PROJECT - MIXED USE MULTI FAMILY

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST (Labor+ Material)	TOTAL COST (Labor+ Material)	TRADE COST
	Division 02 — Site Construction					
	GRADING / EARTHWORK					
1	EXCAVATION FOR FOUNDATION WORKS	797.7	CY	44.8	$35,739	
2	BACKFILL	574.6	CY	25.9	$14,894	
3	DISPOSAL OF DIRT	277.1	CY	56.0	$15,519	
4	UNDER SLAB INSULATION, WATER BARRIER, OR WATER PROOFING	6571.0	SQ FT	3.2	$21,027	
5	8" SUBBASE GRANULAR	99.0	CY	72.0	$7,126	
6	COMPACTION	6571.0	SQ FT	3.5	$23,130	
	Subtotal (Site Construction)					**$117,435**
	Division 03 — Concrete					
	CONTINUOUS WALL & FOOTING					
7	1'-0" X 2"-0" CONT FOOTING	65.3	CY	885.0	$57,805	
8	8" CONCRETE FOUNDATION WALL	87.1	CY	856.2	$74,565	
	CONCRETE SLAB					
9	4" THICK SLAB REINFORCED W/ W1.4XW1.4 MESH **(6571SQ FT)**	81.1	CY	860.0	$69,768	
	Subtotal (Concrete)					**$202,138**
	Division 04 — Masonry					
	CMU WALLS					
10	BRICK VENEER	3950.9	SQ FT	12.6	$49,782	
	SOLID SURFACE					
11	BATH COUNTER TOP	328.4	SQ FT	66.2	$21,737	
12	KITCHEN COUNTER TOP	1609.8	SQ FT	48.2	$77,594	
	Subtotal (Masonry)					**$149,113**
	Division 05 — Metals					
	FRAMING HARDWARE					
13	FRAMING HARDWARE	1.0	LS	66800.0	$66,800	
	COLUMN					
14	SC-1: HSS 8X8X3/8" (13'-0" LONG)	28.0	EA	585.0	$16,380	
15	SC-2: HSS 8X8X3/8" (13'-0" LONG)	38.0	EA	585.0	$22,230	
16	SC-3: HSS 8X8X3/8" (13'-0" LONG)	62.0	EA	585.0	$36,270	
17	SC-4: HSS 8X4X3/8" (13'-0" LONG)	65.0	EA	585.0	$38,025	

PROJECT - MIXED USE MULTI FAMILY

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST (Labor+ Material)	TOTAL COST (Labor+ Material)	TRADE COST
18	SC-3: HSS 8X8X3/8" (9'-0" LONG)	28.0	EA	522.0	$14,616	
19	SC-7: HSS 8X4X3/8" (9'-0" LONG)	65.0	EA	522.0	$33,930	
	JOISTS					
20	STRUCTURAL STEEL AND BEAMS	89850.0	FT	6.0	$539,100	
	Subtotal (Metals)					**$767,351**
	Division 06 — Wood and Plastics					
	WALL FRAMING					
	1ST TO 5TH FLOOR					
21	2 X 6 EXTERIOR WALL WOOD STUD @ 16" O.C **(29970 SQ FT)**	22483.1	FT	3.5	$78,691	
22	DOUBLE TOP PLATE	5994.0	FT	3.5	$20,979	
23	DOUBLE BOTTOM PLATE	2997.0	FT	3.5	$10,490	
24	2 X 4 WOOD STUD WALL @16" O.C **(48260 SQ FT)**	36204.1	FT	3.0	$108,612	
25	DOUBLE TOP PLATE	9652.0	FT	3.0	$28,956	
26	DOUBLE BOTTOM PLATE	4826.0	FT	3.0	$14,478	
	EXTERIOR WALL SHEATHING / SHEAR WALLS					
27	3/4" T & G PLYWOOD SHEATHING	29970.0	SQ FT	2.5	$74,925	
	FLOOR FRAMING					
28	2X10 FLOOR JOISTS @ 16" O.C **(48262 SQ FT)**	36141.0	FT	8.0	$289,128	
29	2X8 CEILING JOISTS @ 16" O.C **(48443 SQ FT)**	36293.0	FT	6.2	$225,017	
30	3/4" T & G PLYWOOD SHEATHING	96705.0	SQ FT	3.0	$290,115	
	ROOF FRAMING WITH					
31	2X10 ROOF RAFTERS @ 24" O.C **(11472 SQ FT)**	5721.7	FT	8.2	$46,918	
32	3/4" T & G ROOF SHEATHING	11472.0	SQ FT	3.0	$34,416	
	BEAM & HEADER					
33	H1 - (3) 1 3/4 X 11 1/4	667.0	FT	66.0	$44,022	
34	H2 - (3) 2 X 12	465.0	FT	58.2	$27,063	
35	2 X 12	162.0	FT	56.0	$9,072	
	TRIMS					
36	WINDOW TRIMS	8052.0	FT	8.0	$64,416	
37	DOOR TRIMS	18462.0	FT	6.9	$127,388	
	MILLWORK					
38	ISLAND	575.8	SQ FT	225.0	$129,551	
39	UPPER CABINET	575.6	FT	450.0	$259,020	
40	VANITY CABINET	165.7	FT	198.2	$32,844	
41	LOWER CABINET	881.6	FT	450.0	$396,738	

