

PROBABLE COST	
Project ID:	W***** ***** Residence
Location:	***** Street LOS Angeles CA 90065
Scope of work:	All trades - Removal and Additions
Date:	1/13/2024



DIVISION NO.	BUILDING COMPONENTS	TOTAL DIV. COST
Div. 01	General Requirements	\$ 11,183
Div. 02	Demolition/Site Work	\$ 2,645
Div. 03	Concrete	\$ 2,327
Div. 06	Wood, Plastics and Composites	\$ 7,867
Div. 07	Thermal and Moisture Protection	\$ 8,150
Div. 08	Openings	\$ 8,915
Div. 09	Finishes	\$ 13,416
Div. 10	Specialties	\$ 5,534
Div. 11	Equipment	\$ 4,695
Div. 22	Plumbing	\$ 9,955
Div. 25	HVAC/Mechanical	\$ 2,933
Projected Cost		\$ 77,622
Insurance	3%	\$ 2,329
Contingency	5%	\$ 3,881
Overhead and Profit	15%	\$ 11,643
TAX	0.00%	\$ -
Suggested Bid		\$ 95,475

Building Data Summary

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Construction Estimation Services

Bid Detail			
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Tax	0.00%	\$	-
Suggested Bid		\$	95,475

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost	
DIVISION 01 GENERAL REQUIREMENTS															
1	A-202	Supervision and Coordination	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 3,500.00		
2		Submittals and Shop drawings	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 500.00		
3		Final Cleaning	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 1,500.00		
4		Mobilization Costs	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 2,500.00		
5		Temporary Control & Facilities	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 1,500.00		
		Scaffolding	SF	900	0%	900	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 1,683.00		
		Subtotal (General Requirements)												\$ 11,183	
DIVISION 02- SITE WORK/ EXISTING CONDITIONS															
Demolition															
6	A-201	Remove Sink	EA	2	0%	2	\$ -	\$ -	1.000	\$ 45.00	\$ 45.00	\$ 90.00	\$ 90.00		
7		Remove Wall	SF	598	0%	598	\$ -	\$ -	0.020	\$ 45.00	\$ 0.90	\$ 538.20	\$ 538.20		
8		Remove Landing	SF	20	0%	20	\$ -	\$ -	0.045	\$ 45.00	\$ 2.03	\$ 40.50	\$ 40.50		
9		Remove Window	EA	3	0%	3	\$ -	\$ -	1.000	\$ 45.00	\$ 45.00	\$ 135.00	\$ 135.00		
10		Remove Cabinets	LF	25	0%	25	\$ -	\$ -	1.000	\$ 45.00	\$ 45.00	\$ 1,125.00	\$ 1,125.00		
11		Remove Bath Tud	EA	1	0%	1	\$ -	\$ -	1.000	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00		
12		Remove Wall Finishes	LF	91	0%	91	\$ -	\$ -	0.020	\$ 45.00	\$ 0.90	\$ 81.90	\$ 81.90		
13		Remove Water Heater	EA	1	0%	1	\$ -	\$ -	1.000	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00		
14		Remove Floor Finishes	SF	154	0%	154	\$ -	\$ -	0.022	\$ 45.00	\$ 0.99	\$ 152.46	\$ 152.46		
15		Remove Ceiling	SF	154	0%	154	\$ -	\$ -	0.022	\$ 45.00	\$ 0.99	\$ 152.46	\$ 152.46		
16		Remove Water Closet	EA	1	0%	1	\$ -	\$ -	1.000	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00		
17		Remove Kitchen Range	EA	1	0%	1	\$ -	\$ -	1.000	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00		
			Excavation												
18			Excavation @ Footing	CY	3.91	0%	4	\$ -	\$ -	0.850	\$ 45.00	\$ 38.25	\$ 149.56	\$ 149.56	
			Subtotal (Site Work/ Existing Conditions)												\$ 2,645
DIVISION 03- CONCRETE															
Foundation															
		Isolated Footing													
19	S-2.0	F2 (2'-0"x2'-0"x1'-0") Pad Footing w/ (3) - #4 Each Way (7 EA)	CY	1.03	0%	1	\$ 298.65	\$ 307.61	2.850	\$ 45.00	\$ 128.25	\$ 132.10	\$ 439.71		
20		F1 (3'-4"x5'-1"x2'-0") Pad Footing w/ #6 @ 9" O.C Each Way Top & Bottom (1 EA)	CY	1.28	0%	1	\$ 298.65	\$ 382.27	2.850	\$ 45.00	\$ 128.25	\$ 164.16	\$ 546.43		
21		Continuous Footing (12"x24") Continuous Footing w/ - (1) -#4 Top, #4 @ 16" O.C & (2) - #4 Bottom Horizontal & #4 @ 24" O.C Vertical Reinforcement (17 LF)	CY	1.25	0%	1	\$ 298.65	\$ 373.31	2.850	\$ 45.00	\$ 128.25	\$ 160.31	\$ 533.63		
22		Exterior Stair Concrete Stair Concrete	CY	1.06	0%	1	\$ 298.65	\$ 316.57	2.850	\$ 45.00	\$ 128.25	\$ 135.95	\$ 452.51		
23		Stem Wall (8" Thick) Stem Wall (2'-0" H) (17 LF)	CY	0.83	0%	1	\$ 298.65	\$ 247.88	2.850	\$ 45.00	\$ 128.25	\$ 106.45	\$ 354.33		
