

Item #	Description	Qty Unit	Material	Labor	Sub C.	Other	Price
GARAGE Base Dimensions: 24' - 0" L x 29' - 0" W x 9' - 0" H							
01.008.	BUILDING PERMIT (AVERAGE AMT FOR U. S.) Building permit fee, based on total amount of job. EA = Total job PER \$1,000 = Per \$1,000 of total job cost (contractor's cost) or job price (price to customer). Building permit fee	1.00 EA	100.00	150.00	0.00	0.00	250.00
01	Plans and Permits Division Total						250.00
03.105.	BACKFILL Backfill with bulldozer or front end loader. NO rough grading included SF = Plan dimension of basement or ground floor of building excavated Backfill with machine, no rough grading	1.00 EA	0.00	293.92	0.00	0.00	293.92
03.106.	Backfill with machine, PLUS per SF	1000.0 SF 0	0.00	0.17	0.00	0.00	170.00
03.120.	ROOM ADDITION EXCAVATION Excavate for basement or crawl space with front end loader or backhoe, one person crew, including minimum of 2 feet beyond addition line at all walls, NO removal of dirt from site SF = Plan dimension of basement or ground floor. Excavate with machine, basement/crawl	1.00 EA	0.00	734.80	0.00	0.00	734.80
03.123.	Excavate to 5-0, PLUS per SF	696.00 SF	0.00	0.63	0.00	0.00	438.48
03.130.	DIG FOOTINGS TRENCH IN EXCAVATION Dig trench in room addition excavation for continuous concrete footings with backhoe, one person crew LF = Footings trench Machine dig footings in trench	1.00 EA	0.00	367.40	0.00	0.00	367.40
03.131.	Dig footing trench, PLUS per LF	106.00 LF	0.00	1.37	0.00	0.00	145.22

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03.200.	FOOTING DRAIN PIPE 4" corrugated perforated plastic pipe surrounded with 6" of 3/4" aggregate extending along exterior perimeter of footing, cover with vapor barrier, level ground for installation of tile, but NO digging out. Footing drain pipe, 4" plastic, aggregate	125.00 LF	1.12	3.04	0.00	0.00	520.00
03	Excavation Division Total						2,669.82
04.600.	MONOLITHIC FOOTING AND SLAB(SINGLE POUR) Dig, form, place reinforcement 4" Gravel fill 6 x 6 #10 woven wire mesh Vapor barrier Pour and finish concrete Bottom of slab footing 8", top of footing below slab 16" wide Slab thickness 4" Footing below frost 3 or 4 sides 1/2" steel bars drilled into existing building Two 1/2" continuous steel bars in footing LF = Outside perimeter measurement of footing						
	Monolithic concrete footing & 4" slab	696.00 SF	3.28	2.44	0.00	0.00	3,981.12
04.603.	Footing 36" below grade, PLUS per LF	106.00 LF	24.80	13.08	0.00	0.00	4,015.28
04.645.	SLAB, SUSPENDED Slab to be placed on existing steel column, masonry piers or foundation wall, not over 8 ft. above grade Form Place steel; 1/2" bars, 12" OC Pour 5"-6" concrete slab Strip and clean forms for reuse Finish concrete						
	Suspended concrete slab, 5-6"	1.00 EA	339.48	313.74	0.00	0.00	653.22
04.646.	Suspended slab, PLUS per SF	696.00 SF	5.87	4.71	0.00	0.00	7,363.68
04.655.	PUMP CONCRETE Pump concrete up to 150 feet and pour concrete slab, including transit mix truck waiting time and labor at the hose ADD to above costs						
	Pump concrete for slab up to 150 feet	1.00 EA	710.12	0.00	0.00	0.00	710.12
04.658.	Pump concrete for 5"slab/ADD/PLUS per SF	696.00 SF	0.64	0.28	0.00	0.00	640.32
04	Concrete Division Total						17,363.74

