PROJECT ID: Government Project Estimate

SCOPE: Complete 08/10/2026

ITEM #	DESCRIPTION	QUANTITY	WASTAGE	QTY W/WASTAGE	UNIT	MAT COST	TOTAL MAT COST	NO. OF LABORS	TYPE OF LABOR	PER HOUR LABOR WAGE	LABOR FACTOR	TOTAL LABOR HOURS	TOTAL LABOR COST	UNIT COST	TOTAL COST	TRADE COST
	GENERAL REQUIREMENTS															
1	Project Manager	1	0%	1	LS	$0.00	$0	1	CARP	$35	0.000	0	$0	$0.00	$0	
2	Field Superintendent	1	0%	1	LS	$0.00	$0	1	CARP	$35	0.000	0	$0	$0.00	$0	
3	Bonds	1	0%	1	LS	$0.00	$0	1	CARP	$35	0.000	0	$0	$0.00	$0	
4	Permitting	1	0%	1	LS	$0.00	$0	1	CARP	$35	0.000	0	$0	$0.00	$0	
5	Mobilization Cost	1	0%	1	LS	$0.00	$0	1	CARP	$35	0.000	0	$0	$0.00	$0	
6	Temp Fencing, Toilets, Utilities	1	0%	1	LS	$0.00	$0	1	CARP	$35	0.000	0	$0	$0.00	$0	
7	Jobsite Signage, Trailer, Security	1	0%	1	LS	$0.00	$0	1	CARP	$35	0.000	0	$0	$0.00	$0	
8	Dumpsters, Tools	1	0%	1	LS	$0.00	$0	1	CARP	$35	0.000	0	$0	$0.00	$0	
9	Clean-up	1	0%	1	LS	$0.00	$0	1	CARP	$35	0.000	0	$0	$0.00	$0	
10	Procore, Web Cameras	1	0%	1	LS	$0.00	$0	1	CARP	$35	0.000	0	$0	$0.00	$0	
	Subtotal (General Requirements)			**TOTAL MAT COST:**			$0					**LABOR COST**	$0			$0
	DIVISION 02- SITE WORK/ EXISTING CONDITIONS															
	Paving & Curbs															
11	Asphalt Pavement -2" Asphalt Concrete Type SM-9.5A Surface Course -4" Asphalt Concrete Type BM-25, Base Course -12" Aggregate Type 21-A, Base Course	71426	10%	78569	SF	$4.12	$323,704	1	CARP	$60	0.075	5893	$353,561	$8.62	$677,265	
12	24" Catch Curb & Gutter W/ Reinf. Over 6" Compacted Road Base	2745	10%	3019	LF	$12.56	$37,919	1	CARP	$60	0.120	362	$21,737	$19.76	$59,656	
13	6" x 24" Curb Wall W/ Reinf.	271	10%	298	LF	$19.56	$5,822	1	CARP	$60	0.120	36	$2,143	$26.76	$7,965	
14	4" Concrete Sidewalk W/ Reinf. -4" Compacted Road Base	1208	10%	1329	SF	$2.82	$3,748	1	CARP	$60	0.055	73	$4,386	$6.12	$8,134	
	Retaining Wall															
15	5'-0" x 1'-0" Concrete Footing W/ Reinf.	38	10%	42	CY	$284.00	$11,896	1	CARP	$60	8.560	359	$21,513	$797.60	$33,409	
16	12" Thick Concrete Wall W/ Reinf.	76	10%	84	CY	$401.56	$33,640	1	CARP	$60	12.900	1081	$64,841	$1,175.56	$98,481	
	Dumpster Enclosure															
17	8" Concrete Pad W/ Reinf. Over 12" Aggregate Base	380	10%	418	SF	$4.89	$2,044	1	CARP	$60	0.065	27	$1,630	$8.79	$3,674	
18	6' High Board Fence	42	10%	46	LF	$12.56	$580	1	CARP	$60	0.100	5	$277	$18.56	$857	
19	16'-0" x 6'-0" Board Fence Gate & Assoicated Hardware	1	0%	1	EA	$1,850.00	$1,850	1	CARP	$60	12.000	12	$720	$2,570.00	$2,570	
	Stripping & Signage															
20	ADA Parking Signage	6	0%	6	EA	$12.90	$77	1	CARP	$60	1.000	6	$360	$72.90	$437	
21	ADA Parking Stripping Sign	6	0%	6	EA	$6.50	$39	1	CARP	$60	1.000	6	$360	$66.50	$399	
22	Parking Stripping	2502	10%	2752	LF	$0.25	$688	1	CARP	$60	0.020	55	$3,303	$1.45	$3,991	
23	Crosswalk Stripping	1853	10%	2038	LF	$0.25	$510	1	CARP	$60	0.020	41	$2,446	$1.45	$2,955	
24	Stop Sign	1	0%	1	EA	$102.00	$102	1	CARP	$60	1.000	1	$60	$162.00	$162	
25	12" x 18" "No Parking or Standing FIRE LANE" Sign Mounted over 7' High Posts in Concrete Footing	33	0%	33	EA	$84.56	$2,790	1	CARP	$60	1.800	59	$3,564	$192.56	$6,354	
	Bollards															
26	Concrete Filled Steel Bollards	32	0%	32	EA	$127.40	$4,077	1	CARP	$60	2.500	80	$4,800	$277.40	$8,877	
	Utilties															
