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 1287 Oakwood Drive, San Diego,
 CA 92110

SR #	REF SHEET	CSI SECT	DESCRIPTION	QUANTITY	WASTAGE (10%)	QTY WITH WASTAGE	UNIT OF MEASUREMENT	UNIT COST	TOTAL ITEM COST	TOTAL TRADE COST
DIV. 01 GENERAL CONDITIONS										\$ 155,000
1			Permits Documentation And Fees Etc.	1	0%	1	LS	\$155,000.0	\$ 155,000	
DIV. 03 CONCRETE										\$ 71,977
2	A2.0		Concrete For Slab 1'-8" wide x 1'-0" Deep Thickened Concrete Slab Reinforced With (2) #5 Rebars, Continuous With 6x6 W.W.F.	170	10%	187	SF	\$ 7.8	\$ 1,459	
3			4" Concrete Slab On 6 Mil. Polyethylene Vapor Barrier With Minimum 16" x 20" Turned Down Edge With (2) #5 Reinforcing Bars	2,994	10%	3,293	SF	\$ 7.8	\$ 25,689	
4	A2.0/A5.0		Concrete For Footing Reinforced Concrete For 1'-4" wide x 1'-8" deep Footing	2.22	10%	2	CY	\$ 700.0	\$ 1,709	
5			Reinforced Concrete For 1'-4" wide x 2'-0" deep Footing	9	10%	10	CY	\$ 700.0	\$ 6,930	
6			Concrete For 2'-6" wide x 1'-0" deep Continuous Footing Reinforced With (3) #5 Bars And #5 Bars At 3'-6" O.C. Extending To Minimum 2'-0" Overlap With Reinforcing In CMU Wall	22	10%	24	CY	\$ 700.0	\$ 16,940	
7			Concrete For 2'-8" wide x 1'-0" deep Pierced Brick Landscape Wall Footing	3	10%	3	CY	\$ 700.0	\$ 2,310	
8	A2.0		Concrete For Grade Beam Concrete For 3'-0" Wide x 1'-0" deep Grade Beam Footing Reinforced With (2) #5 Bars	15	10%	17	CY	\$ 700.0	\$ 11,550	

9	A2.0	Concrete For CMU Piers Concrete For 3'-0" wide x 1'-0" deep Masonry Pier Footing Reinforced With (3) #5 Bars	7	10%	8	CY	\$	700.0	\$	5,390	
DIV. 04 MASONRY											\$ 46,015
10	A2.1	Ground Floor CMU Pier 12" x 12" CMU Pier With Horizontal Bed Reinforcing At 8" O.C. And (4 Total) #5 Reinforcing Bars With Dowels To Match(With 2'-0" Minimum Overlap From Footing To Top Of CMU Pier) Fill All Cells	180	10%	198	LF	\$	14.6	\$	2,891	
11	A2.1	Concrete Masonry Unit Wall 8" x 8" x 16" Block With Horizontal Bed Reinforcing At 8" O.C. And #5 Reinforcing Bars At 2'-8" O.C. With Dowels To Match(With 2'-0" Minimum Overlap From Footing To Top Of CMU Wall) Fill All Cells	2,420	10%	2,662	SF	\$	16.2	\$	43,124	
DIV. 05 METALS											\$ 19,254
12	A2.4	Standing Seam Metal Roof	1,224	10%	1,346	SF	\$	14.3	\$	19,254	
DIV. 06 WOOD, PLASTIC AND COMPOSITES											\$ 164,403
Wooden Posts											
13	A2.1	Ground Floor 6" x 6" Pressure Treated Post With Wood Trim	68	10%	75	LF	\$	18.6	\$	1,391	
14		8" x 8" Pressure Treated Post With Wood Trim	85	10%	94	LF	\$	23.5	\$	2,197	
A2.2 First Floor											
Structural Lumber											
16	A2.2 / A5.2	First Floor 8 x Built-Up Wood Beam	39	10%	43	LF	\$	23.5	\$	1,008	
17		1 x 6 Pressure Treated Trim Band Each Side Of Beam	39	10%	43	LF	\$	3.7	\$	159	
A2.4 / A5.0 Roof											
18		1x4 Pressure Treated Band	302	10%	332	LF	\$	2.9	\$	963	
19		1x8 Pressure Treated Band	302	10%	332	LF	\$	4.5	\$	1,495	
20		2x8 Pressure Treated Blocking	302	10%	332	LF	\$	5.2	\$	1,727	
21	A3.1 / A5.2	6x12 Pressure Treated Beam	31	10%	34	LF	\$	32.7	\$	1,115	
Joists, Rafters and Trusses											

	A2.1 / A6.0	Ground Floor								
37		2'-4" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	1	0%	1	EA	\$ 1,300.0	\$	1,300	
38		3'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	3	0%	3	EA	\$ 1,400.0	\$	4,200	