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05.004.	BLOCK WALL On existing footings Tooled joints and sides Reinforcing every second course Steel angles as required Top course 4" solid cap block						
	SF = One face of wall						
	Block wall on existing footings, 12x8x16	954.00 SF	7.08	5.57	0.00	0.00	12,068.10
05.507.	PARGING Cement parging, 1/2" thick, two coats Parging, 1/2" thick, 2 coats	400.00 SF	0.38	1.51	0.00	0.00	756.00
05.508.	ASPHALT COATING Asphalt coating applied to masonry wall Asphalt coating, 1 coat	400.00 SF	0.20	0.56	0.00	0.00	304.00
05	Masonry Division Total						13,128.10
06.001.	STEEL BEAM Steel beam bearing on existing masonry or steel column supports, including bearing plates 8" #17 steel beam on existing supports	48.00 LF	36.00	16.33	0.00	0.00	2,511.84
06.050.	STEEL COLUMN 3" hollow steel column with base and cap up to 8'-0" Steel column, 3" hollow, up to 8' tall	2.00 EA	100.00	20.70	0.00	0.00	241.40
06	Floor Framing Division Total						2,753.24
07.000.	WOOD STUDS Bearing wall, exterior or interior Sole plate Two 2" x 4" or 2" x 6" cap Average number of headers for doors and windows 16" OC						
	SF = Total wall area						
	2"x4" framed bearing wall	954.00 SF	0.92	0.87	0.00	0.00	1,707.66
07.101.	SHEATHING 1/2" CDX plywood sheathing	954.00 SF	0.99	0.58	0.00	0.00	1,497.78
07.003.	WOOD STUDS Non-bearing wall Sole plate One cap Average amount of framing for doors, closets and corners 16" OC						
	2"x4" framed non-bearing wall	1400.0 SF 0	0.89	0.91	0.00	0.00	2,520.00
07	Wall Framing Division Total						5,725.44

Item #	Description	Qty Unit	Material	Labor	Sub C.	Other	Price
08.031.	TRUSS ROOF Gable roof trusses Shop built by others and delivered to job Placed by hand Tie down straps Includes 2 gable ends 24" OC Truss, gable or hip w/2x4 chords, 24"OC	1200.0 SF 0	2.04	0.83	0.00	0.00	3,444.00
08.105.	PLYWOOD Oriented strand board 1/2" oriented strand board sheathing	1200.0 SF 0	0.72	0.51	0.00	0.00	1,476.00
08	Roof Framing Division Total						4,920.00
09.008.	ASPHALT OR FIBERGLASS SHINGLES, 215-225 LB (20 YR) On plain shed or gable wood roof deck Load onto roof Build staging if required 3 tab square butt self seal 215-225 lb. 15 lb. felt paper Galvanized shingle nails or staples Metal drip edge 5"	1200.0 SF 0	1.49	1.06	0.00	0.00	3,060.00
09.740.	GUTTERS AND DOWNSPOUTS Gutters and downspouts, including accessories Aluminum OG LF = Total combined gutter and downspout length 5" aluminum gutter & downspout	160.00 LF	3.25	3.08	0.00	0.00	1,012.80
09	Roofing, Flashing Division Total						4,072.80
10.000.	FASCIA OR FRIEZE #2 pine, spruce, hemlock, fir 1x6 fascia, frieze, SPF #2	160.00 LF	1.18	1.39	0.00	0.00	411.20
10.009.	SOFFIT #2 pine, spruce, hemlock, fir 12" soffit, SPF #2	48.00 LF	2.18	2.03	0.00	0.00	202.08
10.018.	RAKE #2 pine or fir rake 1 x 6 and rake mould (shingle mould) Rake and rake mould, 1x6	100.00 LF	1.79	1.67	0.00	0.00	346.00
10.110.	SOFFIT VENT Continuous soffit vent, installed in new soffit, 3" Soffit vent 3" aluminum, plug type	20.00 EA	1.02	2.62	0.00	0.00	72.80
10	Exterior Trim, Decks Division Total						1,032.08

Item #	Description	Qty Unit	Material	Labor	Sub C.	Other	Price
11.002.	HOUSE WRAP Substitute house wrap for paper specified in siding installations on this and the following pages House wrap, sub for paper, ADD per SF	1500.0 SF 0	0.09	0.11	0.00	0.00	300.00
11.305.	TEXTURE 1-11 Plywood panels with patterns 4", 6" or 8" OC #15 felt paper 1" x 3" and 1" x 4" trim Rust resistant nails 5/8" fir T1-11 plywood siding	1500.0 SF 0	1.45	0.87	0.00	0.00	3,480.00
11	Sidings Division Total						3,780.00
12.316.	ENTRANCE DOORS, METAL 1-3/4" thick Foam core, steel clad Exterior wood frame 1-5/16" x 2" exterior brick moulding 1-1/2 pair 4" x 4" butts Aluminum sill, magnetic weatherstripping 2-1/4" interior casings Entrance lock @ \$20 Single cylinder deadbolt 1 Light, 2 Panel with insulated glass 3-0x6-8 metal pre-hung 2 panel 1 light	3.00 EA	389.36	63.48	0.00	0.00	1,358.52
12.032.	DEADBOLT LOCK Outside key, thumb turn inside, single cylinder. Standard quality deadbolt	3.00 EA	24.80	30.36	0.00	0.00	165.48
12.407.	GARAGE DOOR, METAL Steel garage door. 4 Section 4 Panel, one row of lights (optional) including stops, hardware and exterior trim. 16-0x7-0 garage door, metal	1.00 EA	0.00	0.00	2,200.00	0.00	2,200.00
12.421.	GARAGE DOOR OPERATOR Automatic control, 1/3 HP reversible motor, chain drive, for door up to 18 feet Garage door operator, 1/3 HP, 2 car	1.00 EA	338.52	222.20	0.00	0.00	560.72
12	Doors and Trim Division Total						4,284.72
13.B23.	WOOD DOUBLE HUNG Frame, sash, brick mould Primed sash with 1/2" insulating glass Sash lock Interior trim, stops Stool and apron Screen 2 light 2-8x4-2 wood DH, insul glass	4.00 EA	500.00	81.42	0.00	0.00	2,325.68

