	$ 81	$ -	$ 81	
56			2"X6" #2 S4S Douglas Fir Kiln Dried Lumber - 16'-0" Long	2	0%	2	EA		0		$ 20.16	$ -	$ -	$ 40	$ -	$ 40	
57			**2X6 Exterior Wall, 8'-0"H**	**58.2**	**SF**												
58			2X6 Exterior Wall Stud Framing @ 16" O.C., Labor	465.6	5%	489	SF	0.02	12	$ 85.00		$ -	$ 997	$ -	$ -	$ 997	
59			2"X6" #2 S4S Douglas Fir Kiln Dried Lumber - 8'-0" Long	45	0%	45	EA		0		$ 10.10	$ -	$ -	$ 455	$ -	$ 455	
60			2"X6" #2 S4S Douglas Fir Kiln Dried Lumber - 16'-0" Long	11	0%	11	EA		0		$ 20.16	$ -	$ -	$ 222	$ -	$ 222	
61			**2X6 Exterior Wall, Gable**	**30.3**	**SF**												
62			2X6 Exterior Wall Stud Framing @ 16" O.C., Labor	30.3	5%	32	SF	0.02	1	$ 85.00		$ -	$ 65	$ -	$ -	$ 65	
63			2"X6" #2 S4S Douglas Fir Kiln Dried Lumber - 8'-0" Long	4	0%	4	EA		0		$ 10.10	$ -	$ -	$ 40	$ -	$ 40	
			JOISTS														
64			2X0 Floor Joists @ 16" O.C.	408.0	5%	428	SF	0.033	14	$ 85.00		$ -	$ 1,202	$ -	$ -	$ 1,202	
65			2"X10" #2 S4S Douglas Fir Kiln Dried Lumber - 14'-0" Long	12	0%	12	EA		0		$ 19.70	$ -	$ -	$ 236	$ -	$ 236	
66			2"X10" #2 S4S Douglas Fir Kiln Dried Lumber - 16'-0" Long	15	0%	15	EA		0		$ 22.50	$ -	$ -	$ 338	$ -	$ 338	
67			16d (3.5") Common Nails, 1 lb Box	7	0%	7	EA		0		$ 7.58	$ -	$ -	$ 53	$ -	$ 53	
68			2X8 Ceiling Joists @ 16" O.C.	120.0	5%	126	SF	0.028	4	$ 85.00		$ -	$ 300	$ -	$ -	$ 300	
69			2"X8" #2 S4S Douglas Fir Kiln Dried Lumber - 8'-0" Long	15	0%	15	EA		0		$ 12.20	$ -	$ -	$ 183	$ -	$ 183	
70			16d (3.5") Common Nails, 1 lb Box	4	0%	4	EA		0		$ 7.58	$ -	$ -	$ 30	$ -	$ 30	
71			2X8 Collar Ties @ 32" O.C.	56.0	5%	59	SF	0.028	2	$ 85.00		$ -	$ 140	$ -	$ -	$ 140	
72			2"X8" #2 S4S Douglas Fir Kiln Dried Lumber - 14'-0" Long	4	0%	4	EA		0		$ 21.30	$ -	$ -	$ 85	$ -	$ 85	
73			16d (3.5") Common Nails, 1 lb Box	1	0%	1	EA		0		$ 7.58	$ -	$ -	$ 8	$ -	$ 8	
			RAFTERS														
74			2X12 Roof Rafters @ 16" O.C.	646	5%	678	LF	0.052	35	$ 85.00		$ -	$ 2,998	$ -	$ -	$ 2,998	
75			2"X12" #2 S4S Douglas Fir Kiln Dried Lumber - 8'-0" Long	25	0%	25	EA		0		$ 22.26	$ -	$ -	$ 557	$ -	$ 557	
76			2"X12" #2 S4S Douglas Fir Kiln Dried Lumber - 10'-0" Long	10	0%	10	EA		0		$ 27.83	$ -	$ -	$ 278	$ -	$ 278	
77			2"X12" #2 S4S Douglas Fir Kiln Dried Lumber - 12'-0" Long	7	0%	7	EA		0		$ 33.39	$ -	$ -	$ 234	$ -	$ 234	