		Subtotal (Concrete)												\$ 2,327	
DIVISION 06- WOOD, PLASTIC & COMPOSITES															
Main Floor															
		Wood Post													
24	S-2.0 S-2.1	(4x4) Wood Post (8'-0" H) (7 EA)	LF	56	0%	56	\$ 3.98	\$ 222.88	0.020	\$ 45.00	\$ 0.90	\$ 50.40	\$ 273.28		
25		(4x6) Wood Post (8'-0" H) (2 EA)	LF	16	0%	16	\$ 4.65	\$ 74.40	0.024	\$ 45.00	\$ 1.08	\$ 17.28	\$ 91.68		
		Shear Wall													
26		Wall Tag: A (37 LF) (10'-6" H) (15/32") APA Structural-1 Plywood Sheathing	SF	389	0%	389	\$ 1.08	\$ 420.12	0.020	\$ 45.00	\$ 0.90	\$ 350.10	\$ 770.22		
27		Wall Tag: D (9 LF) (10'-6" H) (15/32") APA Structural-1 Plywood Sheathing	SF	95	0%	95	\$ 1.08	\$ 102.60	0.020	\$ 45.00	\$ 0.90	\$ 85.50	\$ 188.10		
28		Floor Joist (2x6) Floor Joist @ 16" O.C (100 SF)	LF	76	0%	76	\$ 1.52	\$ 115.52	0.018	\$ 45.00	\$ 0.81	\$ 61.56	\$ 177.08		
29		Ceiling Joist (2x) Ceiling Joist (385 SF)	LF	289	0%	289	\$ 1.42	\$ 410.38	0.018	\$ 45.00	\$ 0.81	\$ 234.09	\$ 644.47		
30		Floor Sheathing (1/2" Thick) Plywood Sheathing	SF	100	0%	100	\$ 1.08	\$ 108.00	0.020	\$ 45.00	\$ 0.90	\$ 90.00	\$ 198.00		
		Connections													
31		Simpson A24	EA	35	0%	35	\$ 13.87	\$ 485.45	0.072	\$ 45.00	\$ 3.24	\$ 113.40	\$ 598.85		
32		Simpson STrap LSTA24	EA	35	0%	35	\$ 13.87	\$ 485.45	0.072	\$ 45.00	\$ 3.24	\$ 113.40	\$ 598.85		
33		HDU 5 (3/5" Dia) Anchor Bolt	EA	9	0%	9	\$ 13.87	\$ 124.83	0.072	\$ 45.00	\$ 3.24	\$ 29.16	\$ 153.99		
		Roof													
		Beam													
34		RB1 (4x10) Wood Beam	LF	12	0%	12	\$ 6.92	\$ 83.04	0.035	\$ 45.00	\$ 1.58	\$ 18.90	\$ 101.94		
35		(4x12) Valley Beam	LF	38	0%	38	\$ 6.92	\$ 262.96	0.035	\$ 45.00	\$ 1.58	\$ 59.85	\$ 322.81		
36		(6x12) Ridge Beam	LF	21	0%	21	\$ 6.92	\$ 145.32	0.035	\$ 45.00	\$ 1.58	\$ 33.08	\$ 178.40		
37		(5.25x11.25) PSL Beam	LF	18	0%	18	\$ 6.92	\$ 124.56	0.035	\$ 45.00	\$ 1.58	\$ 28.35	\$ 152.91		
		Header													
38		(4x6) #2 Header	LF	25	0%	25	\$ 4.65	\$ 116.25	0.024	\$ 45.00	\$ 1.08	\$ 27.00	\$ 143.25		
39		(4x10) #1 Header	LF	5	0%	5	\$ 6.92	\$ 34.60	0.035	\$ 45.00	\$ 1.58	\$ 7.88	\$ 42.48		
40		Blocking (4x10) Blocking	LF	40	0%	40	\$ 6.92	\$ 276.80	0.035	\$ 45.00	\$ 1.58	\$ 63.00	\$ 339.80		
41		Rim Joist (2x10) Rim Joist	LF	88	0%	88	\$ 6.92	\$ 608.96	0.035	\$ 45.00	\$ 1.58	\$ 138.60	\$ 747.56		
42		Roof Joist (2x10) Roof Joist	SF	659	0%	659	\$ 2.15	\$ 1,416.85	0.020	\$ 45.00	\$ 0.90	\$ 593.10	\$ 2,009.95		
		Connections													
43		MST 72	EA	4	0%	4	\$ 12.35	\$ 49.40	0.085	\$ 45.00	\$ 3.83	\$ 15.30	\$ 64.70		
44		Simpson A35	EA	35	0%	35	\$ 0.85	\$ 29.75	0.025	\$ 45.00	\$ 1.13	\$ 39.38	\$ 69.13		
			Subtotal (Wood & Plastic Composites)												\$ 7,867
DIVISION 07- THERMAL & MOISTURE PROTECTION															
Roofing															
45		A-203 A-204	Class "A" Cool Roof Landmark Solaris Crystal Grey Color	SF	659	0%	659	\$ 4.85	\$ 3,196.15	0.032	\$ 45.00	\$ 1.44	\$ 948.96	\$ 4,145.11	
46			R-30 Batt Insulation	SF	659	0%	659	\$ 0.92	\$ 606.28	0.012	\$ 45.00	\$ 0.54	\$ 355.86	\$ 962.14	
47			Vapor Barrier	SF	659	0%	659	\$ 0.32	\$ 210.88	0.012	\$ 45.00	\$ 0.54	\$ 355.86	\$ 566.74	
	Flashing														
48	Drip Edge		LF	55	0%	55	\$ 2.65	\$ 145.75	0.025	\$ 45.00	\$ 1.13	\$ 61.88	\$ 207.63		
49	Ridge Flashing		LF	21	0%	21	\$ 2.65	\$ 55.65	0.025	\$ 45.00	\$ 1.13	\$ 23.63	\$ 79.28		
50	Valley Flashing		LF	38	0%	38	\$ 2.65	\$ 100.70	0.025	\$ 45.00	\$ 1.13	\$ 42.75	\$ 143.45		
	Gutter & Downspouts														
51	Gutter		LF	30	0%	30	\$ 4.25	\$ 127.50	0.032	\$ 45.00	\$ 1.44	\$ 43.20	\$ 170.70		
52	Downspouts		LF	22	0%	22	\$ 2.25	\$ 49.50	0.850	\$ 45.00	\$ 38.25	\$ 841.50	\$ 891.00		
	Exterior Finishes														
53	Metal Lath		SF	260	0%	260	\$ 0.92	\$ 239.20	0.015	\$ 45.00	\$ 0.68	\$ 175.50	\$ 414.70		
54	Vapor Barrier		SF	260	0%	260	\$ 0.12	\$ 31.20	0.015	\$ 45.00	\$ 0.43	\$ 111.80	\$ 143.00		
	Flashing														
55	Bottom Flashing	LF	36	0%	36	\$ 2.65	\$ 95.40	0.025	\$ 45.00	\$ 1.13	\$ 40.50	\$ 135.90			
56	Window Flashing	LF	77	0%	77	\$ 2.65	\$ 204.05	0.025	\$ 45.00	\$ 1.13	\$ 86.63	\$ 290.68			

