

Project ID:	***** Apartment Building B
Location:	***** Vancouver, WA
Scope of Work:	All Trades - GC
Date:	Jan 10 2024

Building Data Summary

Projected Cost	\$	405,777
Insurance	3%	\$ 12,173
Contingency	5%	\$ 20,289
Overhead and Profit	15%	\$ 60,866
Tax	0.00%	\$ -
Suggested Bid		\$ 499,105

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		Supervision and Coordination	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ 8,500.00
2		Submittals and Shop drawings	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ 500.00
3		Final Cleaning	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00
4		Mobilization Costs	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ 3,800.00
5		Temporary Control & Facilities	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00
6		Scaffolding	SF	2662	10%	2928	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ 5,475.73
Subtotal (General Requirements)														\$ 17,300

DIVISION 03- CONCRETE														
Foundation														
7		Concrete Wall Footing (3'-0"x1'-0") Concrete Wall Footing (340 LF) W/ #4S Conti. Bars At Bot.	CY	24.55	5%	26	\$ 265.65	\$ 6,847.79	2.850	\$ 40.00	\$ 114.00	\$ 2,938.64	\$	\$ 9,786.43
8		Concrete Wall Footing (2'-0"x1'-0") Concrete Wall Footing (219 LF) W/ #4S Conti. Bars At Bot.	CY	8.07	5%	8	\$ 265.65	\$ 2,250.99	2.850	\$ 40.00	\$ 114.00	\$ 965.98	\$	\$ 3,216.96
9	S101.A	Stem Wall 8" Thick Stem Wall (2'-6" H, 494 LF) W/ #5 Horiz. @ 12" O.C. & #2#5 Top Bot.	CY	0.67	5%	1	\$ 265.65	\$ 186.88	2.850	\$ 40.00	\$ 114.00	\$ 80.20	\$	\$ 267.08
10		Slab Slab On Grade (4861 SF) 4" Concrete Slab 4x4-W4.0xW4.0 Welded Wire Mesh Over Vapor Barrier 6" Granular Layer Compacted Soil	CY	28.62	5%	30	\$ 265.65	\$ 7,983.05	2.850	\$ 40.00	\$ 114.00	\$ 3,425.81	\$	\$ 11,408.86
11		Stairs (3'-0") Wide Precast Concrete Tread Stair @ 6 3/4" H Risers 19	LS	1	0%	1	\$ 1,575.20	\$ 1,575.20	8.850	\$ 40.00	\$ 354.00	\$ 354.00	\$	\$ 1,929.20
Subtotal (Concrete)														\$ 26,609

DIVISION 05- METAL														
Stairs Railing														
12		36" H Painted Hand Rail	LF	118	5%	124	\$ 13.85	\$ 1,716.02	0.150	\$ 40.00	\$ 6.00	\$ 743.40	\$	\$ 2,459.42
13		42" H Painted Guard Rail	LF	118	5%	124	\$ 13.85	\$ 1,716.02	0.150	\$ 40.00	\$ 6.00	\$ 743.40	\$	\$ 2,459.42
Framing														
14		Hold Downs HD5 HDU4 SDS2.5W/ 5/8" ANCHOR BOLT 10-1/4" X2 1/2" SDS POST FASTENERS	EA	8	0%	8	\$ 25.85	\$ 206.80	0.150	\$ 40.00	\$ 6.00	\$ 48.00	\$	\$ 254.80
15	A501	HD6 HDU5 SDS2.5W/ 5/8" ANCHOR BOLT 14-1/4" X2 1/2" SDS POST FASTENERS	EA	2	0%	2	\$ 25.85	\$ 51.70	0.150	\$ 40.00	\$ 6.00	\$ 12.00	\$	\$ 63.70
16		HD7 HDU8 SDS2.5W/ 7/8" ANCHOR BOLT 24-1/4" X2 1/2" SDS POST FASTENERS	EA	5	0%	5	\$ 25.85	\$ 129.25	0.150	\$ 40.00	\$ 6.00	\$ 30.00	\$	\$ 159.25
17		HD8 HDU12 SDS2.5W/ 1" ANCHOR BOLT (28)-1/4" X2 1/2" SDS POST FASTENERS	EA	10	0%	10	\$ 25.85	\$ 258.50	0.150	\$ 40.00	\$ 6.00	\$ 60.00	\$	\$ 318.50
18		HD9 HDU14 SDS2.5W/ 1" ANCHOR BOLT (30)-1/4" X2 1/2" SDS POST FASTENERS	EA	8	0%	8	\$ 25.85	\$ 206.80	0.150	\$ 40.00	\$ 6.00	\$ 48.00	\$	\$ 254.80
Subtotal (Metals)														\$ 5,970

DIVISION 06- WOOD, PLASTIC & COMPOSITES														
Framing														
19		Header 2x8 Header	LF	70	5%	74	\$ 4.65	\$ 341.78	0.024	\$ 40.00	\$ 0.96	\$ 70.56	\$	\$ 412.34
20		2x10 Header	LF	105	5%	110	\$ 4.85	\$ 534.71	0.024	\$ 40.00	\$ 0.96	\$ 105.84	\$	\$ 640.55
21		1-3/4"x9-1/4" LVL 2.0E	LF	7	5%	7	\$ 3.65	\$ 26.83	0.024	\$ 40.00	\$ 0.96	\$ 7.06	\$	\$ 33.88
Posts														
22		2x DF #2 Post (10' H, 12 EA)	LF	600	5%	630	\$ 4.65	\$ 2,929.50	0.024	\$ 40.00	\$ 0.96	\$ 604.80	\$	\$ 3,534.30
Beams														
23		1/8"X12- 1/2" 24F-V4 DF Glulam Beam	LF	13	5%	14	\$ 6.25	\$ 85.31	0.024	\$ 40.00	\$ 0.96	\$ 13.10	\$	\$ 98.42
24		1/2"X12- 1/2" 24F-V4 DF Glulam Beam	LF	22	5%	23	\$ 6.25	\$ 144.38	0.024	\$ 40.00	\$ 0.96	\$ 22.18	\$	\$ 166.55
25		1/8"X13- 1/2" 24F-V4 DF Glulam Stringer	LF	27	5%	28	\$ 6.25	\$ 177.19	0.024	\$ 40.00	\$ 0.96	\$ 27.22	\$	\$ 204.40
26		PT 4X12 Deck Ledger	LF	70	5%	74	\$ 6.25	\$ 459.38	0.024	\$ 40.00	\$ 0.96	\$ 70.56	\$	\$ 529.94
Joists														
26		PT 2x12 @ 16" O.C (183 SF)	LF	138	5%	145	\$ 2.15	\$ 311.54	0.020	\$ 40.00	\$ 0.80	\$ 115.92	\$	\$ 427.46
Trusses														
27	S102	Pre-Engineered Wood Trusses @ 24" O.C	SF	2542	5%	2669	\$ 5.15	\$ 13,745.87	0.020	\$ 40.00	\$ 0.80	\$ 2,135.28	\$	\$ 15,881.15
28		Drag Truss	LF	25	5%	26	\$ 5.15	\$ 135.19	0.020	\$ 40.00	\$ 0.80	\$ 21.00	\$	\$ 156.19
Sheathing														
29		3/4" Sheathing	SF	2542	5%	2669	\$ 1.08	\$ 2,882.63	0.020	\$ 40.00	\$ 0.80	\$ 2,135.28	\$	\$ 5,017.91
Trims														
30		Door Trim	LF	760	5%	798	\$ 6.25	\$ 4,987.50	0.024	\$ 40.00	\$ 0.96	\$ 766.08	\$	\$ 5,753.58
30		Window Trim	LF	1780	5%	1869	\$ 6.25	\$ 11,681.25	0.024	\$ 40.00	\$ 0.96	\$ 1,794.24	\$	\$ 13,475.49
Millwork														
31		2" Wide Vanity Box	LF	20	5%	21	\$ 245.00	\$ 5,145.00	0.512	\$ 40.00	\$ 20.48	\$ 430.08	\$	\$ 5,575.08
32		14" Wide Pantry W/ Metal Rod Shelves	LF	10	5%	11	\$ 245.00	\$ 2,572.50	0.512	\$ 40.00	\$ 20.48	\$ 215.04	\$	\$ 2,787.54
33		1" Wide Upper Cabinets	LF	25	5%	26	\$ 245.00	\$ 6,431.25	0.512	\$ 40.00	\$ 20.48	\$ 537.60	\$	\$ 6,968.85
34		2" Wide Base Cabinets	LF	25	5%	26	\$ 245.00	\$ 6,431.25	0.512	\$ 40.00	\$ 20.48	\$ 537.60	\$	\$ 6,968.85
35		1" Wide Accessible Shelves	LF	17	5%	18	\$ 245.00	\$ 4,373.25	0.512	\$ 40.00	\$ 20.48	\$ 365.57	\$	\$ 4,738.82
36		14" Wide Closet W/ Metal Rod Shelves	LF	49	5%	51	\$ 245.00	\$ 12,605.25	0.512	\$ 40.00	\$ 20.48	\$ 1,053.70	\$	\$ 13,658.95
Subtotal (Wood & Plastic Composites)														\$ 87,030