PROJECT - MIXED USE MULTI FAMILY

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST (Labor+ Material)	TOTAL COST (Labor+ Material)	TRADE COST
42	CLOSET MILLWORK	681.1	FT	256.2	$174,485	
	Subtotal (Wood and Plastics)					**$2,487,322**
	Division 07 — Thermal and Moisture Protection					
	INSULATION					
43	SOUND INSULATION LAYER	29970.0	SQ FT	2.0	$59,940	
44	R-30 BATT INSULATION	11503.8	SQ FT	2.6	$29,910	
45	6 MIL VAPOUR BARRIER	11503.8	SQ FT	1.2	$13,805	
	ROOFING					
46	ASPHALT SHINGLES ROOF	11503.8	SQ FT	16.2	$186,361	
47	GUTTER	834.4	FT	22.0	$18,357	
48	FASCIA	834.7	FT	8.0	$6,678	
49	DOWNSPOUT	338.6	FT	25.2	$8,533	
	Subtotal (Thermal and Moisture Protection)					**$323,584**
	Division 08 — Doors and Windows					
	DOORS & FRAMES					
50	DOOR : 3'-0" X 6'-8"	89.0	EA	885.0	$78,765	
51	DOOR : 2'-6" X 6'-8"	34.0	EA	625.2	$21,257	
52	DOOR : 2'-10" X 6'-8"	17.0	EA	721.2	$12,260	
53	DOOR : 2'-8" X 6'-8"	312.0	EA	777.0	$242,424	
54	DOOR : 2'-0" X 6'-8"	15.0	EA	585.0	$8,775	
55	DOOR : 2'-5" X 6'-8"	69.0	EA	600.0	$41,400	
56	DOOR : 5'-2" X 6'-8"	12.0	EA	1650.0	$19,800	
	DOORS HARDWARE					
57	HARDWARE SET	548.0	EA	280.0	$153,440	
	WINDOWS					
58	WINDOW : 2'-10" X 5'- 0"	151.0	EA	1450.0	$218,950	
59	WINDOW : 2'-10" X 3'- 8"	32.0	EA	1236.0	$39,552	
	Subtotal (Doors and Windows)					**$836,623**
	Division 09 — Finishes					
	FLOOR FINISH					
60	BATH FLOOR TILE	2206.2	SQ FT	12.0	$26,474	
61	SHOWER FLOOR TILE	128.7	SQ FT	12.0	$1,544	
62	HARDWOOD FLOOR	51973.8	SQ FT	10.6	$550,922	