39	3'-0" wide x 8'-0" high x 1 3/4" thick Exterior Door, Door Material: T.B.D, (Exterior Door System, Fiberglass Outswing Doors With Sidelite Muntins With Space Bar, Manufacturer: T.B.D, By General Contractor/ Owner)	5	0%	5	EA	\$ 1,400.0	\$ 7,000
40	9'-0" wide x 8'-0" high x 1 3/4" thick Exterior Garage Door, Door Material: T.B.D, (Garage Door System Fiberglass, 3w/1H Sidelite, Manufacturer: T.B.D, By General Contractors/ Owner)	2	0%	2	EA	\$ 2,600.0	\$ 5,200
A2.2 / A6.0	First Floor						
41	3'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	6	0%	6	EA	\$ 1,400.0	\$ 8,400
42	2'-4" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	5	0%	5	EA	\$ 1,300.0	\$ 6,500
43	2'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	1	0%	1	EA	\$ 1,200.0	\$ 1,200
44	2'-4" wide x 8'-0" high x 1 3/4" thick Interior Pocket Door, Door Material: T.B.D,	3	0%	3	EA	\$ 1,300.0	\$ 3,900
45	3'-0" wide x 8'-0" high x 1 3/4" thick Interior Pocket Door, Door Material: T.B.D,	1	0%	1	EA	\$ 1,400.0	\$ 1,400
46	4'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	2	0%	2	EA	\$ 1,600.0	\$ 3,200
47	2'-8" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	1	0%	1	EA	\$ 1,300.0	\$ 1,300
48	6'-6" wide x 8'-0" high x 1 3/4" thick Exterior Door, Door Material: T.B.D, (Exterior Door System, Fiberglass Outswing Door With Sidelite Muntins With Space Bar, Manufacturer: T.B.D)	1	0%	1	EA	\$ 2,100.0	\$ 2,100
49	3'-0" wide x 8'-0" high x 1 3/4" thick Exterior Door, Door Material: T.B.D, (Exterior Door System, Fiberglass Outswing Door With Sidelite Muntins With Space Bar, Manufacturer: T.B.D)	2	0%	2	EA	\$ 1,400.0	\$ 2,800
50	12'-0" wide x 8'-0" high x 1 3/4" thick Exterior Door, Door Material: T.B.D, (Exterior Sliding Door System, Fiberglass, Sliding Door With 2w/2h Sidelite, Manufacturer: T.B.D By General Contractors/ Owner)	1	0%	1	EA	\$ 3,200.0	\$ 3,200
51	8'-0" wide x 8'-0" high x 1 3/4" thick Exterior Door, Door Material: T.B.D, (Exterior Sliding Door System, Fiberglass, Sliding Door With 2w/2h Sidelite, Manufacturer: T.B.D By General Contractors/ Owner)	1	0%	1	EA	\$ 2,400.0	\$ 2,400

	A2.3 / A6.0	Second Floor							
52		3'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	2	0%	2	EA	\$ 1,400.0	\$	2,800
53		2'-8" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	2	0%	2	EA	\$ 1,300.0	\$	2,600
54		2'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	1	0%	1	EA	\$ 1,200.0	\$	1,200
55		5'-0" wide x 8'-0" high x 1 3/4" thick Interior Door, Door Material: T.B.D,	1	0%	1	EA	\$ 1,600.0	\$	1,600
		Windows							
	A2.1 / A6.0	Ground Floor							
56		5'-4" wide x 5'-0" high Clad Double Hung Windows, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	1	0%	1	EA	\$ 2,200.0	\$	2,200
57		2'-8" wide x 5'-0" high Clad Double Hung Windows, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	4	0%	4	EA	\$ 1,100.0	\$	4,400
58		3'-0" wide x 2'-0" high Clad Casement (Fixed) Windows, 2w/1h Sidelite, Manufacturer: T.B.D,	1	0%	1	EA	\$ 500.0	\$	500
	A2.2 / A6.0	First Floor							
59		9'-0" wide x 6'-0" high Clad Double Hung Windows With Matching 2'-0" Transoms, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	2	0%	2	EA	\$ 4,350.0	\$	8,700
60		6'-0" wide x 6'-0" high Clad Double Hung Windows, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	2	0%	2	EA	\$ 2,900.0	\$	5,800
61		2'-8" wide x 5'-0" high Clad Double Hung Windows, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	4	0%	4	EA	\$ 1,100.0	\$	4,400
62		6'-0" wide x 2'-0" high Clad Casement (Fixed) Windows, 2w/1h Sidelite, Manufacturer: T.B.D,	2	0%	2	EA	\$ 1,000.0	\$	2,000
63		3'-0" wide x 2'-0" high Clad Casement (Fixed) Windows, 2w/1h Sidelite, Manufacturer: T.B.D,	2	0%	2	EA	\$ 500.0	\$	1,000
64		2'-0" wide x 3'-6" high Clad Casement (Fixed) Windows, 2w/1h Sidelite, Manufacturer: T.B.D,	4	0%	4	EA	\$ 575.0	\$	2,300
	A2.3/ A6.0	Second Floor							
65		9'-0" wide x 5'-6" high Clad Double Hung Windows With Matching 2'-0" Transoms, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	1	0%	1	EA	\$ 4,000.0	\$	4,000

66		6'-0" wide x 4'-0" high Clad Casement (Fixed) Windows, Sidelite Muntins With Spacer Bar, Manufacturer: T.B.D,	2	0%	2	EA	\$ 1,950.0	\$ 3,900	
		DIV. 09 FINISHES							\$ 379,338
		Dry Walls							
	A2.1	Ground Floor							
		4" Interior Walls							
67		1 Layer Of 5/8" Gypsum Wall Board On Each Side	101	10%	111	SF	\$ 2.6	\$ 289	
68		No Of Sheets	3	0%	3	EA	\$	-	
69		Drywall Screws	144	0%	144	EA	\$	-	
70		Tape Joint (500' Roll)	42	0%	42	LF	\$	-	
71		2 x 4 Wood Studs @ 16" O.C.	39	10%	43	LF	\$ 3.4	\$ 146	
72		Batt Insulation	50	10%	55	SF	\$ 3.1	\$ 171	
73		2x4 Pressure Treated Top Plates With 5/8" Anchor Bolts	12	10%	13	LF	\$ 3.4	\$ 45	
74		2x4 Pressure Treated Bottom Plates With 5/8" Anchor Bolts	6	10%	7	LF	\$ 3.4	\$ 22	
75		1/2" Sealant	24	10%	26	LF	\$ 1.2	\$ 32	
76		2 x 4 Blocking	6	10%	7	LF	\$ 3.4	\$ 22	
		6" Interior Walls							
77		1 Layer Of 5/8" Gypsum Wall Board On Each Side	1,024	10%	1,126	SF	\$ 2.6	\$ 2,929	
78		No Of Sheets	32	0%	32	EA	\$	-	
79		Drywall Screws	1,536	0%	1,536	EA	\$	-	
80		Tape Joint (500' Roll)	448	0%	448	LF	\$	-	
81		2 x 6 Wood Studs @ 16" O.C.	771	10%	848	LF	\$ 4.6	\$ 3,901	
82		Batt Insulation	1,024	10%	1,126	SF	\$ 3.1	\$ 3,492	
83		2x6 Pressure Treated Top Plates With 5/8" Anchor Bolts	230	10%	253	LF	\$ 4.6	\$ 1,164	
84		2x6 Pressure Treated Bottom Plates With 5/8" Anchor Bolts	115	10%	127	LF	\$ 4.6	\$ 582	
85		1/2" Sealant	460	10%	506	LF	\$ 1.2	\$ 607	
86		2 x 6 Blocking	115	10%	127	LF	\$ 4.6	\$ 582	
		8" Interior Walls							
87		1 Layer Of 5/8" Gypsum Wall Board On Each Side	86	10%	95	SF	\$ 2.6	\$ 246	
88		No Of Sheets	3	0%	3	EA	\$	-	
89		Drywall Screws	144	0%	144	EA	\$	-	
90		Tape Joint (500' Roll)	42	0%	42	LF	\$	-	