DIVISION 07- THERMAL & MOISTURE PROTECTION														
Floor Insulation														
37	S102	R-30 Batt Insulation	SF	2542	5%	2669	\$ 1.23	\$ 3,282.99	0.015	\$ 40.00	\$ 0.60	\$ 1,601.46	\$	\$ 4,884.45
Subtotal (Thermal & Moisture Protection)														\$ 4,884

DIVISION 08- OPENINGS														
Doors														
38		(2'-10"x6'-8") Solid Core WD Door W/ Frame	EA	12	0%	12	\$ 485.00	\$ 5,820.00	2.250	\$ 40.00	\$ 90.00	\$ 1,080.00	\$	\$ 6,900.00
39		(2'-6"x6'-8") Solid Core WD Door W/ Frame	EA	6	0%	6	\$ 450.00	\$ 2,700.00	2.250	\$ 40.00	\$ 90.00	\$ 540.00	\$	\$ 3,240.00
40		(2'-0"x6'-8") Solid Core WD Door W/ Frame	EA	2	0%	2	\$ 465.00	\$ 930.00	2.250	\$ 40.00	\$ 90.00	\$ 180.00	\$	\$ 1,110.00
41		(3'-0"x7'-0") Hollow Metal Door W/ Frame	EA	2	0%	2	\$ 525.00	\$ 1,050.00	2.250	\$ 40.00	\$ 90.00	\$ 180.00	\$	\$ 1,230.00
Windows														
42	A101	(2'-0"x5'-0") Window W/ Frame	EA	7	0%	7	\$ 325.00	\$ 2,275.00	2.250	\$ 40.00	\$ 90.00	\$ 630.00	\$	\$ 2,905.00
43		(2'-6"x5'-0") Window W/ Frame	EA	7	0%	7	\$ 380.00	\$ 2,660.00	2.250	\$ 40.00	\$ 90.00	\$ 630.00	\$	\$ 3,290.00
44		(4'-0"x5'-0") Window W/ Frame	EA	6	0%	6	\$ 410.00	\$ 2,460.00	2.250	\$ 40.00	\$ 90.00	\$ 540.00	\$	\$ 3,000.00
45		(5'-0"x1'-0") Window W/ Frame	EA	2	0%	2	\$ 450.00	\$ 900.00	2.250	\$ 40.00	\$ 90.00	\$ 180.00	\$	\$ 1,080.00
Hardware														
46		Door Hardware	EA	22	0%	22	\$ 120.00	\$ 2,640.00	1.450	\$ 4.00	\$ 5.80	\$ 127.60	\$	\$ 2,767.60
Subtotal (Openings)														\$ 25,523

DIVISION 09- FINISHES														
Drywall / Wall Framing														
47		2x6 Exterior Wall (9'-0" H, 309 LF)	SF	4248	5%	4460	\$ 1.10	\$ 4,906.44	0.020	\$ 40.00	\$ 0.80	\$ 3,568.32	\$	\$ 8,474.76
48		5/8" Type X Gypsum Board	SF	4248	5%	4460	\$ 1.02	\$ 4,549.61	0.020	\$ 40.00	\$ 0.80	\$ 3,568.32	\$	\$ 8,117.93
49		1/2" Plywood Sheathing	SF	4248	5%	4460	\$ 0.95	\$ 4,237.38	0.010	\$ 40.00	\$ 0.40	\$ 1,784.16	\$	\$ 6,021.54
50		R-20 Insulation	SF	4248	5%	4460	\$ 2.35	\$ 10,481.94	0.017	\$ 40.00	\$ 0.68	\$ 3,033.07	\$	\$ 13,515.01
51		2x6 Wood Studs @ 16" O.C (334 EA, 2099 LF)	LF	944	5%	991	\$ 2.35	\$ 2,329.32	0.017	\$ 40.00	\$ 0.68	\$ 674.02	\$	\$ 3,003.34
52		2x6 Top Plate	LF	472	5%	496	\$ 2.35	\$ 1,164.66	0.017	\$ 40.00	\$ 0.68	\$ 337.01	\$	\$ 1,501.67
53		2x6 Bottom Plate	LF	944	5%	991	\$ 0.25	\$ 247.80	0.010	\$ 40.00	\$ 0.40	\$ 396.48	\$	\$ 644.28
53		Acoustical Sealant	LF	944	5%	991	\$ 0.25	\$ 247.80	0.010	\$ 40.00	\$ 0.40	\$ 396.48	\$	\$ 644.28
Interior Wall (9'-0" H, 30 LF)														
54		5/8" Type X Gypsum Board	SF	540	5%	567	\$ 1.10	\$ 623.70	0.020	\$ 40.00	\$ 0.80	\$ 453.60	\$	\$ 1,077.30
55		R-20 Insulation	SF	270	5%	284	\$ 0.95	\$ 269.33	0.010	\$ 40.00	\$ 0.40	\$ 113.40	\$	\$ 382.73

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Date:	Jan 10 2024

Bid Detail	
Projected Cost	\$ 405,777
Insurance	3% \$ 12,173
Contingency	5% \$ 20,289
Overhead and Profit	15% \$ 60,866
Tax	0.00% \$ -
Suggested Bid	\$ 499,105