	Water Line															
27	1" Poly Water Lateral Line (Includes Excavation & Backfill)	106	10%	116	LF	$8.56	$996	Crew	Q1	$65	0.100	12	$756	$15.06	$1,753	
28	4" Water Line (Includes Excavation & Backfill)	36	10%	40	LF	$19.56	$775	Crew	Q1	$65	0.200	8	$515	$32.56	$1,289	
29	6" Water Line (Includes Excavation & Backfill)	49	10%	54	LF	$21.56	$1,168	Crew	Q1	$65	0.250	14	$881	$37.81	$2,049	
30	8" Water Line (Includes Excavation & Backfill)	717	10%	789	LF	$38.56	$30,431	Crew	Q1	$65	0.300	237	$15,389	$58.06	$45,819	
31	1.5" Water Meter	1	0%	1	EA	$397.00	$397	Crew	Q1	$65	2.500	3	$163	$559.50	$560	
32	2" Copper Water Service	1	0%	1	EA	$16.50	$17	Crew	Q1	$65	1.000	1	$65	$81.50	$82	
33	6" Valves	2	0%	2	EA	$49.00	$98	Crew	Q1	$65	1.000	2	$130	$114.00	$228	
34	6" x 4" Reducer	1	0%	1	EA	$102.00	$102	Crew	Q1	$65	1.000	1	$65	$167.00	$167	
35	8" x 6" Tee	2	0%	2	EA	$48.56	$97	Crew	Q1	$65	1.000	2	$130	$113.56	$227	
36	Blowoff Valves	1	0%	1	EA	$101.00	$101	Crew	Q1	$65	1.000	1	$65	$166.00	$166	
37	Fire Hydrant Assmebly	2	0%	2	EA	$367.00	$734	Crew	Q1	$65	1.800	4	$234	$484.00	$968	
	Sanitary Line															
38	6" DR-25 Sanitary Lateral Sewer Lines (Includes Excavation & Backfill)	92	10%	101	LF	$28.50	$2,873	Crew	Q1	$65	0.350	35	$2,293	$51.25	$5,166	
39	***Drainage***	788														
40	15" RCP Class III Storm Drain Pipe (Includes Excavation & Backfill)	788	10%	867	LF	$24.56	$21,289	Crew	Q1	$65	0.500	433	$28,171	$57.06	$49,460	

41	18" RCP Class III Storm Drain Pipe (Includes Excavation & Backfill)	100	10%	110	LF	$31.56	$3,472	Crew	Q1	$65	0.500	55	$3,575	$64.06	$7,047
42	21" RCP Class III Storm Drain Pipe (Includes Excavation & Backfill)	85	10%	94	LF	$38.90	$3,637	Crew	Q1	$65	0.500	47	$3,039	$71.40	$6,676
43	24" RCP Class III Storm Drain Pipe (Includes Excavation & Backfill)	72	10%	79	LF	$42.89	$3,397	Crew	Q1	$65	0.500	40	$2,574	$75.39	$5,971
44	2'x2' Storm Drain Inlet	9	0%	9	EA	$180.00	$1,620	Crew	Q1	$65	2.500	23	$1,463	$342.50	$3,083
45	16' VDOT Class II Dry Riprap, 3.6' Thick	275	10%	303	SF	$2.99	$904	Crew	Q1	$65	0.500	151	$9,831	$35.49	$10,735
	Erosion Control														
46	Silt Fence	1132	10%	1246	LF	$4.89	$6,091	1	CARP	$65	0.045	56	$3,643	$7.82	$9,734
47	Super Silt Fence	616	10%	677	LF	$9.50	$6,436	1	CARP	$65	0.060	41	$2,642	$13.40	$9,078
48	Stabilized Construction Entrance	1	0%	1	LS	$290.00	$290	1	CARP	$65	4.000	4	$260	$550.00	$550
49	Inlet Protection Barrier	9	0%	9	EA	$120.00	$1,080	1	CARP	$65	1.500	14	$878	$217.50	$1,958
50	Caoncrete Washout Area	1	0%	1	LS	$240.00	$240	1	CARP	$65	2.500	3	$163	$402.50	$403
	Landscaping														
	Overstory Trees														
51	Red maple	9	0%	9	EA										
52	Yellow Poplar	5	0%	5	EA										
53	London Planetree	10	0%	10	EA										
54	Swamp Oak	9	0%	9	EA										
55	Japanese Zelkova	12	0%	12	EA										
	Understory Trees														
56	Redbud	8	0%	8	EA										
57	Floering Dogwood	13	0%	13	EA										
	Evergreen Trees														
58	Japanese Crytomeria	6	0%	6	EA										
59	Estern Red Cedar	3	0%	3	EA										
60	Janed Gold Arbrivate	21	0%	21	EA										
	Shrubs														
61	Red Twig Dogwood	35	0%	35	EA										
62	Inkberry	79	0%	79	EA										
63	Manhattan Euonymus	18	0%	18	EA										