91	2 x 8 Wood Studs @ 16" O.C.	33	10%	36	LF	\$	5.8	\$	211
92	Batt Insulation	43	10%	47	SF	\$	3.1	\$	147
93	2x8 Pressure Treated Top Plates With 5/8" Anchor Bolts	5	10%	6	LF	\$	5.8	\$	32
94	2x8 Pressure Treated Bottom Plates With 5/8" Anchor Bolts	10	10%	11	LF	\$	5.8	\$	64
95	1/2" Sealant	20	10%	22	LF	\$	1.2	\$	26
96	2 x 8 Blocking	5	10%	6	LF	\$	5.8	\$	32
A2.2									
First Floor									
6" Exterior Wall									
97	1 Layer Of 5/8" Gypsum Wall Board On One Side	2,217	10%	2,439	SF	\$	2.6	\$	6,341
98	No Of Sheets	69	0%	69	EA			\$	-
99	Drywall Screws	3,312	0%	3,312	EA			\$	-
100	Tape Joint (500' Roll)	966	0%	966	LF			\$	-
101	1/2" Plywood Sheathing	2,217	10%	2,439	SF	\$	3.4	\$	8,292
102	2x6 Wood Studs @ 16" O.C.	1,668	10%	1,835	LF	\$	4.6	\$	8,440
103	5-1/2" Sound Attenuation Batt Insulation	2,217	10%	2,439	SF	\$	3.5	\$	8,535
104	2x6 Pressure Treated Top Plates With 5/8" Anchor Bolts	444	10%	488	LF	\$	4.6	\$	2,247
105	2x6 Pressure Treated Bottom Plates With 5/8" Anchor Bolts	222	10%	244	LF	\$	4.6	\$	1,123
106	1/2" Sealant	888	10%	977	LF	\$	1.2	\$	1,172
107	2 x 6 Blocking	222	10%	244	LF	\$	4.6	\$	1,123
4" Interior Walls									
108	1 Layer Of 5/8" Gypsum Wall Board On Each Side	3,374	10%	3,711	SF	\$	2.6	\$	9,650
109	No Of Sheets	106	0%	106	EA			\$	-
110	Drywall Screws	5,088	0%	5,088	EA			\$	-
111	Tape Joint (500' Roll)	1,484	0%	1,484	LF			\$	-
112	2 x 4 Wood Studs @ 16" O.C.	1,270	10%	1,397	LF	\$	3.4	\$	4,750
113	Batt Insulation	1,687	10%	1,856	SF	\$	3.1	\$	5,753
114	2x4 Pressure Treated Top Plates With 5/8" Anchor Bolts	338	10%	372	LF	\$	3.4	\$	1,264
115	2x4 Pressure Treated Bottom Plates With 5/8" Anchor Bolts	169	10%	186	LF	\$	3.4	\$	632
116	1/2" Sealant	676	10%	744	LF	\$	1.2	\$	892
117	2 x 4 Blocking	169	10%	186	LF	\$	3.4	\$	632
6" Interior Walls									
118	1 Layer Of 5/8" Gypsum Wall Board On Each Side	3,212	10%	3,533	SF	\$	2.6	\$	9,186