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
56		2x6 Wood Studs @ 16" O.C (24 EA, 214 LF)	SF	270	5%	284	\$ 2.35	\$ 666.23	0.017	\$ 40.00	\$ 0.68	\$ 192.78	\$	859.01
57		2x6 Top Plate	LF	60	5%	63	\$ 2.35	\$ 148.05	0.017	\$ 40.00	\$ 0.68	\$ 42.84	\$	190.89
58		2x6 Bottom Plate	LF	30	5%	32	\$ 2.35	\$ 74.03	0.017	\$ 40.00	\$ 0.68	\$ 21.42	\$	95.45
59		Acoustical Sealant	LF	120	5%	126	\$ 0.25	\$ 31.50	0.010	\$ 40.00	\$ 0.40	\$ 50.40	\$	81.90
(2x4) Interior Wall (9'-0" H, 265 LF)														
60		5/8" Type X Gypsum Board	SF	4770	5%	5009	\$ 1.10	\$ 5,509.35	0.020	\$ 40.00	\$ 0.80	\$ 4,006.80	\$	9,516.15
61		R-13 Insulation	SF	2385	5%	2504	\$ 0.88	\$ 2,203.74	0.010	\$ 40.00	\$ 0.40	\$ 1,001.70	\$	3,205.44
62		2x4 Wood Studs @ 16" O.C (201 EA, 1803 LF)	SF	2385	5%	2504	\$ 1.35	\$ 3,380.74	0.017	\$ 40.00	\$ 0.68	\$ 1,702.89	\$	5,083.63
63		2x4 Top Plate	LF	530	5%	557	\$ 1.35	\$ 751.28	0.017	\$ 40.00	\$ 0.68	\$ 378.42	\$	1,129.70
64		2x4 Bottom Plate	LF	265	5%	278	\$ 1.35	\$ 375.64	0.017	\$ 40.00	\$ 0.68	\$ 189.21	\$	564.85
65		Acoustical Sealant	LF	1060	5%	1113	\$ 0.25	\$ 278.25	0.010	\$ 40.00	\$ 0.40	\$ 445.20	\$	723.45
Interior Finishes														
Wall Finish														
66	A101	Wall Paint WP-1 Sherwin Williams 2 Coats Satin Latex O/ Primer Pure White SW7005	SF	9558	5%	10036	\$ 0.82	\$ 8,229.44	0.020	\$ 40.00	\$ 0.80	\$ 8,028.72	\$	16,258.16
67		Wall Tile	SF	370	5%	389	\$ 4.58	\$ 1,779.33	0.102	\$ 40.00	\$ 4.08	\$ 1,585.08	\$	3,364.41
Baseboard														
68		1/2"x6" Flate Profile Wall Base B-1 Pure White SW7005	LF	680	5%	714	\$ 2.85	\$ 2,034.90	0.056	\$ 40.00	\$ 2.24	\$ 1,599.36	\$	3,634.26
Flooring														
69		Laminate Vinyl Plank "LVP-1"	SF	2258	5%	2371	\$ 5.12	\$ 12,139.01	0.085	\$ 40.00	\$ 3.40	\$ 8,061.06	\$	20,200.07
Ceiling														
70		5/8" Gypsum Board Ceiling	SF	2242	5%	2354	\$ 1.10	\$ 2,589.51	0.020	\$ 40.00	\$ 0.80	\$ 1,883.28	\$	4,472.79
Ceiling Finish														
71		Paint @ Ceiling	SF	2242	5%	2354	\$ 0.82	\$ 1,930.36	0.028	\$ 40.00	\$ 1.12	\$ 2,636.59	\$	4,566.95
Exterior Finishes														
72		Steel - Vertical Metal Siding Panel	SF	1124	5%	1180	\$ 6.20	\$ 7,317.24	0.085	\$ 40.00	\$ 3.40	\$ 4,012.68	\$	11,329.92
73		Summer Wheat - Fiber Cement Lap Siding	SF	1124	5%	1180	\$ 6.20	\$ 7,317.24	0.085	\$ 40.00	\$ 3.40	\$ 4,012.68	\$	11,329.92
74		House Wrap	SF	2562	5%	2690	\$ 0.15	\$ 403.52	0.015	\$ 40.00	\$ 0.60	\$ 1,614.06	\$	2,017.58
75		Cornice	LF	232	5%	244	\$ 0.70	\$ 170.52	0.018	\$ 40.00	\$ 0.72	\$ 175.39	\$	345.91
76		2x8 Trim	LF	160	5%	168	\$ 0.70	\$ 117.60	0.018	\$ 40.00	\$ 0.72	\$ 120.96	\$	238.56
Opening Finish														
77		Paint @ Door	SF	950	5%	998	\$ 0.48	\$ 478.80	0.015	\$ 40.00	\$ 0.60	\$ 598.50	\$	1,077.30
78		Paint @ Door Trim	LF	760	5%	798	\$ 0.70	\$ 558.60	0.018	\$ 40.00	\$ 0.72	\$ 574.56	\$	1,133.16
79		Paint @ Door Frame	LF	380	5%	399	\$ 0.62	\$ 247.38	0.015	\$ 40.00	\$ 0.60	\$ 239.40	\$	486.78
80		Paint @ Window Trim	LF	422	5%	443	\$ 0.70	\$ 310.17	0.018	\$ 40.00	\$ 0.72	\$ 319.03	\$	629.20
80		Paint @ Window Frame	LF	211	5%	222	\$ 0.62	\$ 137.36	0.015	\$ 40.00	\$ 0.60	\$ 132.93	\$	270.29
Subtotal (Finishes)								\$ 87,990			\$ 57,554		\$ 145,544	
DIVISION 10- SPECIALTIES														
81	A101	Countertop	SF	84	5%	88	\$ 85.00	\$ 7,497.00	0.233	\$ 40.00	\$ 9.32	\$ 822.02	\$	8,319.02
82		4" Backsplash Tile	SF	25	5%	26	\$ 9.32	\$ 244.65	0.048	\$ 40.00	\$ 1.92	\$ 50.40	\$	295.05
83		(3'-6"x7'-8") kitchen Island	EA	2	0%	2	\$ 4,585.00	\$ 9,170.00	8.650	\$ 40.00	\$ 346.00	\$ 692.00	\$	9,862.00
Subtotal (Specialties)								\$ 16,912			\$ 1,564		\$ 18,476	
DIVISION 11- EQUIPMENT														
84	A101	Dryer	EA	2	0%	2	\$ 1,258.00	\$ 2,516.00	2.350	\$ 40.00	\$ 94.00	\$ 188.00	\$	2,704.00
85		Washer	EA	2	0%	2	\$ 1,258.00	\$ 2,516.00	2.350	\$ 40.00	\$ 94.00	\$ 188.00	\$	2,704.00
86		Refrigerator	EA	2	0%	2	\$ 1,400.00	\$ 2,800.00	1.500	\$ 40.00	\$ 60.00	\$ 120.00	\$	2,920.00
87		Electric Range	EA	2	0%	2	\$ 1,488.00	\$ 2,976.00	1.980	\$ 40.00	\$ 79.20	\$ 158.40	\$	3,134.40
88		Dishwasher	EA	2	0%	2	\$ 368.32	\$ 736.64	1.500	\$ 40.00	\$ 60.00	\$ 120.00	\$	856.64
Subtotal (Equipment)								\$ 11,545			\$ 774		\$ 12,319	
DIVISION 22- PLUMBING														
89	A101	1 Piece Fiverglass Shower W/ Head	EA	4	0%	4	\$ 1,499.00	\$ 5,996.00	2.860	\$ 40.00	\$ 114.40	\$ 457.60	\$	6,453.60
90		Undermount Sink W/ Faucet	EA	4	0%	4	\$ 621.59	\$ 2,486.36	1.200	\$ 40.00	\$ 48.00	\$ 192.00	\$	2,678.36
91		Water Closet	EA	4	0%	4	\$ 1,144.00	\$ 4,576.00	3.200	\$ 40.00	\$ 128.00	\$ 512.00	\$	5,088.00
92		Lavatory	EA	6	0%	6	\$ 485.60	\$ 2,913.60	2.200	\$ 40.00	\$ 88.00	\$ 528.00	\$	3,441.60
93		Water Heater	EA	2	0%	2	\$ 3,828.00	\$ 7,656.00	8.200	\$ 40.00	\$ 328.00	\$ 656.00	\$	8,312.00
94		Allowance For Pipes & Fitting	SF	2255	5%	2368	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$	1,315.60
Subtotal (Plumbing)								\$ 23,628			\$ 2,346		\$ 27,289	
DIVISION 25- HVAC/MECHANICAL														
95	A101	Exhaust Fan	EA	4	0%	4	\$ 195.15	\$ 780.60	2.860	\$ 40.00	\$ 114.40	\$ 457.60	\$	1,238.20
96		Wall Mount Mini Split Unit	EA	8	0%	8	\$ 1,732.32	\$ 13,858.56	2.980	\$ 40.00	\$ 119.20	\$ 953.60	\$	14,812.16
97		Allowance For Ducts & Fitting	SF	2255	5%	2368	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$	1,315.60
Subtotal (HVAC/Mechanical)								\$ 14,639			\$ 1,411		\$ 17,366	
DIVISION 26- ELECTRICAL														
98	A110	Pendant Light	EA	10	0%	10	\$ 125.20	\$ 1,252.00	0.500	\$ 40.00	\$ 20.00	\$ 200.00	\$	1,452
99		Vanity Lighting	EA	4	0%	4	\$ 82.00	\$ 328.00	0.852	\$ 40.00	\$ 34.08	\$ 136.32	\$	464.32
100		Ceiling Fan & Light	EA	8	0%	8	\$ 285.00	\$ 2,280.00	0.758	\$ 40.00	\$ 30.32	\$ 242.56	\$	2,523
101		Recessed Can Light	EA	45	0%	45	\$ 175.20	\$ 7,884.00	0.500	\$ 40.00	\$ 20.00	\$ 900.00	\$	8,784
102		Allowance For Conduites	LF	1072	5%	1126	\$ 1.85	\$ 2,082.36	0.048	\$ 40.00	\$ 1.92	\$ 2,161.15	\$	4,243.51
103		Allowance For Electric Wires	LF	3216	5%	3377	\$ 0.85	\$ 2,870.28	0.010	\$ 40.00	\$ 0.40	\$ 1,350.72	\$	4,221.00
Subtotal (Electrical)								\$ 13,826			\$ 3,640		\$ 17,466	

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Suggested Bid	\$ 499,105

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	
													PROJECTED COST	\$ 405,777	
													INSURANCE	0%	\$ -
													CONTINGENCY	0%	\$ -
													OVERHEAD AND PROFIT	0%	\$ -
													TAX	0.00%	\$ -
													SUGGESTED BID	\$ 405,777	

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.