78			2"X12" #2 S4S Douglas Fir Kiln Dried Lumber - 14'-0" Long	6	0%	6	EA		0		$ 38.96	$ -	$ -	$ 234	$ -	$ 234	
79			2"X12" #2 S4S Douglas Fir Kiln Dried Lumber - 16'-0" Long	8	0%	8	EA		0		$ 44.52	$ -	$ -	$ 356	$ -	$ 356	
80			2"X12" #2 S4S Douglas Fir Kiln Dried Lumber - 18'-0" Long	4	0%	4	EA		0		$ 50.09	$ -	$ -	$ 200	$ -	$ 200	
81			16d (3.5") Common Nails, 1 lb Box	15	0%	15	EA		0		$ 7.58	$ -	$ -	$ 114	$ -	$ 114	
82			Simpson Strong-Tie H2A Hurricane Tie	75	0%	75	EA	0.08	6		$ 1.15	$ -	$ -	$ 86	$ -	$ 86	
83			2X6 Roof Rafters @ 16" O.C.	78	5%	82	LF	0.024	2	$ 85.00		$ -	$ 167	$ -	$ -	$ 167	
84			2"X6" #2 S4S Douglas Fir Kiln Dried Lumber - 8'-0" Long	10	0%	10	EA		0		$ 10.10	$ -	$ -	$ 101	$ -	$ 101	
85			16d (3.5") Common Nails, 1 lb Box	3	0%	3	EA		0		$ 7.58	$ -	$ -	$ 23	$ -	$ 23	
86			Simpson Strong-Tie H2A Hurricane Tie	10	0%	10	EA	0.08	1		$ 1.15	$ -	$ -	$ 12	$ -	$ 12	
			SHEATHING														
87			3/4" CDX Plywood Roof Sheathing	855	5%	898	SF	0.030	27	$ 85.00		$ -	$ 2,289	$ -	$ -	$ 2,289	
88			3/4" CDX Plywood Sheathing Board, 4X8 Sheets	29	0%	29	EA		0		$ 42.10	$ -	$ -	$ 1,221	$ -	$ 1,221	
89			#9 x 2-1/8" Structural Wood Screws, 5lb Tub	4	0%	4	EA		0		$ 24.50	$ -	$ -	$ 98	$ -	$ 98	
90			3/4" CDX Plywood Floor Sheathing	526	5%	552	SF	0.030	17	$ 85.00		$ -	$ 1,408	$ -	$ -	$ 1,408	
91			3/4" CDX Plywood Sheathing Board, 4X8 Sheets	18	0%	18	EA		0		$ 42.10	$ -	$ -	$ 758	$ -	$ 758	
92			#9 x 2-1/8" Structural Wood Screws, 5lb Tub	3	0%	3	EA		0		$ 24.50	$ -	$ -	$ 74	$ -	$ 74	
93			1/2" CDX Plywood Sheathing Installation	496	5%	521	SF	0.014	7	$ 85.00		$ -	$ 620	$ -	$ -	$ 620	
94			1/2" CDX Plywood Sheathing Board, 4X8 Sheets	17	0%	17	EA		0		$ 31.00	$ -	$ -	$ 527	$ -	$ 527	
95			#9 x 2-1/8" Structural Wood Screws, 5lb Tub	3	0%	3	EA		0		$ 24.50	$ -	$ -	$ 74	$ -	$ 74	
			FASCIA & RAKE BOARD														
96			1X8 Fascia & Rake Board	154	10%	169	LF	0.095	16	$ 51.84		$ -	$ 834	$ -	$ -	$ 834	
97			1"X8" #2 S4S Douglas Fir Kiln Dried Lumber - 16'-0" Long	11	0%	11	EA		0		$ 9.80	$ -	$ -	$ 108	$ -	$ 108	
98			2-1/2" Galv. Ring-Shank Nails, 1 lb Box	3	0%	3	EA		0		$ 7.43	$ -	$ -	$ 22	$ -	$ 22	
			BLOCKING														
99			2X4 Wood Blocking	60	5%	63	LF	0.060	4	$ 85.00		$ -	$ 321	$ -	$ -	$ 321	
100			2"X4" #2 S4S Douglas Fir Kiln Dried Lumber - 16'-0" Long	4	0%	4	EA		0		$ 14.28	$ -	$ -	$ 57	$ -	$ 57	