64	Virginia Sweetpire	5	0%	5	EA										
65	Swamp Azalea	15	0%	15	EA										
66	Nrthern Bayberry	58	0%	58	EA										
	Turf														
67	Managed Turf Area	37462	10%	41208	SF										
	Forest Trees														
68	Sycamore, Platanus Occidentails	4	0%	4	EA										
69	Forest Area	63598	10%	69957	SF										
	Irrigation														
70	Provide Allowance for Irrigation Works	1	0%	1	LS										
	Subtotal (Site Work/ Existing Conditions)			**TOTAL MAT COST:**			$515,731					**LABOR COST**	$562,624		**$1,078,355**
	DIVISION 03- CONCRETE														
	Concrete Slab														
71	5" Concrete Slab W/ Fiber Reinf. Over 6 mil Poly Vapor Barrier Over 4" Gravel Base Over Compacted Fill	36700	10%	40370	SF	$3.10	$125,147	Crew	B14S	$55	0.060	2422	$133,221	$6.40	$258,368
	Concrete Footing														
72	4'-0"W x 1'-0"D Perimeter Concrete Footing W/ Reinf.	118	10%	130	CY	$289.00	$37,583	Crew	B14L	$55	8.500	1105	$60,796	$756.50	$98,379
73	5'-0"W x 1'-0"D Perimeter Concrete Footing W/ Reinf.	55	10%	60	CY	$289.00	$17,367	Crew	B14L	$55	8.500	511	$28,093	$756.50	$45,460
	Concrete Wall														
74	1'-0"W x 7'-8"H Perimeter Concrete Wall W/ Reinf.	47	10%	52	CY	$401.00	$20,675	Crew	B14L	$55	12.560	648	$35,617	$1,091.80	$56,293
	Subtotal (Concrete)			**TOTAL MAT COST:**			$200,772					**LABOR COST**	$257,727		**$458,499**
	DIVISION 04- MASONARY														
	CMU Walls														
75	12" Thick Exterior CMU Wall W/ Reinf.	20408	10%	22449	SF	$6.50	$145,917	Crew	B14L	$55	0.100	2245	$123,468	$12.00	$269,386
76	12" Thick Interior CMU Wall W/ Reinf.	9351	10%	10286	SF	$6.50	$66,860	Crew	B14L	$55	0.100	1029	$56,574	$12.00	$123,433
	CMU Bond Beams														
77	12" Thick CMU Bond Beam W/ Reinf.	1125	10%	1238	LF	$6.12	$7,574	Crew	B14L	$55	0.124	153	$8,440	$12.94	$16,013
	Subtotal (Masonary)			**TOTAL MAT COST:**			$220,350					**LABOR COST**	$188,482		**$408,832**
	DIVISION 05- METALS														
	Railing														
78	42" High Stainless Steel Cable Guardrail, 1 1/2" Dia.	432	10%	475	LF	$105.56	$50,162	1	CARP	$40	0.700	333	$13,306	$133.56	$63,468
	Wall Framing														
79	3 5/8" Metal Studs @16" O.C. W/ Top & Bot. Track; Height; 22'-0"	758	10%	834	LF.Wall	$26.83	$22,367	2	CARP	$40	0.450	375	$15,008	$44.83	$37,375
79	6" Metal Studs @16" O.C. W/ Top & Bot. Track; Height; 22'-0"	1126	10%	1239	LF.Wall	$31.89	$39,499	2	CARP	$40	0.450	557	$22,295	$49.89	$61,794

Cost by Landscape Sub Contractors

	Subtotal (Metals)			**TOTAL MAT COST:**			$112,028					**LABOR COST**	$50,609			**$162,637**
	DIVISION 06 - WOOD, PLASTIC & COMPOSITE															
	Trusses															
80	36" DEEP Truss @24" O.C.	36671	10%	40338	SF	**By Truss Manufacturer**										
81	Pre-Engineered Roof Trusses @24" O.C.	3604	10%	3964	SF	**By Truss Manufacturer**										
	Ceiling Framing															
82	2x6 Wood Joists @24" O.C.	7072	10%	7779	SF	$1.89	$14,703	**2**	CARP	$40	0.035	**272**	**$10,891**	$3.29	$25,594	
	Sheathing															
83	3/4" T&G Sub-Floor Sheathing	7072	10%	7779	SF	$2.10	$16,336	**2**	CARP	$40	0.017	**132**	**$5,290**	$2.78	$21,626	
84	1/2" Plywood Roof Sheathing	36908	10%	40599	SF	$2.06	$83,634	**2**	CARP	$40	0.017	**690**	**$27,607**	$2.74	$111,241	
	Stairs															