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Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost	
DIVISION 08- OPENINGS															
Windows															
57	A-201	(2'-9"x2'-9") Window w/ Frame	EA	5	0%	5	\$ 420.00	\$ 2,100.00	2.650	\$ 45.00	\$ 119.25	\$ 596.25	\$	2,696.25	
58		(2'-0"x5'-0") Window w/ Frame	EA	2	0%	2	\$ 400.00	\$ 800.00	2.650	\$ 45.00	\$ 119.25	\$ 238.50	\$	1,038.50	
59		(3'-0"x4'-0") Window w/ Frame	EA	1	0%	1	\$ 384.00	\$ 384.00	2.650	\$ 45.00	\$ 119.25	\$ 119.25	\$	503.25	
60		(3'-0"x2'-0") Window w/ Frame	EA	1	0%	1	\$ 285.00	\$ 285.00	2.650	\$ 45.00	\$ 119.25	\$ 119.25	\$	404.25	
Doors															
61		(3'-0"x6'-8") Pocket Door w/ Frame	EA	1	0%	1	\$ 1,125.00	\$ 1,125.00	2.500	\$ 45.00	\$ 112.50	\$ 112.50	\$	1,237.50	
62	(5'-8"x6'-8") Sliding Glass Door w/ Frame	EA	1	0%	1	\$ 1,740.75	\$ 1,740.75	7.210	\$ 45.00	\$ 324.45	\$ 324.45	\$	2,065.20		
Door Hardware															
63	Hardware Set	EA	2	0%	2	\$ 420.00	\$ 840.00	1.450	\$ 45.00	\$ 65.25	\$ 130.50	\$	970.50		
Subtotal (Openings)							\$	7,275			\$	1,641	\$	8,916	