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ALTERNATE	**$ 1,001**	

SR #	DWG. NO.	CSI NO.	DESCRIPTION	QTY.	WASTE	QTY. W/ WASTE	UNIT	PRODUCTIVITY RATE	MANHOURS	HOURLY LABOR RATE	MATERIAL	EQUIPMENT	LABOR SUB TOTAL	MATERIAL SUB TOTAL	EQUIPMENT SUB TOTAL	TOTAL COST	SUB TOTALS
			Wood Framing Sub Total										**$ 19,865**	**$ 13,507**	**$ -**		**$ 33,372**
			RAILING														
101			Wood Railing - 3'-0"H	10	5%	10	LF	0.85	9	$ 85.00	$ 38.20	$ -	$ 736	$ 389	$ -	$ 1,125	
			Railing Sub Total										**$ 736**	**$ 389**	**$ -**		**$ 1,125**
		07 00 00 THERMAL & MOISTURE PROTECTION															
			ROOFING														
102			Asphalt Timberline Architectural Grade Shingle	1242	5%	1,304	SF	0.016	21	$ 85.00	$ 1.98	$ -	$ 1,773	$ 2,582	$ -	$ 4,355	
103			1 layer of 15# felt underlayment	1242	5%	1,304	SF	0.002	3	$ 85.00	$ 0.10	$ -	$ 222	$ 130	$ -	$ 352	
104			Grace Ice & Water Shield Seld Adhering Underlayment	694	5%	729	SF	0.005	4	$ 85.00	$ 0.95	$ -	$ 310	$ 692	$ -	$ 1,002	
105			Roof Ridge Cap Flashing	23	5%	24	LF	0.018	0	$ 85.00	$ 2.65	$ -	$ 37	$ 64	$ -	$ 101	
106			Roof Hip Flashing	42	5%	44	LF	0.180	8	$ 85.00	$ 2.93	$ -	$ 671	$ 128	$ -	$ 799	
107			Roof Valley Flashing	60	5%	63	LF	0.012	1	$ 85.00	$ 1.25	$ -	$ 64	$ 79	$ -	$ 143	
108			Metal Drip Edge	114	5%	119	LF	0.010	1	$ 85.00	$ 1.72	$ -	$ 101	$ 205	$ -	$ 307	
109			5" Dia, 16 oz. Aluminum Ogee Style gutter	114	5%	119	LF	0.061	7	$ 85.00	$ 5.00	$ -	$ 619	$ 597	$ -	$ 1,216	
110			5" Dia, 16 oz. Aluminum Downspout	30	5%	31	LF	0.052	2	$ 85.00	$ 5.00	$ -	$ 137	$ 155	$ -	$ 292	
111			Apron Flashing	53	5%	55	LF	0.100	6	$ 85.00	$ 3.34	$ -	$ 470	$ 185	$ -	$ 655	
112			Step Flashing	39	5%	40	LF	0.133	5	$ 85.00	$ 7.82	$ -	$ 457	$ 316	$ -	$ 773	
			Roofing Sub Total										**$ 4,862**	**$ 5,134**	**$ -**		**$ 9,995**
			SIDING														
113			5-1/2" Hardie Plank Siding	401	5%	421	SF	0.023	10	$ 85.00	$ 2.48	$ -	$ 822	$ 1,043	$ -	$ 1,865	
114			Vapor Barrier: Tyvek Building Wrap	401	5%	421	SF	0.011	5	$ 85.00	$ 0.37	$ -	$ 393	$ 156	$ -	$ 549	
			SOFFIT														
115			3/4" Azek Soffit	71	5%	75	SF	0.018	1	$ 85.00	$ 10.25	$ -	$ 114	$ 766	$ -	$ 881	
			EXTERIIOR TRIMS														
116			4" Window Exterior Azek Trim	34	5%	36	LF	0.072	3	$ 85.00	$ 4.60	$ -	$ 218	$ 164	$ -	$ 383	
117			Azek Historic Sill	20	5%	21	LF	0.085	2	$ 85.00	$ 5.70	$ -	$ 152	$ 120	$ -	$ 271	
			Exterior Finishes Sub Total										**$ 1,700**	**$ 2,249**	**$ -**		**$ 3,949**
			INSULATION														
118			5-1/2" Roxul Sound Insulation	155	5%	163	SF	0.008	1	$ 85.00	$ 2.20	$ -	$ 111	$ 359	$ -	$ 469	
119			3-1/2" Roxul Sound Insulation	773.6	5%	812	SF	0.005	4	$ 85.00	$ 1.15	$ -	$ 345	$ 934	$ -	$ 1,279	
120			R49 Spray Foam Insulation	855	5%	898	SF	0.020	18	$ 85.00	$ 5.95	$ -	$ 1,526	$ 5,342	$ -	$ 6,868	
121			R30 Spray Foam Insulation	496	5%	521	SF	0.018	9	$ 85.00	$ 3.83	$ -	$ 797	$ 1,995	$ -	$ 2,791	
			Insulation Sub Total										**$ 2,779**	**$ 8,629**	**$ -**		**$ 11,408**
		08 00 00 OPENINGS															
			WINDOWS														
122			1'-9"x2'-11-5/8" Marvin Elevate Casement Window w/ Insulated Glazing Model: ELCA2135 Color: White Manufacturer: Marvin	2	0%	2	EA	2.50	5	$ 85.00	$ 1,095.00	$ -	$ 425	$ 2,190	$ -	$ 2,615	
123			5'-5"x4'-7-5/8" Marvin Elevate Casement Egress Window w/ Insulated Glazing Model: ELCA3355 2WE Color: White Manufacturer: Marvin	1	0%	1	EA	4.60	5	$ 85.00	$ 3,165.00	$ -	$ 391	$ 3,165	$ -	$ 3,556	
124			2'-0"x2'-0" Marvin Infinity Awning Window w/ Insulated Glazing Model: NAWN Color: White Manufacturer: Marvin	2	0%	2	EA	2.00	4	$ 85.00	$ 748.00	$ -	$ 340	$ 1,496	$ -	$ 1,836	

DETAILED ESTIMATE

PROJECT	Zeballos Residence		REV0
Address	8 MARDON RD. LARCHMONT, NY 10538		
Date of Plans	8/4/2026	*Please confirm price*	
Date of submission	8/17/2026	*Please confirm scope*	
BASE BID	$ 187,452		
ALTERNATE	$ 1,001		