PROJECT - MIXED USE MULTI FAMILY

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST (Labor+ Material)	TOTAL COST (Labor+ Material)	TRADE COST
	WALL FINISHES					
63	SHOWER WALL TILE	850.0	SQ FT	14.0	$11,900	
64	BATH WALL TILE	11150.0	SQ FT	14.0	$156,100	
65	TUB WALL TILE	4490.0	SQ FT	14.0	$62,860	
66	5/8" GYPSUM BOARD	126490.0	SQ FT	2.2	$278,278	
	CEILING FINISH					
67	5/8" GYPSUM BOARD CEILING	52138.5	SQ FT	5.0	$260,692	
68	MOISTURE RESISTANT 5/8" GYPSUM BOARD CEILING	3227.5	SQ FT	10.0	$32,275	
	PAINT					
69	CEILING PAINT	55366.0	SQ FT	2.0	$110,732	
70	WALL PAINT	126490.0	SQ FT	1.8	$227,682	
71	DOOR AND FRAME STAINING	548.0	EA	55.0	$30,140	
72	RAILING PAINT	397.0	FT	15.2	$6,034	
73	WINDOW TRIM PAINT	2301.1	FT	3.0	$6,903	
74	DOOR TRIM PAINT	16200.0	FT	3.0	$48,600	
	EXTERIOR WORK					
75	ALPOLIC COMPOSITE METAL PANELS PERMITTED SECONDARY MATERIAL	3739.5	SQ FT	16.2	$60,580	
76	SIDING	7225.5	SQ FT	12.6	$91,041	
	Subtotal (Finishes)					**$1,962,758**
	Division 10 — Specialties					
	FIRE PLACE					
77	ELEVATOR	5.0	EA	25000.0	$125,000	
	FIXTURES					
78	GRAB BAR	54.0	EA	102.0	$5,508	
79	MIRROR	60.0	EA	250.0	$15,000	
80	FAUCET	64.0	EA	512.0	$32,768	
81	TISSUE PAPER HOLDER	50.0	EA	132.2	$6,610	
82	TOWEL BAR	50.0	EA	142.0	$7,100	
83	SOAP DISPENSER	60.0	EA	132.6	$7,956	
	Subtotal (Specialties)					**$199,942**
	Division 11 - Equipments					
	EQUIPMENT					
84	REFRIGRATOR	48.0	EA	2200.0	$105,600	