85	3' Wide Wood Tread Stairs	272	0%	272	RISERS	$102.00	$27,744	**2**	CARP	$40	1.800	**490**	**$19,584**	$174.00	$47,328	
	Subtotal (Wood, Plastic & Composite)			**TOTAL MAT COST:**			$142,417					**LABOR COST**	$63,372			**$205,788**
	DIVISION 07- THERMAL & MOISTURE PROTECTION															
	Roofing															
86	Tyvek House Wrap Weather Barrier	36908	10%	40599	SF	$0.20	$8,120	**2**	CARP	$40	0.004	**162**	**$6,496**	$0.36	$14,616	
87	R-30 batt Insualtion	36908	10%	40599	SF	$0.42	$17,051	**2**	CARP	$40	0.007	**284**	**$11,368**	$0.70	$28,419	
88	Ice & Water Shield barrier	36908	10%	40599	SF	$0.20	$8,120	**2**	CARP	$40	0.004	**162**	**$6,496**	$0.36	$14,616	
89	Sound Batt Insualtion	5580	10%	6138	SF	$0.42	$2,578	**2**	CARP	$40	0.007	**43**	**$1,719**	$0.70	$4,297	
90	Drip Edge Flashing	1094	10%	1203	LF	$1.20	$1,444	**2**	CARP	$40	0.040	**48**	**$1,925**	$2.80	$3,370	
91	Valley Flashing	519	10%	571	LF	$1.20	$685	**2**	CARP	$40	0.040	**23**	**$913**	$2.80	$1,599	
92	Ridge Flashing	247	10%	272	LF	$1.20	$326	**2**	CARP	$40	0.040	**11**	**$435**	$2.80	$761	
93	Metal Coping	1094	10%	1203	LF	$6.10	$7,341	**2**	CARP	$40	0.020	**24**	**$963**	$6.90	$8,303	
94	Tapered Insualtion	3232	10%	3555	SF	$1.02	$3,626	**2**	CARP	$40	0.010	**36**	**$1,422**	$1.42	$5,048	
95	Metal Scupper	6	0%	6	EA	$157.56	$945	**2**	CARP	$40	2.000	**12**	**$480**	$237.56	$1,425	
96	Downspout	132	10%	145	LF	$3.98	$578	**2**	CARP	$40	0.040	**6**	**$232**	$5.58	$810	
	Wall Insulation															
97	Weather Barrier on Exterior Wall	14960	10%	16456	SF	$0.20	$3,291	**2**	CARP	$40	0.004	**66**	**$2,633**	$0.36	$5,924	
98	Acoustical Sealant	9786	10%	10765	LF	$0.19	$2,045	**2**	CARP	$40	0.012	**129**	**$5,167**	$0.67	$7,212	
99	R-19 Wall Insulation	19169	10%	21085	SF	$0.56	$11,808	**2**	CARP	$40	0.008	**169**	**$6,747**	$0.88	$18,555	
	Window Perimeter															
100	Window Perimeter Flashing	1523	10%	1675	LF	$2.10	$3,517	**2**	CARP	$40	0.028	**47**	**$1,876**	$3.22	$5,393	
101	Window Perimeter Vapour Barrier	1523	10%	1675	SF	$0.45	$754	**2**	CARP	$40	0.018	**30**	**$1,206**	$1.17	$1,960	
	Acoustic Sealant															
102	Acoustic Sealant	2098	10%	2308	LF	$0.19	$438	**1**	CARP	$40	0.012	**28**	**$1,108**	$0.67	$1,546	
	Subtotal (Thermal & Moisture Protection)			**TOTAL MAT COST:**			$72,668					**LABOR COST**	$51,185			**$123,853**
	DIVISION 08- OPENINGS															
	Doors															
103	12'-6"x14'-0" Garage Door & Frame W/ Associated Hardware	16	0%	16	EA	$2,590.00	$41,440	**1**	CARP	$40	12.500	**200**	**$8,000**	$3,090.00	$49,440	
104	3'-0"x7'-0" Door & Frame W/ Associated Hardware	50	0%	50	EA	$459.00	$22,950	**1**	CARP	$40	4.500	**225**	**$9,000**	$639.00	$31,950	
	Windows/Storefront															
105	3'-6"x6'-0" Windows & Frame	32	0%	32	EA	$689.00	$22,048	**1**	CARP	$40	3.500	**112**	**$4,480**	$829.00	$26,528	
106	2'-10"x3'-4" Windows& Frame	58	0%	58	EA	$369.12	$21,409	**1**	CARP	$40	3.500	**203**	**$8,120**	$509.12	$29,529	
107	3-0"x2'-0" Windows& Frame	20	0%	20	EA	$258.00	$5,160	**1**	CARP	$40	3.000	**60**	**$2,400**	$378.00	$7,560	
	Subtotal (Openings)			**TOTAL MAT COST:**			$113,007					**LABOR COST**	$32,000			**$145,007**
	DIVISION 09- FINISHES															
	Flooring															