119		No Of Sheets	101	0%	101	EA	\$	-	
120		Drywall Screws	4,848	0%	4,848	EA	\$	-	
121		Tape Joint (500' Roll)	1,414	0%	1,414	LF	\$	-	
122		2 x 6 Wood Studs @ 16" O.C.	1,209	10%	1,330	LF	\$	4.6	\$ 6,118
123		Batt Insulation	1,606	10%	1,767	SF	\$	3.1	\$ 5,476
124		2x6 Pressure Treated Top Plates With 5/8" Anchor Bolts	322	10%	354	LF	\$	4.6	\$ 1,629
125		2x6 Pressure Treated Bottom Plates With 5/8" Anchor Bolts	161	10%	177	LF	\$	4.6	\$ 815
126		1/2" Sealant	644	10%	708	LF	\$	1.2	\$ 850
127		2 x 6 Blocking	161	10%	177	LF	\$	4.6	\$ 815
A2.3									
		Second Floor							
		6" Exterior Wall							
128		1 Layer Of 5/8" Gypsum Wall Board On One Side	1,247	10%	1,372	SF	\$	2.6	\$ 3,566
129		No Of Sheets	39	0%	39	EA	\$	-	
130		Drywall Screws	1,872	0%	1,872	EA	\$	-	
131		Tape Joint (500' Roll)	546	0%	546	LF	\$	-	
132		1/2" Plywood Sheathing	1,247	10%	1,372	SF	\$	3.4	\$ 4,664
133		2x6 Wood Studs @ 16" O.C.	939	10%	1,033	LF	\$	4.6	\$ 4,751
134		5-1/2" Sound Attenuation Batt Insulation	1,247	10%	1,372	SF	\$	3.5	\$ 4,801
135		2x6 Pressure Treated Top Plates With 5/8" Anchor Bolts	278	10%	306	LF	\$	4.6	\$ 1,407
136		2x6 Pressure Treated Bottom Plates With 5/8" Anchor Bolts	139	10%	153	LF	\$	4.6	\$ 703
137		1/2" Sealant	556	10%	612	LF	\$	1.2	\$ 734
138		2 x 6 Blocking	139	10%	153	LF	\$	4.6	\$ 703
		4" Interior Walls							
139		1 Layer Of 5/8" Gypsum Wall Board On Each Side	292	10%	321	SF	\$	2.6	\$ 835
140		No Of Sheets	9	0%	9	EA	\$	-	
141		Drywall Screws	432	0%	432	EA	\$	-	
142		Tape Joint (500' Roll)	126	0%	126	LF	\$	-	
143		2 x 4 Wood Studs @ 16" O.C.	110	10%	121	LF	\$	3.4	\$ 411
144		Batt Insulation	146	10%	161	SF	\$	3.1	\$ 498
145		2x4 Pressure Treated Top Plates With 5/8" Anchor Bolts	34	10%	37	LF	\$	3.4	\$ 127
146		2x4 Pressure Treated Bottom Plates With 5/8" Anchor Bolts	12	10%	13	LF	\$	3.4	\$ 45
147		1/2" Sealant	48	10%	53	LF	\$	1.2	\$ 63
148		2 x 4 Blocking	12	10%	13	LF	\$	3.4	\$ 45

		6" Interior Walls							
149		1 Layer Of 5/8" Gypsum Wall Board On Each Side	1,104	10%	1,214	SF	\$ 2.6	\$	3,157
150		No Of Sheets	35	0%	35	EA	\$		-
151		Drywall Screws	1,680	0%	1,680	EA	\$		-
152		Tape Joint (500' Roll)	490	0%	490	LF	\$		-
153		2 x 6 Wood Studs @ 16" O.C.	415	10%	457	LF	\$ 4.6	\$	2,100
154		Batt Insulation	552	10%	607	SF	\$ 3.1	\$	1,882
155		2x6 Pressure Treated Top Plates With 5/8" Anchor Bolts	124	10%	136	LF	\$ 4.6	\$	627
156		2x6 Pressure Treated Bottom Plates With 5/8" Anchor Bolts	62	10%	68	LF	\$ 4.6	\$	314
157		1/2" Sealant	248	10%	273	LF	\$ 1.2	\$	327
158		2 x 6 Blocking	62	10%	68	LF	\$ 4.6	\$	314
		Floor Finishes						\$	-
	A2.1	Ground Floor							
159		Ceramic Tile Flooring	130	10%	143	SF	\$ 8.9	\$	1,273
159		Vinyl Tile Flooring	473	10%	520	SF	\$ 7.5	\$	3,902
	A2.2	First Floor							
160		Ceramic Tile Flooring	361	10%	397	SF	\$ 8.9	\$	3,534
160		Deck Tile Flooring	390	10%	429	SF	\$ 8.5	\$	3,647
161		Tile Flooring	180	10%	198	SF	\$ 8.5	\$	1,683
161		Vinyl Tile Flooring	941	10%	1,035	SF	\$ 7.5	\$	7,763
162		Wood Flooring	1,284	10%	1,412	SF	\$ 9.7	\$	13,700
	A2.3	Second Floor							
163		Vinyl Tile Flooring	246	10%	271	SF	\$ 7.5	\$	2,030
163		Wood Flooring	285	10%	314	SF	\$ 9.7	\$	3,041
164		Ceramic Tile Flooring	82	10%	90	SF	\$ 8.9	\$	803
		Ceiling Materials							
	A2.1	Ground Floor							
165		5/8" Gypsum Board Ceiling	3,336	10%	3,670	SF	\$ 3.7	\$	13,578
	A2.2	First Floor							
166		5/8" Gypsum Board Ceiling	2,103	10%	2,313	SF	\$ 3.7	\$	8,559
167		Coffered Ceiling	409	10%	450	SF	\$ 5.8	\$	2,609
168		Vaulted Ceiling	542	10%	596	SF	\$ 5.4	\$	3,219
	A2.3	Second Floor							

169		5/8" Gypsum Board Ceiling	605	10%	666	SF	\$	3.7	\$	2,462
		Ceiling Finishes								
170	A2.1	Ground Floor Paint On 5/8" Gypsum Board Ceiling	3,336	10%	3,670	SF	\$	2.1	\$	7,706
171	A2.2	First Floor Paint On 5/8" Gypsum Board Ceiling	2,103	10%	2,313	SF	\$	2.1	\$	4,858
172	A2.3	Second Floor Paint On 5/8" Gypsum Board Ceiling	605	10%	666	SF	\$	2.1	\$	1,398
		Wall Finishes								
173	A2.1	Ground Floor Paint On Walls (1 Coat Of Primer + 2 Coat Of Paint Finish)	3,832	10%	4,215	SF	\$	1.6	\$	6,744
174	A2.2	First Floor Paint On Walls (1 Coat Of Primer + 2 Coat Of Paint Finish)	7,458	10%	8,204	SF	\$	1.6	\$	13,126
175		Tile On Wall	985	10%	1,084	SF	\$	9.8	\$	10,618
176	A2.3	Second Floor Paint On Walls (1 Coat Of Primer + 2 Coat Of Paint Finish)	2,159	10%	2,375	SF	\$	1.6	\$	3,800
177		Tile On Wall	238	10%	262	SF	\$	9.8	\$	2,566
		Column Finishes								
178	A2.1	Ground Floor Stucco On Columns	840	10%	924	SF	\$	13.2	\$	12,197
179	A2.2	First Floor Stucco On Columns	337	10%	371	SF	\$	13.2	\$	4,893
		Base, Crown and Trim								
180	A2.1	Ground Floor 4" Vinyl Tile Base	142	10%	156	LF	\$	4.5	\$	704
181	A2.2	First Floor 4" Tile Base	24	10%	27	LF	\$	4.5	\$	120
182		4" Vinyl Tile Base	245	10%	269	LF	\$	4.5	\$	1,211
183		4" Wood Base	268	10%	295	LF	\$	4.5	\$	1,328