Veracity Estimating

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
Building Data Summary Project ID: ***** Apartment Building B Location: ***** Vancouver, WA Scope of Work: All Trades - GC Date: Jan 10 2024											Bid Detail Projected Cost \$ 414,286 Insurance 3% \$ 12,429 Contingency 5% \$ 20,714 Overhead and Profit 15% \$ 62,143 Tax 0.00% \$ - Suggested Bid \$ 509,571			
DIVISION.01 GENERAL REQUIREMENTS														
1		Supervision and Coordination	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2		Submittals and Shop drawings	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
3		Final Cleaning	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4		Mobilization Costs	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
5		Temporary Control & Facilities	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
6		Scaffolding	SF	4520	10%	4972	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	9,297.64
Subtotal (General Requirements)														\$ 9,298
DIVISION 03- CONCRETE														
Stairs														
7		(3'-0") Wide Precast Concrete Tread Stair @ 6 3/4" H Risers 19	LS	1	0%	1	\$ 1,573.20	\$ 1,573.20	8.850	\$ 40.00	\$ 354.00	\$ 354.00	\$ 1,927.20	\$ -
Subtotal (Concrete)														\$ 1,927
DIVISION 05- METAL														
Stairs Railing														
8		36" H Painted Hand Rail	LF	118	5%	124	\$ 13.85	\$ 1,716.02	0.150	\$ 40.00	\$ 6.00	\$ 743.40	\$ 2,459.42	\$ -
9		42" H Painted Guard Rail	LF	118	5%	124	\$ 13.85	\$ 1,716.02	0.150	\$ 40.00	\$ 6.00	\$ 743.40	\$ 2,459.42	\$ -
Framing														
Hold Downs														
10	A501	HD1 Simpsons CST16 W/ 26-8D & 15" END LENGTH	EA	8	0%	8	\$ 25.85	\$ 206.80	0.150	\$ 40.00	\$ 6.00	\$ 48.00	\$ 254.80	\$ -
11		HD2 Simpsons CST14 W/ 36-8D & 19" END LENGTH	EA	2	0%	2	\$ 25.85	\$ 51.70	0.150	\$ 40.00	\$ 6.00	\$ 12.00	\$ 63.70	\$ -
12		HD3 Simpsons CMST14 W/ 76-10D & 34" END LENGTH	EA	22	0%	22	\$ 25.85	\$ 568.70	0.150	\$ 40.00	\$ 6.00	\$ 132.00	\$ 700.70	\$ -
13		HD4 Simpsons CMST12 W/ 98-10D & 44" END LENGTH	EA	4	0%	4	\$ 25.85	\$ 103.40	0.150	\$ 40.00	\$ 6.00	\$ 24.00	\$ 127.40	\$ -
Subtotal (Metals)														\$ 4,363
DIVISION 06- WOOD, PLASTIC & COMPOSITES														
Framing														
Header														
14		2X8 Header	LF	120	5%	126	\$ 4.65	\$ 585.90	0.024	\$ 40.00	\$ 0.96	\$ 120.96	\$ 706.86	\$ -
15		2X10 Header	LF	75	5%	79	\$ 4.85	\$ 381.94	0.024	\$ 40.00	\$ 0.96	\$ 75.60	\$ 457.54	\$ -
Posts														
16		2x DF #2 Post (10' H, 8 EA)	LF	320	5%	336	\$ 4.65	\$ 1,562.40	0.024	\$ 40.00	\$ 0.96	\$ 322.56	\$ 1,884.96	\$ -
Beams														
17		3- 1/2"x12- 1/2" 24F-V4 DF Glulam	LF	22	5%	23	\$ 6.25	\$ 144.38	0.024	\$ 40.00	\$ 0.96	\$ 22.18	\$ 166.55	\$ -
18		5- 1/8"x12- 1/2" 24F-V4 DF Glulam	LF	13	5%	14	\$ 6.25	\$ 85.31	0.024	\$ 40.00	\$ 0.96	\$ 13.10	\$ 98.42	\$ -
19		PT 4X12 Deck Ledger	LF	70	5%	74	\$ 6.25	\$ 459.38	0.024	\$ 40.00	\$ 0.96	\$ 70.56	\$ 529.94	\$ -
20		3- 1/8"x13- 1/2" 24F-V4 DF Glulam Stringer	LF	27	5%	28	\$ 6.25	\$ 177.19	0.024	\$ 40.00	\$ 0.96	\$ 27.22	\$ 204.40	\$ -
Trusses														
21	S102	Pre-Engineered Wood Trusses @ 24" O.C	SF	2516	5%	2642	\$ 5.15	\$ 13,605.27	0.020	\$ 40.00	\$ 0.80	\$ 2,113.44	\$ 15,718.71	\$ -
Joists														
22		PT 2x12 @ 16" O.C (242 SF)	SF	138	5%	145	\$ 2.15	\$ 311.54	0.020	\$ 40.00	\$ 0.80	\$ 115.92	\$ 427.46	\$ -
23		Truss Blocking	LF	44	5%	46	\$ 5.15	\$ 237.93	0.020	\$ 40.00	\$ 0.80	\$ 36.96	\$ 274.89	\$ -
Sheathing														
24		3/4" Sheathing	SF	2520	5%	2646	\$ 1.08	\$ 2,857.68	0.020	\$ 40.00	\$ 0.80	\$ 2,116.80	\$ 4,974.48	\$ -
Trims														
24		Door Trim	LF	760	5%	798	\$ 6.25	\$ 4,987.50	0.024	\$ 40.00	\$ 0.96	\$ 766.08	\$ 5,753.58	\$ -
25		Window Trim	LF	310	5%	326	\$ 6.25	\$ 2,034.38	0.024	\$ 40.00	\$ 0.96	\$ 312.48	\$ 2,346.86	\$ -
Millwork														
26		2' Wide Vanity Box	LF	18	5%	19	\$ 245.00	\$ 4,630.50	0.512	\$ 40.00	\$ 20.48	\$ 387.07	\$ 5,017.57	\$ -
27		1' Wide Upper Cabinets	LF	65	5%	68	\$ 245.00	\$ 16,721.25	0.512	\$ 40.00	\$ 20.48	\$ 1,397.76	\$ 18,119.01	\$ -
28		2' Wide Base Cabinets	LF	49	5%	51	\$ 245.00	\$ 12,605.25	0.512	\$ 40.00	\$ 20.48	\$ 1,053.70	\$ 13,658.95	\$ -
29		14" Wide Closet W/ Metal Rod Shelves	LF	44	5%	46	\$ 245.00	\$ 11,319.00	0.512	\$ 40.00	\$ 20.48	\$ 946.18	\$ 12,265.18	\$ -
Subtotal (Wood & Plastic Composites)														\$ 72,707
DIVISION 07- THERMAL & MOISTURE PROTECTION														
Floor Insulation														