SR #	DWG. NO.	CSI NO.	DESCRIPTION	QTY.	WASTE	QTY. W/ WASTE	UNIT	PRODUCTIVITY RATE	MANHOURS	HOURLY LABOR RATE	MATERIAL	EQUIPMENT	LABOR SUB TOTAL	MATERIAL SUB TOTAL	EQUIPMENT SUB TOTAL	TOTAL COST	SUB TOTALS
125			2'-8-1/2"x4'-0-1/4" Marvin Elevate Double Hung Window w/ Insulated Glazing Model: ELDH3248 Color: White Manufacturer: Marvin	2	0%	2	EA	2.75	6	$ 85.00	$ 1,320.00	$ -	$ 468	$ 2,640	$ -	$ 3,108	
126			6'-0"x5'-0-1/4" Marvin Elevate Double Hung Egress Window w/ Insulated Glazing Model: ELDH3660 2WE Color: White Manufacturer: Marvin	1	0%	1	EA	4.80	5	$ 85.00	$ 3,340.00	$ -	$ 408	$ 3,340	$ -	$ 3,748	
			Windows Sub Total										**$ 2,032**	**$ 12,831**	**$ -**		**$ 14,863**
			INTERIOR DOORS														
127			2'-4"X6'-8" Single Panel Interior Door w/ Frame	1	0%	1	EA	1.42	1	$ 85.00	$ 328.00	$ -	$ 121	$ 328	$ -	$ 449	
128			2'-6"X6'-8" Single Panel Interior Door w/ Frame	5	0%	5	EA	1.50	8	$ 85.00	$ 342.00	$ -	$ 638	$ 1,710	$ -	$ 2,348	
129			2'-4"X6'-8" Interior Pocket Door	1	0%	1	EA	3.10	3	$ 85.00	$ 430.20	$ -	$ 264	$ 430	$ -	$ 694	
130			2'-6"X6'-8" Interior Pocket Door	1	0%	1	EA	3.25	3	$ 85.00	$ 512.00	$ -	$ 276	$ 512	$ -	$ 788	
131			2'-8"X6'-8" Single Panel Interior Door w/ Frame	1	0%	1	EA	1.60	2	$ 85.00	$ 368.00	$ -	$ 136	$ 368	$ -	$ 504	
132			4'-0"X6'-8" Double Panel Interior Door w/ Frame	1	0%	1	EA	2.60	3	$ 85.00	$ 745.00	$ -	$ 221	$ 745	$ -	$ 966	
			Interior Doors Sub Total										**$ 1,655**	**$ 4,093**	**$ -**		**$ 5,748**
			DOOR HARDWARE														
133			Allowance for Door Hardware	1	0%	1	LS		0	$ 85.00	$ 1,200.00	$ -	$ -	$ 1,200	$ -	$ 1,200	
			Door Hardware Sub Total										**$ -**	**$ 1,200**	**$ -**		**$ 1,200**
		09 00 00 FINISHES															
			STUCCO														
134			Patch Stucco	34	10%	37	SF	0.07	2	$ 48.60	$ 2.93	$ -	$ 120	$ 108	$ -	$ 228	
			Stucco Sub Total										**$ 120**	**$ 108**	**$ -**		**$ 228**
			SHEETROCK														
135			**2X4 Interior Wall - 8'-0"H**	**40.8**	**LF**												
136			1/2" Gypsum Board, Finished to Level 4	652.8	5%	685	SF	0.017	12	$ 85.00		$ -	$ 990	$ -	$ -	$ 990	
137			1/2" Gypsum Board, 4X8 Sheets	22	0%	22	EA		0		$ 18.50	$ -	$ -	$ 407	$ -	$ 407	
138			Joint Compound, Ready Mix	35	0%	35	Gal.		0		$ 6.37	$ -	$ -	$ 223	$ -	$ 223	
139			250 Feet Tape Roll	1	0%	1	EA		0		$ 7.53	$ -	$ -	$ 8	$ -	$ 8	
140			#6 x 1-1/4 in. Philips Bugle-Head Coarse Thread Sharp Point Drywall Screws (1 lb./Pack)	3	0%	3	EA		0		$ 8.37	$ -	$ -	$ 25	$ -	$ 25	
141			Acoustical Sealant	163	5%	171	LF	0.012	2	$ 85.00	$ 0.41	$ -	$ 175	$ 70	$ -	$ 245	
142			**2X4 Interior Wall (MR 1 Side) - 8'-0"H**	**15.1**	**LF**												
143			1/2" Gypsum Board, Finished to Level 4	120.8	5%	127	SF	0.017	2	$ 85.00		$ -	$ 183	$ -	$ -	$ 183	
144			1/2" Gypsum Board, 4X8 Sheets	4	0%	4	EA		0		$ 18.50	$ -	$ -	$ 74	$ -	$ 74	
145			Joint Compound, Ready Mix	7	0%	7	Gal.		0		$ 6.37	$ -	$ -	$ 45	$ -	$ 45	
146			250 Feet Tape Roll	1	0%	1	EA		0		$ 7.53	$ -	$ -	$ 8	$ -	$ 8	
147			#6 x 1-1/4 in. Philips Bugle-Head Coarse Thread Sharp Point Drywall Screws (1 lb./Pack)	1	0%	1	EA		0		$ 8.37	$ -	$ -	$ 8	$ -	$ 8	
148			1/2" Mold & Moisture Resistant Gyspum Board	120.8	5%	127	SF	0.017	2	$ 85.00		$ -	$ 183	$ -	$ -	$ 183	
149			1/2" Mold & Moisture Resistant Gyspum Board, 4X8 Sheets	4	0%	4	EA		0		$ 23.70	$ -	$ -	$ 95	$ -	$ 95	
150			Joint Compound, Ready Mix	7	0%	7	Gal.		0		$ 6.37	$ -	$ -	$ 45	$ -	$ 45	
151			250 Feet 2" Wide Mesh Tape Roll	1	0%	1	EA		0		$ 7.92	$ -	$ -	$ 8	$ -	$ 8	
152			1-1/4" Zinc-Plated Cement Board Screws (1 lb./Pack)	1	0%	1	EA		0		$ 12.60	$ -	$ -	$ 13	$ -	$ 13	
153			Acoustical Sealant	60	5%	63	LF	0.012	1	$ 85.00	$ 0.41	$ -	$ 65	$ 26	$ -	$ 91	
154			**2X6 Interior Wall - 8'-0"H**	**3.7**	**LF**												
155			1/2" Gypsum Board, Finished to Level 4	59.2	5%	62	SF	0.017	1	$ 85.00		$ -	$ 90	$ -	$ -	$ 90	
156			1/2" Gypsum Board, 4X8 Sheets	2	0%	2	EA		0		$ 18.50	$ -	$ -	$ 37	$ -	$ 37	
157			Joint Compound, Ready Mix	4	0%	4	Gal.		0		$ 6.37	$ -	$ -	$ 25	$ -	$ 25	