Item #	Description	Qty Unit	Material	Labor	Sub C.	Other	Price
13	Windows and Trim Division Total						2,325.68
14.000.	HOSE BIBB Hose bibb, outside, frost-free	1.00 EA	98.40	157.68	0.00	0.00	256.08
14.012.	STACK New stack running from basement or crawl space up and venting through roof. Run new stack through roof, 2 story	1.00 EA	120.83	810.30	0.00	0.00	931.13
14.014.	WASTE PIPE Extend waste line from new stack in basement or crawl space. Below ground waste line, including excavation and backfill. Waste line below ground	100.00 LF	10.64	74.46	0.00	0.00	8,510.00
14.016.	SEWER EJECTION PUMP Standard sewer ejection pump for basement bath, with adequate access. Sewer ejection pump	1.00 EA	492.28	935.13	0.00	0.00	1,427.41
14.102.	WATER CLOSET 2-piece floor mounted vitreous china water closet within 5 feet of existing stack. Toilet, new work, 2 piece, white	1.00 EA	251.72	869.43	0.00	0.00	1,121.15
14.125.	PEDESTAL SINK Install pedestal sink @ \$300 Faucet @ \$78 Trap assembly @\$42 Pedestal sink, new work	1.00 EA	400.00	1,123.47	0.00	0.00	1,523.47
14.505.	WATER HEATER, NEW WORK Electric water heater, including all labor and materials to connect to water supply and 220 volt line from electrical panel box. 52 gal elec hot water heater, new work	1.00 EA	595.20	400.77	0.00	0.00	995.97
14	Plumbing Division Total						14,765.21
15.300.	AIR CONDITIONER Install separate A/C system each floor with air handler inside and compressor outside 2 TON air conditioner split-system	1.00 EA	0.00	0.00	5,700.00	0.00	5,700.00
15	Heating and Cooling Division Total						5,700.00
16.000.	SERVICE Increase service to 150 amps with circuit breakers. 150 amp service entrance panel with main breaker and panel cover 24 space / 24 circuits maximum (1 single pole breaker = 1 space, 1 double pole breaker = 2 spaces) Increase service to 150 amps	1.00 EA	410.44	597.60	0.00	0.00	1,008.04

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16.100.	DUPLEX OUTLETS Duplex outlet	12.00 EA	26.02	41.50	0.00	0.00	810.24
16.103.	Weatherproof outlet	1.00 EA	47.12	74.70	0.00	0.00	121.82
16.111.	220-VOLT OUTLET 220-volt outlet for A/C, clothes dryer, range or oven Basement 220 volt outlet	4.00 EA	55.80	124.50	0.00	0.00	721.20
16.115.	SWITCH Single-pole switch	5.00 EA	26.02	41.50	0.00	0.00	337.60
16.116.	Three-way switch set	2.00 EA	84.32	74.70	0.00	0.00	318.04
16.118.	FISH OUTLETS OR SWITCHES Fish outlets or switches in closed walls and ceilings, ADD Fish outlet/switch in frame wall, ADD	12.00 EA	0.00	43.16	0.00	0.00	517.92
16.120.	FIXTURE OUTLET Ceiling or wall fixture outlet (in addition to cost of fixture and switch) Ceiling/wall fixture, outlet only	4.00 EA	38.44	83.00	0.00	0.00	485.76
16.129.	GLASS DOME LIGHT Glass dome light, two 60 watt lamps	3.00 EA	50.84	36.52	0.00	0.00	262.08
16.136.	FLOURESCENT FIXTURE Fluorescent light fixture 4'-0" (4 tube)	10.00 EA	100.44	141.10	0.00	0.00	2,415.40
16.200.	BATHROOM FANS Exhaust fan for bathroom @ \$75, including switch. NOTE: ALL FANS & HOODS ARE FOR NEW WORK (IN OPEN WALLS AND CEILINGS) AND INCLUDE CIRCUITS AS REQUIRED. Bathroom fan, exhaust with switch	1.00 EA	138.88	124.20	0.00	0.00	263.08
16	Electrical Division Total						7,261.18
18.009.	GYPSUM DRYWALL ON NEW WALL-COMPLETE JOB When total job is over 300 SF of wall, nailed, or screwed into studs or furring, taped, finished and sanded 3 coats. EA = Each job (NOT each sheet) 5/8" firecode drywall, new work	954.00 SF	0.49	1.31	0.00	0.00	1,717.20
18	Interior Walls Division Total						1,717.20