PROJECT - MIXED USE MULTI FAMILY

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST (Labor+ Material)	TOTAL COST (Labor+ Material)	TRADE COST
85	COOKING RANGE	48.0	EA	4500.0	$216,000	
86	DISHWASHER	47.0	EA	1854.0	$87,138	
87	MICROWAVE	48.0	EA	1200.0	$57,600	
	Subtotal (Specialties)					$466,338
	Division 14 — Plumbing					
	BATH FIXTURES					
88	WATER CLOSET	54.0	EA	1000.0	$54,000	
89	LAVATORY	60.0	EA	1214.0	$72,840	
90	SHOWER	8.0	EA	1526.2	$12,210	
91	BATH TUB	42.0	EA	2985.6	$125,395	
92	SINK	48.0	EA	512.0	$24,576	
93	WATER HEATER	55.0	EA	3236.0	$177,980	
	PLUMBING PIPES					
94	2" COLD WATER PIPE	1944.1	FT	32.4	$62,989	
95	1/2" COLD WATER PIPE	504.9	FT	8.1	$4,089	
96	1/2" HOT WATER PIPE	1533.5	FT	8.1	$12,421	
97	3/4" HOT WATER RETURN PIPE	1944.0	FT	13.0	$25,194	
98	3/4" COLD WATER PIPE	1890.1	FT	13.0	$24,496	
99	2" VENT PIPE	1857.0	FT	32.4	$60,166	
100	4" SANITARY PIPE	1770.3	FT	64.8	$114,714	
101	2" WASTE PIPE	1818.8	FT	32.4	$58,930	
102	2" DIA GAS LINE	1806.0	FT	32.4	$58,514	
103	4" DIA SEWER LINE	1230.0	FT	64.8	$79,704	
104	3" DIA SEWER LINE	688.0	FT	48.6	$33,437	
105	1" COLD WATER RISER PIPE	260.0	FT	16.2	$4,212	
106	3/4" COLD WATER RISER PIPE	660.0	FT	13.0	$8,554	
107	1 1/4" COLD WATER RISER PIPE	456.0	FT	20.3	$9,234	
108	1" RISER RECIRCULATING H. WATER PIPE	670.0	FT	16.2	$10,854	
109	1" HOT WATER RISER PIPE	880.0	FT	16.2	$14,256	
110	3/4" RISER HOT WATER PIPE	360.0	FT	13.0	$4,666	
111	PIPE INSULATIONS	20272.6	FT	4.0	$81,091	
	PLUMBING FITTINGS, HARDWARE etc.					
112	SHUT OFF VALVE	90.0	EA	260.0	$23,400	
113	ROOF DRAIN	70.0	EA	285.0	$19,950	
114	PUMP	25.0	EA	4500.0	$112,500	
115	FLOOR DRAIN	75.0	EA	165.2	$12,390	
116	HOSE BIBB	105.0	EA	152.2	$15,981	
117	GATE VALVE	85.0	EA	265.2	$22,542	
118	CONTROL VALVE	85.0	EA	285.2	$24,242	

PROJECT - MIXED USE MULTI FAMILY

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST (Labor+ Material)	TOTAL COST (Labor+ Material)	TRADE COST
	Subtotal (Plumbing)					**$1,365,526**
	Division 15 — HVAC					
	MECHANICAL DUCTS					
119	12 X 22 DUCT	1668.6	FT	98.4	$164,192	
120	10 X 22 DUCT	1943.3	FT	82.0	$159,349	
121	22 X 22 DUCT	1325.9	FT	180.4	$239,185	
122	10 X 12 DUCT	1530.8	FT	82.0	$125,522	
123	8" DIA DUCT	1390.9	FT	65.6	$91,243	
124	6" DIA DUCT	1426.6	FT	49.2	$70,189	
125	12" DIA DUCT	888.2	FT	98.4	$87,397	
126	10" DIA DUCT	1260.4	FT	82.0	$103,351	
127	DUCT INSULATIONS	11434.6	FT	6.0	$68,608	
	GRILLE, DIFFUSER & REGISTERS					
128	SUPPLE AIR DIFFUSER	100.0	EA	512.2	$51,220	
129	RETURN AIR GRILLE	80.0	EA	255.0	$20,400	
130	SMOKE DAMPER W/ ACCESS DOOR	110.0	EA	685.2	$75,372	
131	MANUAL VOLUME DAMPER	90.0	EA	885.0	$79,650	
	AIR HANDLING UNITS					
132	AHU.01 - 3 TONS	4.0	EA	4850.0	$19,400	
133	AHU.02 - 5 TONS	3.0	EA	6858.0	$20,574	
	CONDENSING UNITS					
134	CU-01 - 3 TONS	4.0	EA	2854.0	$11,416	
135	CU.03 - 5 TONS	3.0	EA	6524.0	$19,572	
136	CU.02 - 5 TONS	2.0	EA	6524.0	$13,048	
	OTHERS					
137	THERMOSTAT	105.0	EA	188.0	$19,740	
138	ACCESS DOOR	55.0	EA	165.2	$9,086	
139	MAGNETIC STARTER	95.0	EA	185.0	$17,575	
140	ROUND DUCT	55.0	EA	545.0	$29,975	
141	ISOLATION VALVE	105.0	EA	236.0	$24,780	
142	CHECK VALVE	85.0	EA	252.0	$21,420	
143	GATE VALVE	65.0	EA	242.0	$15,730	
144	FLOOR DRAIN	105.0	EA	165.5	$17,378	
	Subtotal (HVAC)					**$1,575,372**
	Division 16 — Electrical					