DIVISION 09- FINISHES															
Partition Walls															
(6" Thick) Exterior Wall (30 LF) (8'-0" H)															
64	A-201	(2x6) Top & Bottom Plate	LF	90	0%	90	\$ 1.35	\$ 121.50	0.017	\$ 45.00	\$ 0.77	\$ 68.85	\$	190.35	
65		(2x6) Wooden Stud @ 16" O.C (23 EA) (184 LF)	SF	240	0%	240	\$ 1.35	\$ 324.00	0.017	\$ 45.00	\$ 0.77	\$ 183.60	\$	507.60	
66		(1/2") Gypsum Board	SF	240	0%	240	\$ 0.98	\$ 235.20	0.020	\$ 45.00	\$ 0.90	\$ 216.00	\$	451.20	
67		R-15 Batt Insulation	SF	240	0%	240	\$ 0.88	\$ 211.20	0.010	\$ 45.00	\$ 0.45	\$ 108.00	\$	319.20	
68		(1/2") Plywood Sheathing	SF	240	0%	240	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$	-	
69		Sealant	LF	60	0%	60	\$ 0.25	\$ 15.00	0.010	\$ 45.00	\$ 0.45	\$ 27.00	\$	42.00	
Ceiling															
70		(1/2") Gypsum Board Ceiling	SF	470	0%	470	\$ 1.15	\$ 540.50	0.028	\$ 45.00	\$ 1.26	\$ 592.20	\$	1,132.70	
Interior Finishes															
Floor Finishes															
71	Floor Finishes @ Bath	SF	39	0%	39	\$ 3.65	\$ 142.35	0.085	\$ 45.00	\$ 3.83	\$ 149.18	\$	291.53		
72	Floor Finish @ Kitchen	SF	180	0%	180	\$ 3.65	\$ 657.00	0.085	\$ 45.00	\$ 3.83	\$ 688.50	\$	1,345.50		
73	Floor Finishes @ Laundry	SF	46	0%	46	\$ 3.65	\$ 167.90	0.085	\$ 45.00	\$ 3.83	\$ 175.95	\$	343.85		
74	Floor Finishes @ Living Room	SF	207	0%	207	\$ 3.65	\$ 755.55	0.085	\$ 45.00	\$ 3.83	\$ 791.78	\$	1,547.33		
Wall Base															
75	(4" H) Wall Base	LF	92	0%	92	\$ 1.85	\$ 170.20	0.022	\$ 45.00	\$ 0.99	\$ 91.08	\$	261.28		
Wall Finishes															
76	Tile @ Wall	SF	156	0%	156	\$ 4.58	\$ 714.48	0.102	\$ 45.00	\$ 4.59	\$ 716.04	\$	1,430.52		
77	Paint @ Wall	LF	820	0%	820	\$ 0.82	\$ 672.40	0.020	\$ 45.00	\$ 0.90	\$ 738.00	\$	1,410.40		
Ceiling Finishes															
78	Paint @ Gypsum Board Ceiling	SF	470	0%	470	\$ 0.82	\$ 385.40	0.028	\$ 45.00	\$ 1.26	\$ 592.20	\$	977.60		
Exterior Finishes															
79	Stucco	SF	260	0%	260	\$ 4.20	\$ 1,092.00	0.085	\$ 45.00	\$ 3.83	\$ 994.50	\$	2,086.50		
80	Stucco Band @ Window	LF	77	0%	77	\$ 5.20	\$ 400.40	0.085	\$ 45.00	\$ 3.83	\$ 294.53	\$	694.93		
Fascia & Soffit															
81	Fascia	LF	55	0%	55	\$ 2.88	\$ 158.40	0.025	\$ 45.00	\$ 1.13	\$ 61.88	\$	220.28		
82	(1'-0" W) Soffit	SF	55	0%	55	\$ 1.85	\$ 101.75	0.025	\$ 45.00	\$ 1.13	\$ 61.88	\$	163.63		
Subtotal (Finishes)							\$	6,865			\$	6,551	\$	13,416	