	A2.3	Second Floor							
184		4" Vinyl Tile Base	119	10%	131	LF	\$ 4.5	\$	591
185		4" Wood Base	72	10%	79	LF	\$ 4.5	\$	355
		Exterior Finishes							
186	A3.0 / A3.1	3/4" Stucco Finish	4,957	10%	5,453	SF	\$ 13.2	\$	71,976
187		1'-0" x 3'-4" Operable Wood Shutters With Hardware	8	0%	8	EA	\$ 250.0	\$	2,000
188		1'-4" x 4'-9" Operable Wood Shutters With Hardware	12	0%	12	EA	\$ 400.0	\$	4,800
189		2x6 Wood Corner Board	81	10%	89	LF	\$ 4.7	\$	419
190		7" Hardie Smooth Lap Siding	1,920	10%	2,112	SF	\$ 5.6	\$	11,827
191		Louvered Panels - Service Yard	82	10%	90	SF	\$ 15.0	\$	1,353
192		Nucedar Shingles (7" Exposure, Straight Coursing)	770	10%	847	SF	\$ 6.7	\$	5,675
193		Wood Service Yard Fence	262	10%	288	SF	\$ 12.8	\$	3,689
194		6 x6 Pressure Treated Post With 2x8 Pressure Treated Cap-Chamfer Top & 1x4 Pressure Treated Trim	48	10%	53	LF	\$ 19.5	\$	1,030
	DIV. 10	SPECIALTIES							\$ 227,230
	A5.2/ A3.1	Exterior Stairs							
195		1'-0" Tread, 6" Risers Wood Stair	19	0%	19	RISERS	\$ 240.0	\$	4,560
196		6x6 Pressure Treated Post With 2xCap & 1x Base Trim	48	10%	53	LF	\$ 19.5	\$	1,030
197		1x1 Pressure Treated Bottom Rail	69	10%	76	LF	\$ 19.5	\$	1,480
198		2'-9" High Hand Railing (Powder - Coated Threaded Rod)	69	10%	76	LF	\$ 45.0	\$	3,416
		Interior Stairs							
199		1'-0" Tread, 6" Risers Wood Stair	34	0%	34	RISERS	\$ 240.0	\$	8,160
200		3'-0" High Hand Railing	31	10%	34	LF	\$ 45.0	\$	1,535
201	A2.2	Hearth With Chimney By General Contractor/ Owner	2	0%	2	EA	\$ 200.0	\$	400
202		Elevator With Two Floor Openings	1	0%	1	EA	\$200,000.0	\$	200,000
		Toilet Accessories							
	A2.1	Ground Floor							
203		Towel Bar	1	0%	1	EA	\$ 120.0	\$	120
	A2.2	First Floor							
204		Grab Bars	4	0%	4	EA	\$ 120.0	\$	480
205		Toilet Paper Holders	4	0%	4	EA	\$ 200.0	\$	800
206		Soap Dispenser	5	0%	5	EA	\$ 200.0	\$	1,000
207		Towel Bar	3	0%	3	EA	\$ 120.0	\$	360

208		Hand Dryer	4	0%	4	EA	\$ 650.0	\$ 2,600	
	A2.3	Second Floor							
209		Grab Bars	1	0%	1	EA	\$ 120.0	\$ 120	
210		Toilet Paper Holders	1	0%	1	EA	\$ 200.0	\$ 200	
211		Soap Dispenser	1	0%	1	EA	\$ 200.0	\$ 200	
212		Towel Bar	1	0%	1	EA	\$ 120.0	\$ 120	
213		Hand Dryer	1	0%	1	EA	\$ 650.0	\$ 650	
DIV. 11 EQUIPMENT'S									\$ 3,600
214	A2.2	Dishwasher	1	0%	1	EA	\$ 900.0	\$ 900	
215		Stove	1	0%	1	EA	\$ 1,800.0	\$ 1,800	
216		Washer And Dryer	1	0%	1	EA	\$ 900.0	\$ 900	
DIV. 12 FURNISHING									\$ 25,739
Backsplash									
217	A2.2	6" Backsplash	11	10%	12	LF	\$ 14.5	\$ 175	
Countertops									
218	A2.2	First Floor							
		Granite Countertops	158	10%	174	SF	\$ 140.0	\$ 24,332	
219	A2.3	Second Floor							
		Granite Countertops	8	10%	9	SF	\$ 140.0	\$ 1,232	
DIV. 22 PLUMBING									\$ 48,550
Fixtures									
220	A2.1	Ground Floor							
		Shower Head	1	0%	1	EA	\$ 800.0	\$ 800	
221		Floor Drain	1	0%	1	EA	\$ 850.0	\$ 850	
222		Allowance for fittings, valves & misc. items	1	0%	1	LS	\$ 22,500.0	\$ 22,500.0	
223	A2.2	First Floor							
		Water Closet , Tank Floor Mount	4	0%	4	EA	\$ 900.0	\$ 3,600	
224		Bathtub	1	0%	1	EA	\$ 2,600.0	\$ 2,600	
225		Zero Entry Shower	2	0%	2	EA	\$ 1,600.0	\$ 3,200	
226		Lavatories	5	0%	5	EA	\$ 800.0	\$ 4,000	
227		Lavatory Faucets	5	0%	5	EA	\$ 400.0	\$ 2,000	
228		Double Kitchen Sink	1	0%	1	EA	\$ 1,200.0	\$ 1,200	