PROJECT - MIXED USE MULTI FAMILY

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST (Labor+ Material)	TOTAL COST (Labor+ Material)	TRADE COST
	LIGHTING FIXTURES					
145	WALL MOUNTED LIGHT	216.0	EA	222.0	$47,952	
146	CEILING MOUNTED LIGHT	144.0	EA	185.2	$26,669	
147	WALL SCONCE LIGHT	202.0	EA	168.2	$33,976	
148	TRACK HEAD LIGHT	156.0	EA	185.2	$28,891	
149	LED EMERGENCY LIGHT	200.0	EA	168.0	$33,600	
150	2" LED FIXTURE SURFACE MOUNTED	216.0	EA	185.2	$40,003	
151	RECESSED LIGHT, NIGHT LIGHT	174.0	EA	212.0	$36,888	
152	RECESSED LIGHT	240.0	EA	189.0	$45,360	
	POWER (Rough Electrical)					
153	DUPLEX RECEPTACLE	270.0	EA	55.0	$14,850	
154	WP GFCI DUPLEX RECEPTACLE	160.0	EA	62.2	$9,952	
155	GFCI DUPLEX RECEPTACLE	180.0	EA	68.0	$12,240	
156	SINGLE POLE SWITCH	210.0	EA	69.0	$14,490	
157	QUAD RECEPTACLE	210.0	EA	82.2	$17,262	
158	DATA OUTLET	180.0	EA	49.0	$8,820	
159	3" WAY SWITCH	200.0	EA	69.2	$13,840	
160	TELEPHONE OUTLET	288.0	EA	55.0	$15,840	
161	DISCONNECT SWITCH	140.0	EA	69.2	$9,688	
162	SMOKE DETECTOR	240.0	EA	188.0	$45,120	
163	OCCUPANCY SENSOR SWITCH	200.0	EA	188.0	$37,600	
164	GENERATOR, TRANSFORMERS, AND GROUNDING	1.0	LS	280000.0	$280,000	
	ELECTRICAL PANEL					
165	NEMA 2 - ELECTRICAPL PANEL A	6.0	EA	3236.0	$19,416	
166	NEMA 2 - ELECTRICAPL PANEL B	6.0	EA	3625.0	$21,750	
167	MDP PANEL	6.0	EA	850.0	$5,100	
168	ELECTRICAL PANEL	6.0	EA	3623.5	$21,741	
	WIRE, CONDUIT, FEEDERS, AND CABLES					
169	WIRE #12 AWG	20413.0	FT	16.2	$330,690	
170	B-11	39.9	FT	36.0	$1,437	
171	A-19	73.4	FT	32.0	$2,349	
172	B-16	65.7	FT	42.0	$2,759	
173	A-27	59.0	FT	36.0	$2,124	
174	B-18	48.4	FT	66.0	$3,196	
175	A-25	57.4	FT	34.0	$1,953	
176	B-38	39.9	FT	48.0	$1,917	
177	A-17	39.4	FT	52.0	$2,049	
178	B-29	47.7	FT	53.0	$2,526	
179	A-30	297.5	FT	36.0	$10,711	
180	B-36	40.7	FT	36.0	$1,465	
181	A-9	65.2	FT	32.0	$2,086	
182	B-9	285.4	FT	36.0	$10,275	
183	B-41	72.4	FT	36.0	$2,606	