108	Sealaed Concrete	36671	10%	40338	SF	$1.12	$45,179	**1**	CARP	$40	0.020	**807**	**$32,270**	$1.92	$77,449	
	Base & Crowns															
109	4" High Vinyl Coved Base	1489	10%	1638	LF	$1.25	$2,047	**1**	CARP	$40	0.033	**54**	**$2,162**	$2.57	$4,209	
	Painting (Assumed Sherwin Williams)															
110	2 Coats of Paint & 1 Coat of Primer **(Walls)**	62475	10%	68722	SF	$0.44	$30,238	**1**	Painter	$40	0.018	**1237**	**$49,480**	$1.16	$79,718	
111	2 Coats of Paint & 1 Coat of Primer **(Ceilings)**	2640	10%	2904	SF	$0.49	$1,423	**1**	Painter	$40	0.019	**55**	**$2,207**	$1.25	$3,630	
	Drywall (Walls & Ceilings)															
	Walls															
112	5/8" Gypsum Board (Tape & Finish)	89859	10%	98845	SF	$0.59	$58,318	**1**	Drywaller	$40	0.018	**1779**	**$71,168**	$1.31	$129,487	
113	5/8" Gypsum Board (Tape & Finish) - Moisture Resistant	1365	10%	1502	SF	$0.71	$1,066	**1**	Drywaller	$40	0.019	**29**	**$1,141**	$1.47	$2,207	
	Ceilings															
114	5/8" Gypsum Board (Tape & Finish)	2640	10%	2904	SF	$0.59	$1,713	**1**	Drywaller	$40	0.018	**52**	**$2,091**	$1.31	$3,804	
	Material Breakdown															
115	4'x8'x5/8" Gypsum Board	2933	10%	3227	PC									$0.00	$0	
116	Screw Boxes	106	10%	116	BOX	$29.56	$3,442							$29.56	$3,442	
117	Joint Compound	166	10%	183	GA	$12.50	$2,288							$12.50	$2,288	

118	Tape Rolls	188	10%	207	ROLLS	$3.98	$822							$3.98	$822	
	Acoustical Ceiling Tiles															
119	2'x2' Acoustical Ceiling Lay-In Grid Ceiling	4853	10%	5339	SF	$3.88	$20,714	1	CARP	$40	0.045	240	$9,610	$5.68	$30,324	
	Trims															
120	Window Trim Paint Finish	1523	10%	1675	LF	$2.75	$4,607	1	CARP	$40	0.033	55	$2,211	$4.07	$6,818	
121	Door Trim Paint Finish	850	10%	935	LF	$2.75	$2,571	1	CARP	$40	0.033	31	$1,234	$4.07	$3,805	
	Exterior Finishes															
122	Stone Veneer Type 1	3213	10%	3535	SF	$14.56	$51,463	Crew	Bric	$40	0.120	424	$16,966	$19.36	$68,429	
122	Stone Veneer Type 2	11746	10%	12921	SF	$14.56	$188,129	Crew	Bric	$40	0.120	1551	$62,021	$19.36	$250,150	
	Subtotal (Finishes)			**TOTAL MAT COST:**			$414,022					**LABOR COST**	$252,562			$666,584
	DIVISION 10- SPECIALTIES															
	Bathroom Accessories															
123	Grab Bars-48"	16	0%	16	EA	$48.56	$777	1	Clab	$30	0.500	8	$240	$63.56	$1,017	
124	Grab Bars-36"	16	0%	16	EA	$36.90	$590	1	Clab	$30	0.500	8	$240	$51.90	$830	
125	Toilet Paper Holder	16	0%	16	EA	$45.20	$723	1	Clab	$30	0.200	3	$96	$51.20	$819	
126	Trash Bin	16	0%	16	EA	$8.00	$128	1	Clab	$30	0.200	3	$96	$14.00	$224	
127	Coat Hook	16	0%	16	EA	$18.00	$288	1	Clab	$30	0.300	5	$144	$27.00	$432	
128	Shower Curtain W/Rod	16	0%	16	EA	$109.00	$1,744	1	Clab	$30	2.500	40	$1,200	$184.00	$2,944	
129	Single Towel Bar	16	0%	16	EA	$54.00	$864	1	Clab	$30	0.500	8	$240	$69.00	$1,104	
130	Towel Ring	16	0%	16	EA	$57.00	$912	1	Clab	$30	0.500	8	$240	$72.00	$1,152	
131	Mirror	16	0%	16	EA	$189.00	$3,024	1	Clab	$30	2.500	40	$1,200	$264.00	$4,224	
132	Door Bumper	16	0%	16	EA	$12.00	$192	1	Clab	$30	0.400	6	$192	$24.00	$384	
133	Clothes Hook	16	0%	16	EA	$18.00	$288	1	Clab	$30	0.250	4	$120	$25.50	$408	
134	SoapDispenser	16	0%	16	EA	$58.00	$928	1	Clab	$30	1.090	17	$523	$90.70	$1,451	
135	Grab Bar 18"	16	0%	16	EA	$34.56	$553	1	Clab	$30	0.500	8	$240	$49.56	$793	