Item #	Description	Qty Unit	Material	Labor	Sub C.	Other	Price
19.000.	GYPSUM DRYWALL ON NEW CEILING Up to 300 SF ceiling, nailed or screwed to joists or furring, nailed, taped, finished and sanded, 3 coats. EA = Each job (NOT each sheet) Drywall ceiling, new work under 300SF	1.00 EA	0.00	177.00	0.00	0.00	177.00
19.004.	Drywall ceiling, new 5/8"FC, PLUS per SF	696.00 SF	0.49	0.78	0.00	0.00	883.92
19	Ceiling Covering Division Total						1,060.92
20.319.	SPIRAL STAIRWAY, METAL Unpainted metal stairway 6-0 dia metal spiral stairway 8-9 to 9-6	1.00 EA	2,318.80	455.40	0.00	0.00	2,774.20
20.002.	BASE Pine clam, ranch or colonial base 3-1/4" base trim clam, ranch, colonial	22.00 LF	2.60	0.77	0.00	0.00	74.14
20.691.	FIELD HUNG DOOR Interior 1-3/8" door Paint grade jamb 2 sides casing Privacy lock @ \$10 6 Raised Panels, Hardboard Faced 2-0x6-8 hardboard 6 panel field-hung dr	1.00 EA	145.95	92.46	0.00	0.00	238.41
20.693.	2-6x6-8 hardboard 6 panel field-hung dr	1.00 EA	154.29	92.46	0.00	0.00	246.75
20	Millwork, Trim Division Total						3,333.50
22.000.	MEDICINE CABINET Recessed cabinet with hinged window glass mirror door, overall size 16" x 22" Medicine cab, recess, window gl 16"x22"	1.00 EA	68.20	30.36	0.00	0.00	98.56
22.009.	CHROME ACCESSORIES Polished chrome bath accessories: towel bar, toothbrush and glass holder, paper holder, soap dish Bath accessories, chrome	1.00 SET	35.00	55.20	0.00	0.00	90.20
22	Specialties Division Total						188.76
23.115.	VINYL COMPOSITION Laid in adhesive over smooth surface, 12" x 12" 3/32" vinyl composition floor, 12x12	40.00 SF	1.28	0.66	0.00	0.00	77.60
23	Floor Covering Division Total						77.60

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24.702.	PAINT WALL Smooth finish plaster or plasterboard, with roller						
	Paint smooth int wall roller/prime/2coat	1200.0 SF 0	0.20	0.52	0.00	0.00	864.00
24.717.	PAINT MOULDING Base, ceiling moulding, chair rail or door or window trim up to 6" (if same color and finish as wall or ceiling, include in wall or ceiling estimate)						
	Paint interior moulding, prime, 2 coats	22.00 LF	0.12	0.96	0.00	0.00	23.76
24.726.	PAINT SMOOTH CEILING Smooth finish plaster or plasterboard, with roller						
	Paint smooth ceiling, roller/prime/2coat	696.00 SF	0.20	0.70	0.00	0.00	626.40
24.526.	PAINT INTERIOR DOOR Paint both sides of flush or panel door including casing & jamb, with brush.						
	Paint inter door w/brush, prime, 2 coats	2.00 EA	3.31	54.12	0.00	0.00	114.86
24.102.	PAINT SIDING Wood, plywood, asbestos and composition siding, paint with brush						
	Paint siding with brush, prime, 2 coats	1200.0 SF 0	0.20	1.09	0.00	0.00	1,548.00
24.205.	PAINT FASCIA OR RAKE Up to 12" fascia or rake with brush, one face & edge						
	Paint fascia/rake w/brush, prime, 2 coat	300.00 LF	0.12	1.24	0.00	0.00	408.00
24	Painting Division Total						3,585.02
25.005.	GARAGE OR CARPORT Removal of scrap lumber, masonry and tear-out debris EA = Each job						
	Garage or carport	1.00 EA	1,000.00	205.84	0.00	0.00	1,205.84
25	Clean-up Division Total						1,205.84
1	GARAGE Phase Total						101,200.85
Grand Total							101,200.85
Gen. and Admin. Overhead							38,456.32
Profit							13,965.72
Total with Overhead and Profit							153,622.89