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Date of submission	**8/17/2026**	*Please confirm scope*	
BASE BID	**$ 187,452**		
ALTERNATE	**$ 1,001**		

SR #	DWG. NO.	CSI NO.	DESCRIPTION	QTY.	WASTE	QTY. W/ WASTE	UNIT	PRODUCTIVITY RATE	MANHOURS	HOURLY LABOR RATE	MATERIAL	EQUIPMENT	LABOR SUB TOTAL	MATERIAL SUB TOTAL	EQUIPMENT SUB TOTAL	TOTAL COST	SUB TOTALS
158			250 Feet Tape Roll	1	0%	1	EA		0		$ 7.53	$ -	$ -	$ 8	$ -	$ 8	
159			#6 x 1-1/4 in. Philips Bugle-Head Coarse Thread Sharp Point Drywall Screws (1 lb./Pack)	1	0%	1	EA		0		$ 8.37	$ -	$ -	$ 8	$ -	$ 8	
160			Acoustical Sealant	15	5%	16	LF	0.012	0	$ 85.00	$ 0.41	$ -	$ 16	$ 6	$ -	$ 22	
161			**2X6 Interior Wall (MR 2 Side) - 8'-0"H**	**6.0**	**LF**												
162			1/2" Mold & Moisture Resistant Gyspum Board	96.0	5%	101	SF	0.017	2	$ 85.00		$ -	$ 146	$ -	$ -	$ 146	
163			1/2" Mold & Moisture Resistant Gyspum Board, 4X8 Sheets	4	0%	4	EA		0		$ 23.70	$ -	$ -	$ 95	$ -	$ 95	
164			Joint Compound, Ready Mix	6	0%	6	Gal.		0		$ 6.37	$ -	$ -	$ 38	$ -	$ 38	
165			250 Feet 2" Wide Mesh Tape Roll	1	0%	1	EA		0		$ 7.92	$ -	$ -	$ 8	$ -	$ 8	
166			1-1/4" Zinc-Plated Cement Board Screws (1 lb./Pack)	1	0%	1	EA		0		$ 12.60	$ -	$ -	$ 13	$ -	$ 13	
167			Acoustical Sealant	24	5%	25	LF	0.012	0	$ 85.00	$ 0.41	$ -	$ 26	$ 10	$ -	$ 36	
168			**2X6 Exterior Wall - 8'-0"H**	**37.5**	**LF**												
169			1/2" Gypsum Board, Finished to Level 4	300.0	5%	315	SF	0.017	5	$ 85.00		$ -	$ 455	$ -	$ -	$ 455	
170			1/2" Gypsum Board, 4X8 Sheets	10	0%	10	EA		0		$ 18.50	$ -	$ -	$ 185	$ -	$ 185	
171			Joint Compound, Ready Mix	16	0%	16	Gal.		0		$ 6.37	$ -	$ -	$ 102	$ -	$ 102	
172			250 Feet Tape Roll	1	0%	1	EA		0		$ 7.53	$ -	$ -	$ 8	$ -	$ 8	
173			#6 x 1-1/4 in. Philips Bugle-Head Coarse Thread Sharp Point Drywall Screws (1 lb./Pack)	2	0%	2	EA		0		$ 8.37	$ -	$ -	$ 17	$ -	$ 17	
174			Acoustical Sealant	75	5%	79	LF	0.012	1	$ 85.00	$ 0.41	$ -	$ 80	$ 32	$ -	$ 113	
175			**2X6 Exterior Wall (MR 1 Side) - 8'-0"H**	**11.1**	**LF**												
176			1/2" Mold & Moisture Resistant Gyspum Board	88.8	5%	93	SF	0.017	2	$ 85.00		$ -	$ 135	$ -	$ -	$ 135	
177			1/2" Mold & Moisture Resistant Gyspum Board, 4X8 Sheets	3	0%	3	EA		0		$ 23.70	$ -	$ -	$ 71	$ -	$ 71	
178			Joint Compound, Ready Mix	5	0%	5	Gal.		0		$ 6.37	$ -	$ -	$ 32	$ -	$ 32	
179			250 Feet 2" Wide Mesh Tape Roll	1	0%	1	EA		0		$ 7.92	$ -	$ -	$ 8	$ -	$ 8	
180			1-1/4" Zinc-Plated Cement Board Screws (1 lb./Pack)	1	0%	1	EA		0		$ 12.60	$ -	$ -	$ 13	$ -	$ 13	