DIVISION 10- SPECIALTIES														
83	A-201	Countertop	SF	51	0%	51	\$ 85.00	\$ 4,335.00	0.233	\$ 45.00	\$ 10.49	\$ 534.74	\$	4,869.74
84		(2'-8"x4'-0") Shower Compartment	EA	1	0%	1	\$ 536.00	\$ 536.00	2.860	\$ 45.00	\$ 128.70	\$ 128.70	\$	664.70
Subtotal (Specialties)							\$	4,871			\$	663	\$	5,534

DIVISION 11- EQUIPMENT														
85	A-201	TV	EA	1	0%	1	\$ 288.55	\$ 288.55	2.350	\$ 45.00	\$ 105.75	\$ 105.75	\$	394.30
86		Dryer	EA	1	0%	1	\$ 640.00	\$ 640.00	2.350	\$ 45.00	\$ 105.75	\$ 105.75	\$	745.75
87		Washer	EA	1	0%	1	\$ 580.00	\$ 580.00	2.350	\$ 45.00	\$ 105.75	\$ 105.75	\$	685.75
88		Refrigerator	EA	1	0%	1	\$ 1,400.00	\$ 1,400.00	2.350	\$ 45.00	\$ 105.75	\$ 105.75	\$	1,505.75
89		Dish Washer	EA	1	0%	1	\$ 1,258.00	\$ 1,258.00	2.350	\$ 45.00	\$ 105.75	\$ 105.75	\$	1,363.75
Subtotal (Equipment)							\$	4,167			\$	529	\$	4,695

DIVISION 22- PLUMBING														
90	A-201	Sink	EA	2	0%	2	\$ 321.00	\$ 642.00	2.980	\$ 45.00	\$ 134.10	\$ 268.20	\$	910.20
91		Kitcehn Sink	EA	1	0%	1	\$ 380.00	\$ 380.00	2.980	\$ 45.00	\$ 134.10	\$ 134.10	\$	514.10
92		Water Closet	EA	1	0%	1	\$ 636.00	\$ 636.00	2.980	\$ 45.00	\$ 134.10	\$ 134.10	\$	770.10
93		U.C Refrigerator	EA	1	0%	1	\$ 1,550.00	\$ 1,550.00	2.980	\$ 45.00	\$ 134.10	\$ 134.10	\$	1,684.10
94		Double Bowl Sink	EA	1	0%	1	\$ 1,258.00	\$ 1,258.00	2.980	\$ 45.00	\$ 134.10	\$ 134.10	\$	1,392.10
95	Tankles Water Heater	EA	1	0%	1	\$ 4,550.00	\$ 4,550.00	2.980	\$ 45.00	\$ 134.10	\$ 134.10	\$	4,684.10	
Subtotal (Plumbing)							\$	9,016			\$	939	\$	9,955

DIVISION 25- HVAC/MECHANICAL														
96	A-201	Smoke Detector	EA	2	0%	2	\$ 75.00	\$ 150.00	0.685	\$ 45.00	\$ 30.83	\$ 61.65	\$	211.65
97		Vent Hood Range	EA	1	0%	1	\$ 2,550.00	\$ 2,550.00	0.685	\$ 45.00	\$ 30.83	\$ 30.83	\$	2,580.83
98		Carbon Monoxide Alarm	EA	1	0%	1	\$ 110.00	\$ 110.00	0.685	\$ 45.00	\$ 30.83	\$ 30.83	\$	140.83
Subtotal (HVAC/Mechanical)							\$	2,810			\$	123	\$	2,933

													PROJECTED COST	\$		
													INSURANCE	3%	\$	2,329
													CONTINGENCY	5%	\$	3,881
													OVERHEAD AND PROFIT	15%	\$	11,643
													TAX	0.00%	\$	-
													SUGGESTED BID		\$	95,475

Note:
 1. Please verify the equipment's and their prices with owner.
 2. Online sources are used for pricing.
 3. Prices can vary depending upon field conditions.