136	Sanitary Napkin Disposal	16	0%	16	EA	$354.00	$5,664	1	Clab	$30	2.500	40	$1,200	$429.00	$6,864	
	Subtotal (Specialties)			**TOTAL MAT COST:**			$16,676					**LABOR COST**	$5,971			$22,647
	DIVISION 11- EQUIPMENT															
	Appliances															
137	All Appliacnes are By Owner	1	0%	1	EA	**BY OWNER**										
	Subtotal (Equipment)			**TOTAL MAT COST:**			$0					**LABOR COST**	$0			$0
	DIVISION 12- FURNISHING															
	Countertop															
138	3/4" Stone or Granite Countertop	48	10%	53	SF	$65.56	$3,462	1	CARP	$35	0.340	18	$628	$77.46	$4,090	
	Backsplash															
139	Granite or Porcelain Backsplash	32	10%	35	LF	$12.56	$442	1	CARP	$35	0.100	4	$123	$16.06	$565	
	Cabinetry															
140	Vanity Cabinets, Wood Veneer Panels	32	10%	35	LF	$216.00	$7,603	1	CARP	$35	0.890	31	$1,096	$247.15	$8,700	
	Subtotal (Furnishing)			**TOTAL MAT COST:**			$11,507					**LABOR COST**	$1,848			$13,355
	DIVISION 21- FIRE SUPPRESSION															
	Fire Suppression System															
141	Provide Allowances for Fire Suppression	1	0%	1	LS	**By Sub Contractors**										
	Subtotal (Fire Suppression)			**TOTAL MAT COST:**			$0					**LABOR COST**	$0			$0
	DIVISION 22- PLUMBING															
	Fixture															
142	Water Closet W/ Seat Cover & All Accessories	16	0%	16	EA	$740.00	$11,840	1	Plum	$65	2.800	45	$2,912	$922.00	$14,752	
143	Counter Mounted Lavatory	16	0%	16	EA	$563.00	$9,008	1	Plum	$65	2.800	45	$2,912	$745.00	$11,920	
144	Water Faucet for Lavatory	16	0%	16	EA	$189.00	$3,024	1	Plum	$65	1.000	16	$1,040	$254.00	$4,064	
145	Intant Water Heater	16	0%	16	EA	$450.00	$7,200	1	Plum	$65	2.100	34	$2,184	$586.50	$9,384	
146	Electric Water Cooler	16	0%	16	EA	$1,560.00	$24,960	1	Plum	$65	3.800	61	$3,952	$1,807.00	$28,912	
147	Backflow Prenventer	1	0%	1	EA	$125.00	$125	1	Plum	$65	1.000	1	$65	$190.00	$190	
148	Cleanout	2	0%	2	EA	$205.00	$410	1	Plum	$65	1.500	3	$195	$302.50	$605	
149	Mop Sink W/ All Accessories	16	0%	16	EA	$455.00	$7,280	1	Plum	$65	3.500	56	$3,640	$682.50	$10,920	
150	3/4" Water Meter	16	0%	16	EA	$356.00	$5,696	1	Plum	$65	2.500	40	$2,600	$518.50	$8,296	
151	Gas Meter	16	0%	16	EA	$398.00	$6,368	1	Plum	$65	2.000	32	$2,080	$528.00	$8,448	
	Piping															
152	1/2" Cold Water Pipe	192	10%	211	LF	$3.48	$735	Crew	Q1	$65	0.120	25	$1,647	$11.28	$2,382	
153	3/4" Cold Water Pipe	192	10%	211	LF	$4.28	$904	Crew	Q1	$65	0.140	30	$1,922	$13.38	$2,826	
154	1" Cold Water Pipe	2360	10%	2596	LF	$9.91	$25,726	Crew	Q1	$65	0.160	415	$26,998	$20.31	$52,725	
155	1/2" Hot Water Pipe	192	10%	211	LF	$3.48	$735	Crew	Q1	$65	0.120	25	$1,647	$11.28	$2,382	
156	1" Gas Pipe	2467	10%	2714	LF	$9.91	$26,893	Crew	Q1	$65	0.160	434	$28,222	$20.31	$55,115	

157	3/4" Gas Pipe	192	10%	211	LF	$4.28	$904	Crew	Q1	$65	0.140	30	$1,922	$13.38	$2,826	
158	3" Sanitary Pipe	96	10%	106	LF	$17.27	$1,824	Crew	Q1	$65	0.256	27	$1,757	$33.91	$3,581	
159	4" Sanitary Pipe	761	10%	837	LF	$22.69	$18,994	Crew	Q1	$65	0.289	242	$15,725	$41.48	$34,719	
160	2" Vent Pipe	192	10%	211	LF	$12.87	$2,718	Crew	Q1	$65	0.200	42	$2,746	$25.87	$5,464	
161	3" Vent Pipe	192	10%	211	LF	$17.27	$3,647	Crew	Q1	$65	0.256	54	$3,514	$33.91	$7,162	
	Allowances															