181			Acoustical Sealant	22	5%	23	LF	0.012	0	$ 85.00	$ 0.41	$ -	$ 24	$ 10	$ -	$ 33	
182			**2X6 Exterior Wall - 8'-0"H**	**9.6**	**LF**												
183			1/2" USG Durock Cement Board w/ Laticrete Hydri Ban Waterproofing Coatings	76.8	5%	81	SF	0.020	2	$ 85.00		$ -	$ 137	$ -	$ -	$ 137	
184			1/2" USG Durock Cement Board, 4X8 Sheets	3	0%	3	EA		0		$ 42.80	$ -	$ -	$ 128	$ -	$ 128	
185			Joint Compound, Ready Mix	5	0%	5	Gal.		0		$ 6.37	$ -	$ -	$ 32	$ -	$ 32	
186			250 Feet 2" Wide Mesh Tape Roll	1	0%	1	EA		0		$ 7.92	$ -	$ -	$ 8	$ -	$ 8	
187			1-1/4" Zinc-Plated Cement Board Screws (1 lb./Pack)	1	0%	1	EA		0		$ 12.60	$ -	$ -	$ 13	$ -	$ 13	
188			Laticrete Hydri Ban Waterproofing Coatings	81	0%	81	SF		0		$ 2.30	$ -	$ -	$ 185	$ -	$ 185	
189			Acoustical Sealant	19	5%	20	LF	0.012	0	$ 85.00	$ 0.41	$ -	$ 21	$ 8	$ -	$ 29	
190			**2X6 Exterior Wall - Gable**	**30.3**	**SF**												
191			1/2" Gypsum Board, Finished to Level 4	30.3	5%	32	SF	0.017	1	$ 85.00		$ -	$ 46	$ -	$ -	$ 46	
192			1/2" Gypsum Board, 4X8 Sheets	1	0%	1	EA		0		$ 18.50	$ -	$ -	$ 19	$ -	$ 19	
193			Joint Compound, Ready Mix	2	0%	2	Gal.		0		$ 6.37	$ -	$ -	$ 13	$ -	$ 13	
194			250 Feet Tape Roll	1	0%	1	EA		0		$ 7.53	$ -	$ -	$ 8	$ -	$ 8	
195			#6 x 1-1/4 in. Philips Bugle-Head Coarse Thread Sharp Point Drywall Screws (1 lb./Pack)	1	0%	1	EA		0		$ 8.37	$ -	$ -	$ 8	$ -	$ 8	
			Ceiling														
196			1/2" Gypsum Board, Finished to Level 4	540.0	5%	567	SF	0.018	10	$ 85.00		$ -	$ 868	$ -	$ -	$ 868	
197			1/2" Gypsum Board, 4X8 Sheets	18	0%	18	EA		0		$ 18.50	$ -	$ -	$ 333	$ -	$ 333	
198			Joint Compound, Ready Mix	29	0%	29	Gal.		0		$ 6.37	$ -	$ -	$ 185	$ -	$ 185	
199			250 Feet Tape Roll	1	0%	1	EA		0		$ 7.53	$ -	$ -	$ 8	$ -	$ 8	
200			#6 x 1-1/4 in. Philips Bugle-Head Coarse Thread Sharp Point Drywall Screws (1 lb./Pack)	3	0%	3	EA		0		$ 8.37	$ -	$ -	$ 25	$ -	$ 25	
			Drywall Sub Total										**$ 3,639**	**$ 2,750**	**$ -**		**$ 6,389**
			FLOORING														
201			Install 2-1/4" Oak Flooring	504	5%	529	SF	0.050	26	$ 85.00	$ 7.80	$ -	$ 2,248	$ 4,126	$ -	$ 6,374	
202			Install Ceramic Tile Flooring Over Schluter Ditra Mat Over 23/32" Advantech Subflooring	54	5%	57	SF	0.105	6	$ 85.00	$ 9.60	$ -	$ 509	$ 547	$ -	$ 1,056	
203			4" Painted Wood Base	99	5%	104	LF	0.075	8	$ 85.00	$ 2.42	$ -	$ 662	$ 251	$ -	$ 913	
204			4" Tile Base	29	5%	30	LF	0.082	2	$ 85.00	$ 5.20	$ -	$ 210	$ 157	$ -	$ 367	
			Flooring Sub Total										**$ 3,629**	**$ 5,081**	**$ -**		**$ 8,711**