30	S102	R-30 Batt Insulation	SF	2255	5%	2368	\$ 1.23	\$ 2,912.33	0.015	\$ 40.00	\$ 0.60	\$ 1,420.65	\$ 4,332.98	\$ -
Subtotal (Thermal & Moisture Protection)														\$ 2,912
DIVISION 08- OPENINGS														
Doors														
31		(2'-10"x6'-8") Solid Core WD Door W/ Frame	EA	12	0%	12	\$ 485.00	\$ 5,820.00	2.250	\$ 40.00	\$ 90.00	\$ 1,080.00	\$ 6,900.00	\$ -
32		(3'-0"x7'-0") Hollow Metal Door W/ Frame	EA	4	0%	4	\$ 525.00	\$ 2,100.00	2.250	\$ 40.00	\$ 90.00	\$ 360.00	\$ 2,460.00	\$ -
Windows														
33		(2'-8"x4'-0") Window W/ Frame	EA	2	0%	2	\$ 325.00	\$ 650.00	2.250	\$ 40.00	\$ 90.00	\$ 180.00	\$ 830.00	\$ -
34		(2'-0"x4'-0") Window W/ Frame	EA	3	0%	3	\$ 380.00	\$ 1,140.00	2.250	\$ 40.00	\$ 90.00	\$ 270.00	\$ 1,410.00	\$ -
35		(2'-0"x5'-0") Window W/ Frame	EA	8	0%	8	\$ 410.00	\$ 3,280.00	2.250	\$ 40.00	\$ 90.00	\$ 720.00	\$ 4,000.00	\$ -
36		(4'-0"x5'-0") Window W/ Frame	EA	8	0%	8	\$ 450.00	\$ 3,600.00	2.250	\$ 40.00	\$ 90.00	\$ 720.00	\$ 4,320.00	\$ -
37		(5'-0"x1'-0") Window W/ Frame	EA	2	0%	2	\$ 250.00	\$ 500.00	2.250	\$ 40.00	\$ 90.00	\$ 180.00	\$ 680.00	\$ -
Hardwares														
38		Door Hardwares	EA	16	0%	16	\$ 120.00	\$ 1,920.00	1.450	\$ 4.00	\$ 5.80	\$ 92.80	\$ 2,012.80	\$ -
Subtotal (Openings)														\$ 19,010
DIVISION 09- FINISHES														
Drywall / Wall Framing														
39		2x6 Exterior Wall (10'-6" H, 297 LF)	SF	3120	5%	3276	\$ 1.10	\$ 3,603.60	0.020	\$ 40.00	\$ 0.80	\$ 2,620.80	\$ 6,224.40	\$ -
40		5/8" Type X Gypsum Board	SF	3120	5%	3276	\$ 1.02	\$ 3,341.52	0.020	\$ 40.00	\$ 0.80	\$ 2,620.80	\$ 5,962.32	\$ -
41		1/2" Plywood Sheathing	SF	3120	5%	3276	\$ 0.95	\$ 3,112.20	0.010	\$ 40.00	\$ 0.40	\$ 1,310.40	\$ 4,422.60	\$ -
42		R-20 Insulation	SF	3120	5%	3276	\$ 2.35	\$ 7,698.60	0.017	\$ 40.00	\$ 0.68	\$ 2,227.68	\$ 9,926.28	\$ -
43		2x6 Wood Studs @ 16" O.C (225 EA, 2356 LF)	LF	594	5%	624	\$ 2.35	\$ 1,465.70	0.017	\$ 40.00	\$ 0.68	\$ 424.12	\$ 1,889.81	\$ -
44		2x6 Top Plate	LF	297	5%	312	\$ 2.35	\$ 732.85	0.017	\$ 40.00	\$ 0.68	\$ 212.06	\$ 944.91	\$ -
45		2x6 Bottom Plate	LF	594	5%	624	\$ 0.25	\$ 155.93	0.010	\$ 40.00	\$ 0.40	\$ 249.48	\$ 405.41	\$ -
Acoustical Sealant														
46		2x6 Interior Wall (9'-0" H, 41 LF)	SF	738	5%	775	\$ 1.10	\$ 852.39	0.020	\$ 40.00	\$ 0.80	\$ 619.92	\$ 1,472.31	\$ -
47		5/8" Type X Gypsum Board	SF	369	5%	387	\$ 0.95	\$ 368.08	0.010	\$ 40.00	\$ 0.40	\$ 154.98	\$ 523.06	\$ -
48		R-20 Insulation	SF	369	5%	387	\$ 2.35	\$ 910.51	0.017	\$ 40.00	\$ 0.68	\$ 263.47	\$ 1,173.97	\$ -
49		2x6 Wood Studs @ 16" O.C (32 EA, 287 LF)	LF	82	5%	86	\$ 2.35	\$ 202.34	0.017	\$ 40.00	\$ 0.68	\$ 58.55	\$ 260.88	\$ -
50		2x6 Top Plate	LF	41	5%	43	\$ 2.35	\$ 101.17	0.017	\$ 40.00	\$ 0.68	\$ 29.27	\$ 130.44	\$ -
51		2x6 Bottom Plate	LF	164	5%	172	\$ 0.25	\$ 43.05	0.010	\$ 40.00	\$ 0.40	\$ 68.88	\$ 111.93	\$ -
Acoustical Sealant														
52		(2x4) Interior Wall (9'-0" H, 141 LF)	SF	2538	5%	2665	\$ 1.10	\$ 2,931.39	0.020	\$ 40.00	\$ 0.80	\$ 2,131.92	\$ 5,063.31	\$ -
53		5/8" Type X Gypsum Board	SF	1269	5%	1332	\$ 0.88	\$ 1,172.56	0.010	\$ 40.00	\$ 0.40	\$ 532.98	\$ 1,705.54	\$ -
54		R-13 Insulation	SF	1269	5%	1332	\$ 1.35	\$ 1,798.81	0.017	\$ 40.00	\$ 0.68	\$ 906.07	\$ 2,704.87	\$ -
55		2x4 Wood Studs @ 16" O.C (108 EA, 964 LF)	LF	282	5%	296	\$ 1.35	\$ 399.74	0.017	\$ 40.00	\$ 0.68	\$ 201.35	\$ 601.08	\$ -
56		2x4 Top Plate	LF	141	5%	148	\$ 1.35	\$ 199.87	0.017	\$ 40.00	\$ 0.68	\$ 100.67	\$ 300.54	\$ -
57		2x4 Bottom Plate	LF	564	5%	592	\$ 0.25	\$ 148.05	0.010	\$ 40.00	\$ 0.40	\$ 236.88	\$ 384.93	\$ -
Acoustical Sealant														
58		Demising Wall (9'-0" H, 49 LF)	SF	882	5%	926	\$ 1.10	\$ 1,018.71	0.020	\$ 40.00	\$ 0.80	\$ 740.88	\$ 1,759.59	\$ -
59		5/8" Type X Gypsum Board	SF	441	5%	463	\$ 1.02	\$ 472.31	0.020	\$ 40.00	\$ 0.80	\$ 370.44	\$ 842.75	\$ -
60		7/16" Plywood Sheathing	SF	882	5%	926	\$ 0.88	\$ 814.97	0.010	\$ 40.00	\$ 0.40	\$ 370.44	\$ 1,185.41	\$ -
61		R-13 Insulation	SF	882	5%	926	\$ 1.35	\$ 1,250.24	0.017	\$ 40.00	\$ 0.68	\$ 629.75	\$ 1,879.98	\$ -
62		2x4 Wood Studs @ 16" O.C (38 EA, 341 LF)	LF	98	5%	103	\$ 1.35	\$ 138.92	0.017	\$ 40.00	\$ 0.68	\$ 69.97	\$ 208.89	\$ -
63		2x4 Top Plate	LF	49	5%	51	\$ 1.35	\$ 69.46	0.017	\$ 40.00	\$ 0.68	\$ 34.99	\$ 104.44	\$ -
64		2x4 Bottom Plate	LF	196	5%	206	\$ 0.25	\$ 51.45	0.010	\$ 40.00	\$ 0.40	\$ 82.32	\$ 133.77	\$ -
Acoustical Sealant														
Interior Finishes														
Wall Finish														