229		Sink	1	0%	1	EA	\$ 1,000.0	\$ 1,000
230		Sink Faucets	2	0%	2	EA	\$ 300.0	\$ 600
231		Floor Drain	2	0%	2	EA	\$ 750.0	\$ 1,500
	A2.3	Second Floor						
232		Water Closet , Tank Floor Mount	1	0%	1	EA	\$ 900.0	\$ 900
233		Bathtub	1	0%	1	EA	\$ 2,600.0	\$ 2,600
234		Lavatories	1	0%	1	EA	\$ 800.0	\$ 800
235		Lavatory Faucets	1	0%	1	EA	\$ 400.0	\$ 400
DIV. 23 MECHANICAL								
Fixtures								
236	E2.2/ E2.3	Exhaust Fan	6	0%	6	EA	\$ 650.0	\$ 3,900
DIV. 26 ELECTRICAL								
Fixtures								
	E2.1	Ground Floor						
237		3 Way Switch	6	0%	6	EA	\$ 240.0	\$ 1,440
238		Carbon Monoxide Detectors	1	0%	1	EA	\$ 300.0	\$ 300
239		Ceiling Fan	1	0%	1	EA	\$ 850.0	\$ 850
240		Single Pole Switch	7	0%	7	EA	\$ 240.0	\$ 1,680
241		Smoke Detectors	1	0%	1	EA	\$ 300.0	\$ 300
242		Waterproof Ground Fault Circuit Interrupter Duplex Receptacle	8	0%	8	EA	\$ 280.0	\$ 2,240
	E2.2	First Floor						
243		220 Volt Outlet	2	0%	2	EA	\$ 240.0	\$ 480
244		3 Way Dimmer Switch	2	0%	2	EA	\$ 240.0	\$ 480
245		3 Way Switch	8	0%	8	EA	\$ 240.0	\$ 1,920
246		Carbon Monoxide Detectors	3	0%	3	EA	\$ 300.0	\$ 900
247		Ceiling Fan	6	0%	6	EA	\$ 850.0	\$ 5,100
248		Circuit Panel Box	1	0%	1	EA	\$ 2,500.0	\$ 2,500
249		Countertop Level Ground Fault Circuit Interrupter Duplex Receptacle	9	0%	9	EA	\$ 280.0	\$ 2,520
250		Dimmer Switch	3	0%	3	EA	\$ 240.0	\$ 720
251		Duplex Receptacle	17	0%	17	EA	\$ 240.0	\$ 4,080
252		Floor Mounted Receptacle	2	0%	2	EA	\$ 240.0	\$ 480
253		Junction Box	3	0%	3	EA	\$ 260.0	\$ 780
254		Single Pole Switch	42	0%	42	EA	\$ 240.0	\$ 10,080

255		Smoke Detectors	5	0%	5	EA	\$ 300.0	\$ 1,500
256		Switched Duplex Receptacle	6	0%	6	EA	\$ 240.0	\$ 1,440
257		TV/Cable Jack	2	0%	2	EA	\$ 240.0	\$ 480
258		Waterproof Ground Fault Circuit Interrupter Duplex Receptacle	3	0%	3	EA	\$ 280.0	\$ 840
	E2.3	Second Floor						
259		3 Way Switch	3	0%	3	EA	\$ 240.0	\$ 720
260		Carbon Monoxide Detectors	1	0%	1	EA	\$ 240.0	\$ 240
261		Ceiling Fan	1	0%	1	EA	\$ 850.0	\$ 850
262		Countertop Level Ground Fault Circuit Interrupter Duplex Receptacle	1	0%	1	EA	\$ 280.0	\$ 280
263		Dimmer Switch	1	0%	1	EA	\$ 240.0	\$ 240
264		Duplex Receptacle	5	0%	5	EA	\$ 240.0	\$ 1,200
265		Single Pole Switch	7	0%	7	EA	\$ 240.0	\$ 1,680
266		Smoke Detectors	1	0%	1	EA	\$ 300.0	\$ 300
267		Switch With Indicator Light	1	0%	1	EA	\$ 240.0	\$ 240
268		Switched Duplex Receptacle	2	0%	2	EA	\$ 240.0	\$ 480
269		Allowance for wiring & conduits	1	0%	1	LS	\$ 45,000.0	\$ 45,000
		Lighting Fixtures						
	E2.1	Ground Floor						
270		2 x 4 Fluorescent Light Fixtures	7	0%	7	EA	\$ 400.0	\$ 2,800
271		Recessed Can Lighting Fixtures	31	0%	31	EA	\$ 360.0	\$ 11,160
272		Recessed Sealed Shower Light Fixtures	1	0%	1	EA	\$ 360.0	\$ 360
273		Wall Mounted Sconce Light Fixtures	1	0%	1	EA	\$ 380.0	\$ 380
	E2.2	First Floor						
274		Ceiling Mounted Strip Fluorescent Light Fixtures	3	0%	3	EA	\$ 360.0	\$ 1,080
275		Pendant Light Fixtures	3	0%	3	EA	\$ 360.0	\$ 1,080
276		Recessed Can Lighting Fixtures	79	0%	79	EA	\$ 360.0	\$ 28,440
277		Recessed Sealed Shower Light Fixtures	3	0%	3	EA	\$ 360.0	\$ 1,080
278		Under Cabinet Light Fixtures	4	0%	4	EA	\$ 340.0	\$ 1,360
279		Wall Mounted Sconce Light Fixtures	10	0%	10	EA	\$ 360.0	\$ 3,600
	E2.3	Second Floor						
280		Ceiling Mounted Strip Fluorescent Light Fixtures	1	0%	1	EA	\$ 360.0	\$ 360
281		Recessed Can Lighting Fixtures	20	0%	20	EA	\$ 360.0	\$ 7,200
282		Recessed Sealed Shower Fixtures	1	0%	1	EA	\$ 360.0	\$ 360
283		Wall Mounted Sconce Fixtures	2	0%	2	EA	\$ 360.0	\$ 720