162	Provide Allowances for Bends & Pi-Traps Etc	1	0%	1	LS	$4,900.00	$4,900	Crew	Plum	$65	80.000	80	$5,200	$10,100.00	$10,100	
	Subtotal (Plumbing)			**TOTAL MAT COST:**			$163,891					**LABOR COST**	$112,882			**$276,773**
	DIVISION 23- HEATING, VENTILATING & AIR-CONDITIONING															
	Duct Works															
163	4" Dia. Round Duct	480	10%	528	LF	$6.50	$3,432	1	Mech	$50	0.200	106	$5,280	$16.50	$8,712	
164	5" Dia. Round Duct	240	10%	264	LF	$9.50	$2,508	1	Mech	$50	0.200	53	$2,640	$19.50	$5,148	
165	8" Dia. Flexible Duct	238	10%	262	LF	$12.20	$3,194	1	Mech	$50	0.260	68	$3,403	$25.20	$6,597	
166	10" x 10" Duct	714	10%	785	LF	$12.89	$10,124	1	Mech	$50	0.290	228	$11,388	$27.39	$21,512	
	Air Devices															
167	14"x14' PPCD Supply Diffuser	80	0%	80	EA	$109.50	$8,760	1	Mech	$50	1.000	80	$4,000	$159.50	$12,760	
168	14"x14' PPCD Return Diffuser	32	0%	32	EA	$109.50	$3,504	1	Mech	$50	1.000	32	$1,600	$159.50	$5,104	
169	14"x10" PPCD Return Diffuser	16	0%	16	EA	$124.00	$1,984	1	Mech	$50	1.000	16	$800	$174.00	$2,784	
170	14"x10" PPCD Supply Diffuser	16	0%	16	EA	$124.00	$1,984	1	Mech	$50	1.000	16	$800	$174.00	$2,784	
	Fans															
171	Exhuast Fans, 100 CFM	16	0%	16	EA	$159.00	$2,544	1	Mech	$50	2.800	45	$2,240	$299.00	$4,784	
	Thermostat															
172	Thermostat	16	0%	16	EA	$89.50	$1,432	1	Mech	$50	1.000	16	$800	$139.50	$2,232	
	Roof Top Units															
173	RTUs, 2 Tons, 680 CFM, MFR: Trane, model: 4WCC304	16	0%	16	EA	$6,500.00	$104,000	1	Mech	$50	14.000	224	$11,200	$7,200.00	$115,200	
	Unit Heater															
174	Gas Unit Heater 8CFH	16	0%	16	EA	$1,290.00	$20,640	1	Mech	$50	4.000	64	$3,200	$1,490.00	$23,840	
	Allowances															
175	Provide Allowances for Duct Bends, Piping ETC	1	0%	1	LS	$5,500.00	$5,500	1	Mech	$50	100.000	100	$5,000	$10,500.00	$10,500	
	Subtotal (Heating, Ventilating & Air-Conditioning)			**TOTAL MAT COST:**			$169,606					**LABOR COST**	$52,352			**$221,957**
	DIVISION 26- ELECTRICAL															
	Power Devices															
176	Duplex Receptacle	192	0%	192	EA	$17.56	$3,372	1	Elec	$55	0.500	96	$5,280	$45.06	$8,652	
177	Double Duplex Receptacle	128	0%	128	EA	$24.20	$3,098	1	Elec	$55	0.500	64	$3,520	$51.70	$6,618	
178	GFCI Duplex Outlet	24	0%	24	EA	$21.50	$516	1	Elec	$55	0.500	12	$660	$49.00	$1,176	
179	Single Receptacles	12	0%	12	EA	$12.50	$150	1	Elec	$55	0.500	6	$330	$40.00	$480	
	Control System															
180	Wall Mounted Occupancy Sensor Swicthes, Dual Tech	64	0%	64	EA	$89.56	$5,732	1	Elec	$55	1.000	64	$3,520	$144.56	$9,252	
181	Occupancy Sensor	2	0%	2	EA	$102.00	$204	1	Elec	$55	1.000	2	$110	$157.00	$314	
	Detectors															
182	Smoke Detectors	16	0%	16	EA	$105.00	$1,680	1	Elec	$55	1.000	16	$880	$160.00	$2,560	
	Light Fixtures															
183	Exterior Wall Mounted Light Fixtures	22	0%	22	EA	$117.00	$2,574	1	Elec	$55	2.100	46	$2,541	$232.50	$5,115	
184	1x4 Light Fixture	3	0%	3	EA	$168.00	$504	1	Elec	$55	1.900	6	$314	$272.50	$818	
185	2x2 Light Fixture	112	0%	112	EA	$159.00	$17,808	1	Elec	$55	2.000	224	$12,320	$269.00	$30,128	
186	Exit Lighting/Emergency Lighting Switch	64	0%	64	EA	$256.00	$16,384	1	Elec	$55	2.570	164	$9,046	$397.35	$25,430	
187	Lighting Fixture (2x4)	128	0%	128	EA	$211.00	$27,008	1	Elec	$55	2.400	307	$16,896	$343.00	$43,904	
	Misc.															