Project ID:	***** Apartment Building B
Location:	***** Vancouver, WA
Scope of Work:	All Trades - GC
Date:	Jan 10 2024

Projected Cost	\$	414,286
Insurance	3%	\$ 12,429
Contingency	5%	\$ 20,714
Overhead and Profit	15%	\$ 62,143
Tax	0.00%	\$ -
Suggested Bid	\$	509,571

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
65		Wall Paint WP-1 Sherwin Williams 2 Coats Satin Latex O/ Primer Pure White SW7005	SF	7230	5%	7592	\$ 0.82	\$ 6,225.03	0.020	\$ 40.00	\$ 0.80	\$ 6,073.20	\$ 12,298.23	
66		Wall Tile Baseboard	SF	340	5%	357	\$ 4.58	\$ 1,635.06	0.102	\$ 40.00	\$ 4.08	\$ 1,456.56	\$ 3,091.62	
67		1/2"x6" Flate Profile Wall Base B-1 Pure White SW7005 Flooring	LF	690	5%	725	\$ 2.85	\$ 2,064.83	0.056	\$ 40.00	\$ 2.24	\$ 1,622.88	\$ 3,687.71	
68		Laminate Vinyl Plank "LVP-1" Ceiling	SF	2215	5%	2326	\$ 5.12	\$ 11,907.84	0.085	\$ 40.00	\$ 3.40	\$ 7,907.55	\$ 19,815.39	
69		5/8" Gypsum Board Ceiling Ceiling Finish	SF	2208	5%	2318	\$ 1.10	\$ 2,550.24	0.020	\$ 40.00	\$ 0.80	\$ 1,854.72	\$ 4,404.96	
70		Paint @ Ceiling Exterior Finishes	SF	2208	5%	2318	\$ 0.82	\$ 1,901.09	0.028	\$ 40.00	\$ 1.12	\$ 2,596.61	\$ 4,497.70	
71		Steel - Vertical Metal Siding Panel	SF	1883	5%	1977	\$ 6.20	\$ 12,258.33	0.085	\$ 40.00	\$ 3.40	\$ 6,722.31	\$ 18,980.64	
72		Sage Green Light - Vertical Batt & Board Siding	SF	1339	5%	1406	\$ 6.20	\$ 8,716.89	0.085	\$ 40.00	\$ 3.40	\$ 4,780.23	\$ 13,497.12	
73		Cheviot - Vertical Batt & Board Siding	SF	1259	5%	1322	\$ 6.20	\$ 8,196.09	0.085	\$ 40.00	\$ 3.40	\$ 4,494.63	\$ 12,690.72	
74		House Wrap	SF	4485	5%	4709	\$ 0.15	\$ 706.39	0.015	\$ 40.00	\$ 0.60	\$ 2,825.55	\$ 3,531.94	
75		Cornice Opening Finish	LF	433	5%	455	\$ 0.70	\$ 318.26	0.018	\$ 40.00	\$ 0.72	\$ 327.35	\$ 645.60	
76		Paint @ Door	SF	680	5%	714	\$ 0.48	\$ 342.72	0.015	\$ 40.00	\$ 0.60	\$ 428.40	\$ 771.12	
77		Paint @ Door Trim	LF	548	5%	575	\$ 0.70	\$ 402.78	0.018	\$ 40.00	\$ 0.72	\$ 414.29	\$ 817.07	
78		Paint @ Door Frame	LF	280	5%	294	\$ 0.62	\$ 182.28	0.015	\$ 40.00	\$ 0.60	\$ 176.40	\$ 358.68	
79		Paint @ Window Trim	LF	310	5%	326	\$ 0.70	\$ 227.85	0.018	\$ 40.00	\$ 0.72	\$ 234.36	\$ 462.21	
80		Paint @ Window Frame	LF	165	5%	173	\$ 0.62	\$ 107.42	0.015	\$ 40.00	\$ 0.60	\$ 103.95	\$ 211.37	
Subtotal (Finishes)								\$ 90,797				\$ 59,288	\$ 150,085	
DIVISION 10- SPECIALTIES														
81		Countertop	SF	151	5%	159	\$ 85.00	\$ 13,476.75	0.233	\$ 40.00	\$ 9.32	\$ 1,477.69	\$ 14,954.44	
82	A101	4" Backsplash Tile	SF	22	0%	22	\$ 9.32	\$ 205.04	0.048	\$ 40.00	\$ 1.92	\$ 42.24	\$ 247.28	
83		(3'-6"x7'-8") kitchen Island	EA	4	0%	4	\$ 4,585.00	\$ 18,340.00	8.650	\$ 40.00	\$ 346.00	\$ 1,384.00	\$ 19,724.00	
Subtotal (Specialties)								\$ 32,022				\$ 2,904	\$ 34,926	
DIVISION 11- EQUIPMENT														
84		Dryer	EA	4	0%	4	\$ 1,258.00	\$ 5,032.00	2.350	\$ 40.00	\$ 94.00	\$ 376.00	\$ 5,408.00	
85		Washer	EA	4	0%	4	\$ 1,258.00	\$ 5,032.00	2.350	\$ 40.00	\$ 94.00	\$ 376.00	\$ 5,408.00	
86	A101	Refrigerator	EA	4	0%	4	\$ 1,400.00	\$ 5,600.00	1.500	\$ 40.00	\$ 60.00	\$ 240.00	\$ 5,840.00	
87		Electric Range	EA	4	0%	4	\$ 1,488.00	\$ 5,952.00	1.980	\$ 40.00	\$ 79.20	\$ 316.80	\$ 6,268.80	
88		Dishwasher	EA	4	0%	4	\$ 368.32	\$ 1,473.28	1.500	\$ 40.00	\$ 60.00	\$ 240.00	\$ 1,713.28	
Subtotal (Equipment)								\$ 23,089				\$ 1,549	\$ 24,638	
DIVISION 22- PLUMBING														
89		1 Piece Fiberglass Tub	EA	4	0%	4	\$ 4,010.00	\$ 16,040.00	5.200	\$ 40.00	\$ 208.00	\$ 832.00	\$ 16,872.00	
90		Water Heater	EA	4	0%	4	\$ 3,828.00	\$ 15,312.00	8.200	\$ 40.00	\$ 328.00	\$ 1,312.00	\$ 16,624.00	
91	A101	Lavator	EA	4	0%	4	\$ 485.60	\$ 1,942.40	2.200	\$ 40.00	\$ 88.00	\$ 352.00	\$ 2,294.40	
92		Water Closet	EA	4	0%	4	\$ 1,144.00	\$ 4,576.00	3.200	\$ 40.00	\$ 128.00	\$ 512.00	\$ 5,088.00	
93		Undermount Sink W/ Faucet	EA	4	0%	4	\$ 621.59	\$ 2,486.36	1.200	\$ 40.00	\$ 48.00	\$ 192.00	\$ 2,678.36	
94		Allowance For Pipes & Fitting	SF	2216	5%	2327	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 1,315.60	
Subtotal (Plumbing)								\$ 40,357				\$ 3,200	\$ 44,872	
DIVISION 25- HVAC/MECHANICAL														
95		Exhaust Fan	EA	4	0%	4	\$ 195.15	\$ 780.60	2.860	\$ 40.00	\$ 114.40	\$ 457.60	\$ 1,238.20	
96	A101	Wall Mount Mini Split Unit	EA	8	0%	8	\$ 1,732.32	\$ 13,858.56	2.980	\$ 40.00	\$ 119.20	\$ 953.60	\$ 14,812.16	
97		Allowance For Ducts & Fitting	SF	2216	5%	2327	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 1,315.60	
Subtotal (HVAC/Mechanical)								\$ 14,639				\$ 1,411	\$ 17,366	
DIVISION 26- ELECTRICAL														
98		Pendant	EA	12	0%	12	\$ 125.20	\$ 1,502.40	0.500	\$ 40.00	\$ 20.00	\$ 240.00	\$ 1,742	
99		Vanity Lighting	EA	4	0%	4	\$ 82.00	\$ 328.00	0.852	\$ 40.00	\$ 34.08	\$ 136.32	\$ 464.32	
100		Ceiling Fan & Light	EA	8	0%	8	\$ 285.00	\$ 2,280.00	0.758	\$ 40.00	\$ 30.32	\$ 242.56	\$ 2,523	
101	A110	Recessed Can Light	EA	36	0%	36	\$ 175.20	\$ 6,307.20	0.500	\$ 40.00	\$ 20.00	\$ 720.00	\$ 7,027	
102		Allowance For Conduites	LF	960	5%	1008	\$ 1.85	\$ 1,864.80	0.048	\$ 40.00	\$ 1.92	\$ 1,935.36	\$ 3,800.16	
103		Allowance For Electric Wires	LF	2880	5%	3024	\$ 0.85	\$ 2,570.40	0.010	\$ 40.00	\$ 0.40	\$ 1,209.60	\$ 3,780.00	
Subtotal (Electrical)								\$ 12,282				\$ 3,274	\$ 15,557	

Building Data Summary	
Project ID:	***** Apartment Building B
Location:	***** Vancouver, WA
Scope of Work:	All Trades - GC
Date:	Jan 10 2024

Bid Detail	
Projected Cost	\$ 414,286
Insurance	3% \$ 12,429
Contingency	5% \$ 20,714
Overhead and Profit	15% \$ 62,143
Tax	0.00% \$ -
Suggested Bid	\$ 509,571

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	
													PROJECTED COST	\$ 414,286	
													INSURANCE	0%	\$ -
													CONTINGENCY	0%	\$ -
													OVERHEAD AND PROFIT	0%	\$ -
													TAX	0.00%	\$ -
													SUGGESTED BID	\$ 414,286	

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.