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BASE BID	$ 187,452		
ALTERNATE	$ 1,001		

SR #	DWG. NO.	CSI NO.	DESCRIPTION	QTY.	WASTE	QTY. W/ WASTE	UNIT	PRODUCTIVITY RATE	MANHOURS	HOURLY LABOR RATE	MATERIAL	EQUIPMENT	LABOR SUB TOTAL	MATERIAL SUB TOTAL	EQUIPMENT SUB TOTAL	TOTAL COST	SUB TOTALS
			INTERIOR TRIMS														
205			4" Wide Door Interior Trim	160	5%	168	LF	0.040	7	$ 85.00	$ 3.10	$ -	$ 570	$ 520	$ -	$ 1,091	
206			4" Wide Window Interior Trim	52	5%	55	LF	0.040	2	$ 85.00	$ 3.10	$ -	$ 186	$ 169	$ -	$ 355	
207			3" Crown Molding	297	5%	312	LF	0.160	50	$ 85.00	$ 4.80	$ -	$ 4,241	$ 1,497	$ -	$ 5,738	
208			Interior Opening Trim	16	5%	17	LF	0.195	3	$ 85.00	$ 6.20	$ -	$ 285	$ 107	$ -	$ 392	
			Interior Trims Sub Total										**$ 5,283**	**$ 2,293**	**$ -**		**$ 7,576**
		10 00 00 SPECIALITIES															
			TOILET ACCESSORIES														
209			24" Grab Bar	1	0%	1	EA	0.70	1	$ 85.00	$ 45.00	$ -	$ 60	$ 45	$ -	$ 105	
210			36" Grab Bar	1	0%	1	EA	0.75	1	$ 85.00	$ 58.50	$ -	$ 64	$ 59	$ -	$ 122	
211			Towel Bar	1	0%	1	EA	0.42	0	$ 85.00	$ 28.50	$ -	$ 36	$ 29	$ -	$ 64	
212			Toilet Paper Holder	1	0%	1	EA	0.48	0	$ 85.00	$ 35.00	$ -	$ 41	$ 35	$ -	$ 76	
213			Soap Dispenser	2	0%	2	EA	0.50	1	$ 85.00	$ 42.00	$ -	$ 85	$ 84	$ -	$ 169	
214			Mirror	2	0%	2	EA	0.55	1	$ 85.00	$ 120.00	$ -	$ 94	$ 240	$ -	$ 334	
215			60"x50" Shower Enclosure	1	0%	1	EA	3.80	4	$ 85.00	$ 1,320.00	$ -	$ 323	$ 1,320	$ -	$ 1,643	
			Specialities Sub Total										**$ 701**	**$ 1,811**	**$ -**		**$ 2,512**
		12 00 00 FURNISHINGS															
			MILLWORK														
216			20"D Base Cabinet	7	5%	7	LF	1.38	10	$ 85.00	$ 295.00	$ -	$ 874	$ 2,199	$ -	$ 3,074	
217			1'-0" Deep Closet W/ Hand Rod & Shelving	17	5%	18	LF	0.25	4	$ 85.00	$ 19.20	$ -	$ 382	$ 345	$ -	$ 726	
			COUNTERTOPS														
218			1'-10" Wide Countertop w/ (2) Sink Cutouts	7	5%	7	LF	0.48	4	$ 85.00	$ 88.00	$ -	$ 304	$ 656	$ -	$ 960	
			Furnishings Sub Total										**$ 1,560**	**$ 3,200**	**$ -**		**$ 4,760**
		22 00 00 PLUMBING															
			PLUMBING FIXTURES														
219		***Install Only***	Vanity Sink W/ Faucet	2	0%	2	EA	2.25	5	$ 85.00		$ -	$ 383	$ -	$ -	$ 383	
220			Water Closet	1	0%	1	EA	1.85	2	$ 85.00	$ 309.30	$ -	$ 157	$ 309	$ -	$ 467	
221			Shower Head	1	0%	1	EA	0.75	1	$ 85.00	$ 136.00	$ -	$ 64	$ 136	$ -	$ 200	
222			Hose Bib	1	0%	1	EA	1.60	2	$ 85.00	$ 101.28	$ -	$ 136	$ 101	$ -	$ 237	
223			Floor Drain	1	0%	1	EA	1.48	1	$ 85.00	$ 87.00	$ -	$ 126	$ 87	$ -	$ 213	
			PLUMBING WORK														
224			Allowance for Piping & Connections	1	0%	1	LS		0		$ 1,750.00	$ -	$ -	$ 1,750	$ -	$ 1,750	
			Plumbing Sub Total										**$ 865**	**$ 2,384**	**$ -**		**$ 3,249**
		23 00 00 HVAC															
			VENTILATION DEVICES														
225			Exhaust Fan	1	0%	1	EA	2.25	2	$ 85.00	$ 410.00	$ -	$ 191	$ 410	$ -	$ 601	
			PLUMBING WORK														
226			Allowance for Ducts & Connections	1	0%	1	LS		0		$ 350.00	$ -	$ -	$ 350	$ -	$ 350	
			HVAC Sub Total										**$ 191**	**$ 760**	**$ -**		**$ 951**
		26 00 00 ELECTRICAL															
			LIGHT FIXTURES														
227			4" Halo IC-Rated LED Downlight RL4069S1EWH w/ White Baffle, 600 Lumens	9	0%	9	EA	0.45	4	$ 85.00	$ 32.50	$ -	$ 344	$ 293	$ -	$ 637	
228			4" Halo IC-Rated LED Downlight RL4069S1EWH w/ White Baffle, 600 Lumens, Wet Condition	1	0%	1	EA	0.55	1	$ 85.00	$ 34.80	$ -	$ 47	$ 35	$ -	$ 82	
229			4" Halo IC-Rated LED Sloped Downlight RLS4099FS1EMDMR w/ White Baffle, 600 Lumens	4	0%	4	EA	0.80	3	$ 85.00	$ 97.60	$ -	$ 272	$ 390	$ -	$ 662	