DIV. 32 Exterior Improvements										\$ 203,241
L1.1 / A1.0										
284		3'-0" High Feeney Design Rail Powder Coated Aluminum Handrail	36	10%	40	LF	\$ 40.0	\$	1,596	
285		6'-0" High Silt Fence	469	10%	516	LF	\$ 11.2	\$	5,780	
286		Brick Stoops, 12" Treads, 6" Risers	159	10%	175	SF	\$ 24.0	\$	4,198	
287		Retaining Wall	473	10%	520	SF	\$ 15.6	\$	8,117	
288		5'-0" High Fence Framed With 2x4's And Orange Protection Material	319	10%	351	LF	\$ 14.5	\$	5,086	
289		Transformer	1	0%	1	EA	\$ 2,200.0	\$	2,200	
290		10 KW Generator	1	0%	1	EA	\$ 14,000.0	\$	14,000	
291		12" NDS Catch Basin	2	0%	2	EA	\$ 1,800.0	\$	3,600	
292		Brick Border With Oyster Shell Concrete Paving	2,893	10%	3,182	SF	\$ 14.5	\$	46,143	
293		4" NDS Drain Pipe	56	10%	62	LF	\$ 32.5	\$	2,014	
294		6" NDS Drain Pipe	350	10%	385	LF	\$ 46.7	\$	17,997	
295		Dry Lay Stone Paving	488	10%	537	SF	\$ 21.3	\$	11,434	
296		Gravel Walk Or Drive With Steel Edge	380	10%	418	SF	\$ 2.3	\$	961	
297		Electric Box	1	0%	1	EA	\$ 1,500.0	\$	1,500	
298		Heat Pump	2	0%	2	EA	\$ 800.0	\$	1,600	
299		Steel Fire Pit With Gravel / Oyster Shell Surround	1	0%	1	EA	\$ 3,500.0	\$	3,500	
Landscape										
300	L4.1	Sabp, Common Name: Cabbage Palmetto Sabal Palmetto, Cal: N/A, Cont: Bare Root, Height/Spread: 12-15` H	4	0%	4	EA	\$ 850.0	\$	3,400	
301		Lagn, Common Name: Crape Myrtle Lagerstroemia X `Natchez`, Cal: 30 Gal, Height/Spread: 8-10`	2	0%	2	EA	\$ 700.0	\$	1,400	
302		Cerf, Common Name: Forest Pansy Redbud Cercis Canadensis `Forest Pansy` Tm, Cal: 2" Cal, Cont: 30 Gal, Height/Spread: 8-10`	1	0%	1	EA	\$ 700.0	\$	700	
303		Quev, Common Name: Southern Live Oak Quercus Virginiana, Cal: 6" Cal, Cont: B&B, Height/Spread: 12-15` H	1	0%	1	EA	\$ 800.0	\$	800	
304		Shrubs Illp, Common Name: Anise Tree Illicium Parviflorum, Cont: 7 Gal, Height/Spread: 30-36"	23	0%	23	EA	\$ 40.0	\$	920	
305		Viba, Common Name: Arrowwood Viburnum Viburnum Dentatum `Arrowwood`, Cont: 7 Gal, Height/Spread: 30-36"	1	0%	1	EA	\$ 75.0	\$	75	

306	Panm, Common Name: Blue Switch Grass Panicum Virgatum 'Heavy Metal', Cont: 3 Gal, Height/Spread: 12-15"	25	0%	25	EA	\$ 45.0	\$ 1,125
307	Ileb, Common Name: Dwarf Burford Holly Ilex Cornuta 'Burfordii Nana', Cont: 15 Gal, Height/Spread: 3-4'	2	0%	2	EA	\$ 75.0	\$ 150
308	Gard, Common Name: Dwarf Gardenia Gardenia Radicans, Cont: 3 Gal, Height/Spread: 12-15"	20	0%	20	EA	\$ 40.0	\$ 800
309	Podp, Common Name: Dwarf Podocarpus Podocarpus Macrophyllus 'Dwarf Pringles', Cont: 7 Gal, Height/Spread: 24-30"	12	0%	12	EA	\$ 40.0	\$ 480
310	Hamc, Common Name: Dwarf Scarlet Bush Hamelia Patens 'Compacta', Cont: 3 Gal, Height/Spread: 15-18"	10	0%	10	EA	\$ 50.0	\$ 500
311	Diat, Common Name: Flax Lily Dianella Tasmanica, Cont: 3 Gal, Height/Spread: 10-12"	50	0%	50	EA	\$ 25.0	\$ 1,250
312	Azaf Common Name: Formosa Azalea Azalea Indica, Cont: 7 Gal, Height/Spread: 30-36"	8	0%	8	EA	\$ 40.0	\$ 320
313	Hydd, Common Name: French Hydrangea Hydrangea Macrophylla 'Dooley', Cont: 7 Gal, Height/Spread: 24-30"	4	0%	4	EA	\$ 45.0	\$ 180
314	Ligj, Common Name: Japanese Privet Ligustrum Japonicum, Cont: 15 Gal, Height/Spread: 4-5'	4	0%	4	EA	\$ 45.0	\$ 180
315	Misg, Common Name: Maiden Grass Miscanthus Sinensis 'Gracillimus', Cont: 3 Gal, Height/Spread: 24-30"	27	0%	27	EA	\$ 35.0	\$ 945
316	Vibs, Common Name: Sandankwa Viburnum Viburnum Suspensum, Cont: 7 Gal, Height/Spread: 30-36"	24	0%	24	EA	\$ 35.0	\$ 840
317	Cams, Common Name: Shell Pink Camellia Camellia Sasanqua 'Jean May', Cont: 15 Gal, Height/Spread: 3-4'	1	0%	1	EA	\$ 45.0	\$ 45
318	Serc, Common Name: Silver Saw Palmetto Serenoa Repens 'Cinerea', Cont: 3 Gal, Height/Spread: 12-15"	10	0%	10	EA	\$ 35.0	\$ 350
319	Myrc, Common Name: Wax Myrtle Myrica Cerifera, Cont: 15 Gal, Height/Spread: 4-5'	8	0%	8	EA	\$ 45.0	\$ 360
320	Vine/Espalier Traj, Common Name: Confederate Jasmine Trachelospermum Jasminoides 'Confederate', Cont: 3 Gal, Height/Spread: 2-3'	4	0%	4	EA	\$ 50.0	\$ 200