Veracity Estimating

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
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Building Data Summary	
Project ID:	***** Apartment Building B
Location:	***** Vancouver, WA
Scope of Work:	All Trades - GC
Date:	Jan 10 2024

Bid Detail	
Projected Cost	\$ 447,113
Insurance	\$ 3%
Contingency	\$ 5%
Overhead and Profit	\$ 15%
Tax	\$ 0.00%
Suggested Bid	\$ 549,950

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		Supervision and Coordination	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2		Submittals and Shop drawings	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
3		Final Cleaning	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4		Mobilization Costs	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
5		Temporary Control & Facilities	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
6		Scaffolding	SF	3430	10%	3773	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	7,055.51
Subtotal (General Requirements)														\$ 7,056

DIVISION 05- METAL														
Framing														
Hold Downs														
7		HD1 Simpsons CST16 W/ 26-8D & 15" END LENGTH	EA	28	0%	28	\$ 25.85	\$ 723.80	0.150	\$ 40.00	\$ 6.00	\$ 168.00	\$	\$ 891.80
8		HD3 Simpsons CMST14 W/ 76-10D & 34" END LENGTH	EA	4	0%	4	\$ 25.85	\$ 103.40	0.150	\$ 40.00	\$ 6.00	\$ 24.00	\$	\$ 127.40
Subtotal (Metals)														\$ 827
												\$ 192	\$ 1,019	

DIVISION 06- WOOD, PLASTIC & COMPOSITES														
Roof Framing														
Header														
9		2x8 Header	LF	120	5%	126	\$ 4.65	\$ 585.90	0.024	\$ 40.00	\$ 0.96	\$ 120.96	\$	\$ 706.86
10		2X10 Header	LF	50	5%	53	\$ 4.85	\$ 254.63	0.024	\$ 40.00	\$ 0.96	\$ 50.40	\$	\$ 305.03
Beams														
11		Ridge Beam	LF	150	5%	158	\$ 6.92	\$ 1,089.90	0.035	\$ 40.00	\$ 1.40	\$ 220.50	\$	\$ 1,310.40
12		2x8 Shared Plate	LF	50	5%	50	\$ 6.92	\$ 346.00	0.035	\$ 40.00	\$ 1.40	\$ 70.00	\$	\$ 416.00
Trusses														
13		Drag Truss Blocking	LF	42	5%	44	\$ 5.15	\$ 227.12	0.020	\$ 40.00	\$ 0.80	\$ 35.28	\$	\$ 262.40
14		Pre-Engineered Roof Scissor Trusses @ 24" O.C	SF	2908	5%	3053	\$ 5.15	\$ 15,725.01	0.020	\$ 40.00	\$ 0.80	\$ 2,442.72	\$	\$ 18,167.73
Simpsons														
15		Simpsons A35 Per Block	EA	180	0%	180	\$ 0.92	\$ 165.60	0.150	\$ 40.00	\$ 6.00	\$ 1,080.00	\$	\$ 1,245.60
16		2 Simpsons CS16	EA	16	0%	16	\$ 4.98	\$ 79.68	0.150	\$ 40.00	\$ 6.00	\$ 96.00	\$	\$ 175.68
Blocking														
17	S102	1 1/2" LSL Blocking	LF	828	5%	869	\$ 4.65	\$ 4,042.71	0.024	\$ 40.00	\$ 0.96	\$ 834.62	\$	\$ 4,877.33
Bracings														
18		2x6 Blocking Plate	LF	100	5%	105	\$ 4.65	\$ 488.25	0.024	\$ 40.00	\$ 0.96	\$ 100.80	\$	\$ 589.05
19		2x8 Shared Plate	LF	51	5%	54	\$ 4.65	\$ 249.01	0.024	\$ 40.00	\$ 0.96	\$ 51.41	\$	\$ 300.42
Sheathing														
20		3/4" Sheathing	SF	2908	5%	3053	\$ 1.08	\$ 3,297.67	0.020	\$ 40.00	\$ 0.80	\$ 2,442.72	\$	\$ 5,740.39
Trims														
21		Door Trim	LF	760	5%	798	\$ 6.25	\$ 4,987.50	0.024	\$ 40.00	\$ 0.96	\$ 766.08	\$	\$ 5,753.58
22		Window Trim	LF	310	5%	326	\$ 6.25	\$ 2,034.38	0.024	\$ 40.00	\$ 0.96	\$ 312.48	\$	\$ 2,346.86
Millwork														
23		2" Wide Vanity Box	LF	18	5%	19	\$ 245.00	\$ 4,630.50	0.512	\$ 40.00	\$ 20.48	\$ 387.07	\$	\$ 5,017.57
24		1" Wide Upper Cabinets	LF	65	5%	68	\$ 245.00	\$ 16,721.25	0.512	\$ 40.00	\$ 20.48	\$ 1,397.76	\$	\$ 18,119.01
25		2" Wide Base Cabinets	LF	49	5%	51	\$ 245.00	\$ 12,605.25	0.512	\$ 40.00	\$ 20.48	\$ 1,053.70	\$	\$ 13,658.95
26		14" Wide Closet W/ Metal Rod Shelves	LF	44	5%	46	\$ 245.00	\$ 11,319.00	0.512	\$ 40.00	\$ 20.48	\$ 946.18	\$	\$ 12,265.18
Subtotal (Wood & Plastic Composites)														\$ 78,849
												\$ 12,409	\$ 91,258	

DIVISION 07- THERMAL & MOISTURE PROTECTION														
Roofing														
27		Asphalt Shingles	SF	3143	5%	3300	\$ 4.85	\$ 16,005.73	0.032	\$ 40.00	\$ 1.28	\$ 4,224.19	\$	\$ 20,229.92
28		Soffit	SF	315	5%	331	\$ 2.88	\$ 952.56	0.025	\$ 40.00	\$ 1.00	\$ 330.75	\$	\$ 1,283.31
29		Gutter	LF	160	5%	168	\$ 4.25	\$ 714.00	0.032	\$ 40.00	\$ 1.28	\$ 215.04	\$	\$ 929.04
30		Downspout	LF	222	5%	233	\$ 2.25	\$ 524.48	0.850	\$ 40.00	\$ 34.00	\$ 7,925.40	\$	\$ 8,449.88
31		Ridge Flashing	LF	322	5%	338	\$ 2.65	\$ 895.97	0.032	\$ 40.00	\$ 1.28	\$ 432.77	\$	\$ 1,328.73
32		Metal Drip Edge	LF	508	5%	533	\$ 4.25	\$ 2,266.95	0.032	\$ 40.00	\$ 1.28	\$ 682.75	\$	\$ 2,949.70
		Window Flashing	LF	155	5%	163	\$ 2.65	\$ 431.29	0.032	\$ 40.00	\$ 1.28	\$ 208.32	\$	\$ 639.61
		Doors Flashing	LF	94	5%	99	\$ 2.65	\$ 261.56	0.032	\$ 40.00	\$ 1.28	\$ 126.34	\$	\$ 387.89
Roof Insulation														
33		R-30 Batt Insulation	SF	2908	5%	3053	\$ 1.23	\$ 3,755.68	0.015	\$ 40.00	\$ 0.60	\$ 1,832.04	\$	\$ 5,587.72
Subtotal (Thermal & Moisture Protection)														\$ 25,808
												\$ 15,978	\$ 41,786	

DIVISION 08- OPENINGS														
Doors														
34		(2'-10"x6'-8") Solid Core WD Door W/ Frame	EA	12	0%	12	\$ 485.00	\$ 5,820.00	2.250	\$ 40.00	\$ 90.00	\$ 1,080.00	\$	\$ 6,900.00
35		(3'-0"x7'-0") Hollow Metal Door W/ Frame	EA	4	0%	4	\$ 525.00	\$ 2,100.00	2.250	\$ 40.00	\$ 90.00	\$ 360.00	\$	\$ 2,460.00
Windows														
36		(2'-8"x4'-0") Window W/ Frame	EA	2	0%	2	\$ 325.00	\$ 650.00	2.250	\$ 40.00	\$ 90.00	\$ 180.00	\$	\$ 830.00
37		(2'-0"x4'-0") Window W/ Frame	EA	3	0%	3	\$ 380.00	\$ 1,140.00	2.250	\$ 40.00	\$ 90.00	\$ 270.00	\$	\$ 1,410.00
38		(2'-0"x5'-0") Window W/ Frame	EA	8	0%	8	\$ 410.00	\$ 3,280.00	2.250	\$ 40.00	\$ 90.00	\$ 720.00	\$	\$ 4,000.00
39		(4'-0"x5'-0") Window W/ Frame	EA	8	0%	8	\$ 450.00	\$ 3,600.00	2.250	\$ 40.00	\$ 90.00	\$ 720.00	\$	\$ 4,320.00
40		(5'-0"x1'-0") Window W/ Frame	EA	2	0%	2	\$ 250.00	\$ 500.00	2.250	\$ 40.00	\$ 90.00	\$ 180.00	\$	\$ 680.00
Hardware														
41		Door Hardware	EA	16	0%	16	\$ 120.00	\$ 1,920.00	1.450	\$ 4.00	\$ 5.80	\$ 92.80	\$	\$ 2,012.80
Subtotal (Openings)														\$ 19,010
												\$ 3,603	\$ 22,613	