188	750KVA 208Y/120V NOVEC PAD- Mounted Transformer	1	0%	1	EA	$49,000.00	$49,000	1	Elec	$55	100.000	100	$5,500	$54,500.00	$54,500	
189	(2) 4'SCH,40 PVC Concrete-Encased Empty Conduits	427	10%	470	LF	$12.50	$5,871	1	Elec	$55	0.200	94	$5,167	$23.50	$11,038	
190	Pad-Mounted Utility Switch	1	0%	1	EA	$128.00	$128	1	Elec	$55	3.500	4	$193	$320.50	$321	
191	Cable Pull Box	4	0%	4	EA	$1,200.00	$4,800	1	Elec	$55	12.000	48	$2,640	$1,860.00	$7,440	
192	2500Ampere, 208Y/120V ELectrical Service Entrance Rated Equipment	1	0%	1	EA	$3,865.00	$3,865	1	Elec	$55	20.000	20	$1,100	$4,965.00	$4,965	
193	2500Ampere 208Y/120V Terminal space Pressure Switch	3	0%	1	EA	$2,500.00	$2,500	1	Elec	$55	12.000	12	$660	$3,160.00	$3,160	
194	1200Amp,208Y/120V Metering Equipment comprising of tenants meters	3	0%	1	EA	$1,200.00	$1,200	1	Elec	$55	8.000	8	$440	$1,640.00	$1,640	
195	House power panel Board	1	0%	1	EA	$3,659.00	$3,659	1	Elec	$55	40.000	40	$2,200	$5,859.00	$5,859	
196	4'-0"x4'-0"x3/4" thick Fire Retardant Telephone backboard	1	0%	1	EA	$42.56	$43	1	Elec	$55	0.870	1	$48	$90.41	$90	
197	Disconnect Switches	16	0%	1	EA	$356.65	$357	1	Elec	$55	2.500	3	$138	$494.15	$494	
198	Manual Toggle Switch	32	0%	1	EA	$140.00	$140	1	Elec	$55	1.200	1	$66	$206.00	$206	
	Panel, 120/208V, 3-Phase, 4-Wire, 225A	16	0%	1	EA	$1,350.00	$1,350	1	Elec	$55	10.000	10	$550	$1,900.00	$1,900	
	Fire Alarm Systems															
199	Fire Alarm Control Annunicator Panell w/Battery	1	0%	1	EA	$745.00	$745	1	Elec	$55	4.000	4	$220	$965.00	$965	
200	Digital Tel Dialer	1	0%	1	EA	$451.00	$451	1	Elec	$55	2.500	3	$138	$588.50	$589	
201	Fire Alarm Storbe	2	0%	2	EA	$65.00	$130	1	Elec	$55	1.000	2	$110	$120.00	$240	

202	Fire Alarm Control Panel	16	0%	16	EA	$545.00	$8,720	1	Elec	$55	2.800	45	$2,464	$699.00	$11,184	
203	Fire Alarm Horn/Storbe	48	0%	48	EA	$65.00	$3,120	1	Elec	$55	1.000	48	$2,640	$120.00	$5,760	
204	Fire Alarm Storbe	24	0%	24	EA	$65.00	$1,560	1	Elec	$55	1.000	24	$1,320	$120.00	$2,880	
205	Fire Alarm Pull Station	16	0%	16	EA	$125.00	$2,000	1	Elec	$55	1.000	16	$880	$180.00	$2,880	
	Junction Box															
206	Junction Box	16	0%	16	EA	$0.50	$8	1	Elec	$55	0.800	13	$704	$44.50	$712	
	Telecommunication															
207	Combination Data/Telephone Outlet	32	0%	32	EA	$19.56	$626	1	Elec	$55	1.000	32	$1,760	$74.56	$2,386	
208	TV Outlet	16	0%	16	EA	$24.50	$392	1	Elec	$55	1.000	16	$880	$79.50	$1,272	
	Security															
209	Security Cameras	22	0%	22	EA	$129.00	$2,838	1	Elec	$55	2.200	48	$2,662	$250.00	$5,500	
	Allowances															
210	Provide Allowances for Wiring & Conduits	1	0%	1	LS	$85,000.00	$85,000	1	Elec	$55	1200.000	1200	$66,000	$151,000.00	$151,000	
	Subtotal (Electrical)			**TOTAL MAT COST:**			$257,531					**LABOR COST**	$153,895			**$411,426**
	DIVISION 31 - EARTHWORK															
	Earthwork															
211	Excavation	297	10%	326	CY	$0.00	$0	1	Q14C	$80	1.000	326	$26,118	$80.00	$26,118	
212	Backfill	85	10%	93	CY	$0.00	$0	1	Q14C	$75	0.500	47	$3,498	$37.50	$3,498	
	Grading															
213	Cut	10634	10%	11698	CY	$0.00	$0	1	Q14C	$80	1.000	11698	$935,819	$80.00	$935,819	
214	Fill	2861	10%	3147	CY	$0.00	$0	1	Q14C	$75	0.500	1573	$117,997	$37.50	$117,997	
	Site Preparation															
215	Provide Allowance for Site Preparation	1	10%	1	SF	$0.00	$0	1	Q14C	$80	1800.000	1980	$158,400	$144,000.00	$158,400	
	Subtotal (Electrical)			**TOTAL MAT COST:**			$0					**LABOR COST**	$1,241,833			**$1,241,833**
SUBTOTAL																**$5,437,545.76**
OVERHEADS & PROFITS		**20%**														**$1,087,509.15**
INSURANCES		**3%**														**$163,126.37**
CONTIGENCY		**7%**														**$380,628.20**
TOTAL BASE BID																**$7,068,809.49**

Note:

1. This estimate is based on real market prices that are regularly updated by our team persons through market surveys and online resoures, we still encourage our clients to put their own.
2. This sheet is your property and we encourage you to fine tune the wastage and pricing values to your preference.
3. Feel free to contact us for any queries or suggestions.