PROJECT - MIXED USE MULTI FAMILY

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST (Labor+ Material)	TOTAL COST (Labor+ Material)	TRADE COST
184	A-4	79.9	FT	34.2	$2,731	
185	A-14	72.9	FT	34.0	$2,479	
186	A-12	64.4	FT	36.0	$2,318	
187	B-6,8	76.8	FT	32.0	$2,456	
188	A-37	55.4	FT	42.0	$2,326	
189	B-2,4	77.0	FT	36.0	$2,773	
190	B-1	73.4	FT	36.0	$2,643	
191	B-11	38.1	FT	34.0	$1,296	
192	A-33	69.6	FT	36.0	$2,504	
193	B-5	82.9	FT	37.0	$3,069	
194	A-8	56.7	FT	36.0	$2,040	
195	B-14	73.7	FT	36.0	$2,652	
196	B-10	60.3	FT	66.0	$3,978	
197	B-39	89.8	FT	34.0	$3,053	
198	B-12	55.2	FT	48.0	$2,649	
199	B-16	94.5	FT	52.0	$4,913	
200	B-13	65.6	FT	53.0	$3,479	
201	B-27	77.9	FT	36.0	$2,804	
202	A-10	55.9	FT	34.0	$1,901	
203	B-11	102.8	FT	36.0	$3,700	
204	A-19	92.0	FT	32.0	$2,943	
205	B-16	82.6	FT	42.0	$3,469	
206	A-27	67.8	FT	36.0	$2,441	
207	B-18	80.4	FT	66.0	$5,308	
208	A-25	55.9	FT	34.0	$1,901	
209	B-38	55.2	FT	48.0	$2,649	
210	A-17	39.4	FT	52.0	$2,049	
211	B-29	47.7	FT	53.0	$2,526	
212	A-30	297.5	FT	36.0	$10,711	
213	B-1	73.4	FT	36.0	$2,643	
214	B-11	38.1	FT	34.0	$1,296	
215	A-33	69.6	FT	36.0	$2,504	
216	B-5	82.9	FT	37.0	$3,069	
217	A-8	56.7	FT	36.0	$2,040	
218	B-14	73.7	FT	36.0	$2,652	
219	B-10	60.3	FT	66.0	$3,978	
220	B-39	61.1	FT	34.0	$2,076	
221	B-12	64.1	FT	48.0	$3,079	
222	B-16	39.4	FT	52.0	$2,049	
223	A-17	39.4	FT	52.0	$2,049	
224	B-29	47.7	FT	53.0	$2,526	
225	A-30	297.5	FT	36.0	$10,711	
226	B-25	70.6	FT	34.0	$2,400	
227	A-26	40.2	FT	36.0	$1,447	
228	A-3	86.0	FT	32.0	$2,753	
229	A-17	66.2	FT	42.0	$2,781	
230	A-7	70.6	FT	36.0	$2,541	

PROJECT - MIXED USE MULTI FAMILY

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST (Labor+ Material)	TOTAL COST (Labor+ Material)	TRADE COST
231	A-5	46.9	FT	36.0	$1,688	
232	A-1	80.4	FT	34.0	$2,733	
233	A-1	81.9	FT	36.0	$2,949	
234	B-30	81.4	FT	37.0	$3,012	
235	B-15/17/19	75.0	FT	88.0	$6,597	
236	A-32,34,36	79.1	FT	88.0	$6,959	
237	A-21/23	67.5	FT	65.2	$4,400	
238	A-13/15	58.5	FT	58.0	$3,392	
239	B-30	41.7	FT	44.0	$1,836	
240	A-38,40,42	51.3	FT	69.0	$3,537	
241	A-41	85.5	FT	42.0	$3,592	
	Subtotal (Electrical)					$1,402,242
	GENERAL REQUIREMENTS					
242	Supervision, Permits, Final Cleanup, Mobilization Costs, Bonds, Temporary Control & Facilities	1.0	LS	1269002.0	$1,269,002	
	Subtotal (General Requirements)					$1,269,002
		SUBTOTAL				$13,124,745.11
		OVERHEAD & PROFIT			10%	$1,312,474.51
		INSURANCE, Tax			13%	$1,706,216.86
		CONTINGENCY			5%	$656,563.51
				TOTAL SUGGESTED BID		$16,800,000.00