Ground Covers

321		Traa, Common Name: Asiatic Jasmine Trachelospermum Asiaticum `Asiatic`, Cont: 1 Gal, Height/Spread: 4-6", Spacing: 30" O.C.	85	0%	85	EA	\$ 25.0	\$ 2,125
322		Lanc, Common Name: Gold Mound Lantana Lantana Camara `Gold Mound`, Cont: 1 Gal, Height/Spread: 6-8", Spacing: 24" O.C.	18	0%	18	EA	\$ 25.0	\$ 450
323		Carp, Common Name: Prairie Fire Sedge Carex Testacea `Prairie Fire`, Cont: 1 Gal, Height/Spread: 12-15", Spacing: 30" O.C.	30	0%	30	EA	\$ 50.0	\$ 1,500
324		Sod/Seed Zoye, Common Name: Korean Grass Zoysia Japonica `Empire`, Cont: Sod,	5,026	10%	5,529	SF	\$ 2.5	\$ 13,822
325		Grasses Muhc, Common Name: Pink Muhly Muhlenbergia Capillaris, Cont: 1 Gal, Height/Spread: 12-15", Spacing: 30" O.C.	35	0%	35	EA	\$ 45.0	\$ 1,575
Concrete For Footing								
326	A1.0 / L2.1	8" Wide CMU Wall Footing Concrete For 2'-2" wide x 1'-0" deep Footing Reinforced With #4 Rebar Both Ways(Concrete 3500 PSI)	8	10%	9	CY	\$ 800.0	\$ 7,040
327	A1.0 / L2.1	1'-0" Wide CMU Wall Footing Concrete For 3'-2" wide x 1'-0" deep Footing Reinforced With #4 Rebar Both Ways(Concrete 3500 PSI)	14	10%	15	CY	\$ 800.0	\$ 12,320
328	A1.0 / L2.1	2'-0" x 2'-0" Column Footing Concrete For 2'-8" x 2'-8" x 1'-0" Deep Square Footing Reinforced With #4 Rebar Both Ways(Concrete 3500 PSI)	0.52	10%	1	CY	\$ 800.0	\$ 458
CMU Walls								
329	A1.0 / L2.1	8" Wide CMU Wall 8" x 8" x 16" Grout Fill CMU Block Wall	286	10%	315	SF	\$ 13.4	\$ 4,216
330	A1.0 / L2.1	0'-10" wide Brick Cap	105	10%	116	LF	\$ 12.3	\$ 1,421
		1'-0" Wide CMU Wall						

331	A1.0 / L2.1	8" X 8" X 16" Cmu Block Wall With Grout Fill, With Horizontal Bed Reinforcing At 8" O.C. And #5 Reinforcing Bars At 3'-6" O.C. With Dowels To Match (With 2'-0" Minimum Overlap From Footing To Top Of Cmu Wall) Fill All Cells.	773	10%	850	SF	\$	13.4	\$	11,394
332	A1.0 / L2.1	1'-2" wide Brick Cap	116	10%	128	LF	\$	12.3	\$	1,569
		2'-0" x 2'-0" CMU Column								
333	A1.0 / L2.1	8" x 8" x 16" CMU Block With Grout Fill	14	10%	15	SF	\$	13.4	\$	206
334	A1.0 / L2.1	2'-3" Wide Brick Cap On Column	2	0%	2	EA	\$	200.0	\$	400
DIV. 33 Utilities										\$ 25,000
335	L3.1	Lights Fixtures FX Luminaire CA - LED Light, Material: Copper, Finish: (CU) Copper, Electrical: 10 to 15 Volts, Lamp: LED, WattS: 10.1W, Mounting: (SSS) Super Slot Spike	13	0%	13	EA	\$	1,000.0	\$	13,000
336		FX Luminaire FB - LED Light, Material: Aluminum Alloy, Finish: (BZ) Bronze Metallic, Electrical: 10 to 15 Volts, Lamp: 1LED, WattS: 2W, Mounting: (SSS) Super Slot Spike	6	0%	6	EA	\$	1,000.0	\$	6,000
337		FX Luminaire MO - LED Light, Material: Brass, Finish: (AB) Antique Bronze, Electrical: 10 to 15 Volts, Lamp: 1LED, WattS: N/A, Mounting: In-Wall	6	0%	6	EA	\$	1,000.0	\$	6,000
SUB TOTAL										\$ 1,695,139
OVERHEAD & PROFIT (25%)										25% \$ 423,785
TOTAL BID										\$ 2,118,924