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230			Pendant Mounted Light Fixture	1	0%	1	EA	0.90	1	$ 85.00	$ 151.80	$ -	$ 77	$ 152	$ -	$ 228	
231			Closet LED Light - 4'-0" Long	1	0%	1	EA	0.68	1	$ 85.00	$ 76.40	$ -	$ 58	$ 76	$ -	$ 134	
			POWER CONTROLS														
232			Single Pole Switch	10	0%	10	EA	0.20	2	$ 85.00	$ 3.25	$ -	$ 170	$ 33	$ -	$ 203	
233			Three Way Switch	1	0%	1	EA	0.35	0	$ 85.00	$ 6.50	$ -	$ 30	$ 7	$ -	$ 36	
234			Dimmer Switch	2	0%	2	EA	0.30	1	$ 85.00	$ 24.00	$ -	$ 51	$ 48	$ -	$ 99	
			ELECTRICAL DEVICES														
235			Duplex Receptacle	13	0%	13	EA	0.26	3	$ 85.00	$ 5.40	$ -	$ 287	$ 70	$ -	$ 358	
236			GFCI Duplex Receptacle	2	0%	2	EA	0.38	1	$ 85.00	$ 18.50	$ -	$ 65	$ 37	$ -	$ 102	
237			TV Outlet	1	0%	1	EA	0.35	0	$ 85.00	$ 10.30	$ -	$ 30	$ 10	$ -	$ 40	
			SENSORS														
238			Smoke/Carbon Monoxide Detector	5	0%	5	EA	0.38	2	$ 85.00	$ 55.00	$ -	$ 162	$ 275	$ -	$ 437	
239			Smoke Detector	4	0%	4	EA	0.38	2	$ 85.00	$ 52.00	$ -	$ 129	$ 208	$ -	$ 337	
240			Carbon Monoxide Detector	1	0%	1	EA	0.38	0	$ 85.00	$ 48.60	$ -	$ 32	$ 49	$ -	$ 81	
241			Heat Detector	1	0%	1	EA	0.33	0	$ 85.00	$ 35.00	$ -	$ 28	$ 35	$ -	$ 63	
			WIRING & CONDUITS														
242			Allowance for Fixtures, Wiring & Conduits	1	0%	1	LS		0		$ 2,200.00	$ -	$ -	$ 2,200	$ -	$ 2,200	
			Electrical Sub Total										**$ 1,781**	**$ 3,917**	**$ -**		**$ 5,698**
													$ 85,873	**$ 70,336**	**$ -**	**$ 156,210**	**$ 156,210**
															20%	**$ 31,242**	
	BASE BID															**$ 187,452**	
			ALTERNATE														
			ELECTRICAL DEVICES														
243			Electric Mat Radiant Heat	1	0%	1	EA	3.70	4	$ 85.00	$ 520.00	$ -	$ 315	$ 520	$ -	$ 835	
			Alternate Sub Total										**$ 315**	**$ 520**	**$ -**		**$ 835**
													$ 315	**$ 520**	**$ -**	**$ 835**	**$ 835**
															20%	**$ 167**	
	ALTERNATE															**$ 1,001**	

Notes

Wastage Factor is assumed to be 5%.

Toilet Accessories are Assumed. Please confirm

Ceiling replacement is assumed in Bedroom #3 and adjacent closet . Please confirm

Exclusion

Anything not Mentioned Above