DIVISION 09- FINISHES														
Drywall / Wall Framing														
(2x6) Exterior Wall (9'-0" H, 149 LF)														
42		5/8" Type X Gypsum Board	SF	1341	5%	1408	\$ 1.10	\$ 1,548.86	0.020	\$ 40.00	\$ 0.80	\$ 1,126.44	\$	\$ 2,675.30
43		1/2" Plywood Sheathing	SF	1341	5%	1408	\$ 1.02	\$ 1,436.21	0.020	\$ 40.00	\$ 0.80	\$ 1,126.44	\$	\$ 2,562.65
44		R-20 Insulation	SF	1341	5%	1408	\$ 0.95	\$ 1,337.65	0.010	\$ 40.00	\$ 0.40	\$ 563.22	\$	\$ 1,900.87
45		2x6 Wood Studs @ 16" O.C (114 EA, 1018 LF)	SF	1341	5%	1408	\$ 2.35	\$ 3,308.92	0.017	\$ 40.00	\$ 0.68	\$ 957.47	\$	\$ 4,266.39
46		2x6 Top Plate	LF	298	5%	313	\$ 2.35	\$ 735.32	0.017	\$ 40.00	\$ 0.68	\$ 212.77	\$	\$ 948.09
47		2x6 Bottom Plate	LF	149	5%	156	\$ 2.35	\$ 367.66	0.017	\$ 40.00	\$ 0.68	\$ 106.39	\$	\$ 474.04
48		Acoustical Sealant	LF	298	5%	313	\$ 0.25	\$ 78.23	0.010	\$ 40.00	\$ 0.40	\$ 125.16	\$	\$ 203.39
(2x6) Exterior Wall (13'-0" H, 147 LF)														
49		5/8" Type X Gypsum Board	SF	1911	5%	2007	\$ 1.10	\$ 2,207.21	0.020	\$ 40.00	\$ 0.80	\$ 1,605.24	\$	\$ 3,812.45
50		1/2" Plywood Sheathing	SF	1911	5%	2007	\$ 1.02	\$ 2,046.68	0.020	\$ 40.00	\$ 0.80	\$ 1,605.24	\$	\$ 3,651.92
51		R-20 Insulation	SF	1911	5%	2007	\$ 0.95	\$ 1,906.22	0.010	\$ 40.00	\$ 0.40	\$ 802.62	\$	\$ 2,708.84
52		2x6 Wood Studs @ 16" O.C (112 EA, 1450 LF)	SF	1911	5%	2007	\$ 2.35	\$ 4,715.39	0.017	\$ 40.00	\$ 0.68	\$ 1,364.45	\$	\$ 6,079.85
53		2x6 Top Plate	LF	294	5%	309	\$ 2.35	\$ 725.45	0.017	\$ 40.00	\$ 0.68	\$ 209.92	\$	\$ 935.36
54		2x6 Bottom Plate	LF	147	5%	154	\$ 2.35	\$ 362.72	0.017	\$ 40.00	\$ 0.68	\$ 104.96	\$	\$ 467.68
55		Acoustical Sealant	LF	294	5%	294	\$ 0.25	\$ 73.50	0.010	\$ 40.00	\$ 0.40	\$ 117.60	\$	\$ 191.10
(2x6) Interior Wall (10'-0" H, 41 LF)														
56		5/8" Type X Gypsum Board	SF	820	5%	861	\$ 1.10	\$ 947.10	0.020	\$ 40.00	\$ 0.80	\$ 688.80	\$	\$ 1,635.90
57		R-20 Insulation	SF	410	5%	431	\$ 0.95	\$ 408.98	0.010	\$ 40.00	\$ 0.40	\$ 172.20	\$	\$ 581.18
58		2x6 Wood Studs @ 16" O.C (32 EA, 319 LF)	SF	410	5%	431	\$ 2.35	\$ 1,011.68	0.017	\$ 40.00	\$ 0.68	\$ 292.74	\$	\$ 1,304.42
59		2x6 Top Plate	LF	82	5%	86	\$ 2.35	\$ 202.34	0.017	\$ 40.00	\$ 0.68	\$ 58.55	\$	\$ 260.88
60		2x6 Bottom Plate	LF	41	5%	43	\$ 2.35	\$ 101.17	0.017	\$ 40.00	\$ 0.68	\$ 29.27	\$	\$ 130.44
61		Acoustical Sealant	LF	164	5%	264	\$ 0.25	\$ 66.00	0.010	\$ 40.00	\$ 0.40	\$ 105.60	\$	\$ 171.60
(2x4) Interior Wall (12'-6" H, 142 LF)														
62		5/8" Type X Gypsum Board	SF	3408	5%	3578	\$ 1.10	\$ 3,936.24	0.020	\$ 40.00	\$ 0.80	\$ 2,862.72	\$	\$ 6,798.96
63		R-13 Insulation	SF	1704	5%	1789	\$ 0.88	\$ 1,574.50	0.010	\$ 40.00	\$ 0.40	\$ 715.68	\$	\$ 2,290.18
64		2x4 Wood Studs @ 16" O.C (108 EA, 1294 LF)	SF	1704	5%	1789	\$ 1.35	\$ 2,415.42	0.017	\$ 40.00	\$ 0.68	\$ 1,216		

Project ID:	***** Apartment Building B
Location:	***** Vancouver, WA
Scope of Work:	All Trades - GC
Date:	Jan 10 2024

Bid Detail	
Projected Cost	\$ 447,113
Insurance	3% \$ 13,413
Contingency	5% \$ 22,356
Overhead and Profit	15% \$ 67,067
Tax	0.00% \$ -
Suggested Bid	\$ 549,950

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
73		2x4 Bottom Plate	LF	49	5%	51	\$ 1.35	\$ 69.46	0.017	\$ 40.00	\$ 0.68	\$ 34.99	\$	104.44
74		Acoustical Sealant	LF	196	5%	206	\$ 0.25	\$ 51.45	0.010	\$ 40.00	\$ 0.40	\$ 82.32	\$	133.77
		Interior Finishes												
		Wall Finish												
		Wall Paint WP-1												
75		Sherwin Williams 2 Coats Satin Latex O/ Primer Pure White SW7005	SF	7230	5%	7592	\$ 0.82	\$ 6,225.03	0.020	\$ 40.00	\$ 0.80	\$ 6,073.20	\$	12,298.23
76		Wall Tile	SF	340	5%	357	\$ 4.58	\$ 1,635.06	0.102	\$ 40.00	\$ 4.08	\$ 1,456.56	\$	3,091.62
		Baseboard												
77		1/2"x6" Flate Profile Wall Base B-1 Pure White SW7005	LF	690	5%	725	\$ 2.85	\$ 2,064.83	0.056	\$ 40.00	\$ 2.24	\$ 1,622.88	\$	3,687.71
		Flooring												
78		Laminate Vinyl Plank "LVP-1"	SF	2215	5%	2326	\$ 5.12	\$ 11,907.84	0.085	\$ 40.00	\$ 3.40	\$ 7,907.55	\$	19,815.39
		Ceiling												
79		5/8" Gypsum Board Ceiling	SF	2208	5%	2318	\$ 1.10	\$ 2,550.24	0.020	\$ 40.00	\$ 0.80	\$ 1,854.72	\$	4,404.96
		Ceiling Finish												
80		Paint @ Ceiling	SF	2208	5%	2318	\$ 0.82	\$ 1,901.09	0.028	\$ 40.00	\$ 1.12	\$ 2,596.61	\$	4,497.70
		Exterior Finishes												
81		Steel - Vertical Metal Siding	SF	1066	5%	1119	\$ 6.20	\$ 6,939.66	0.085	\$ 40.00	\$ 3.40	\$ 3,805.62	\$	10,745.28
82		Sage Green Light - Vertical Batt & Board Siding	SF	968	5%	1016	\$ 6.20	\$ 6,301.68	0.085	\$ 40.00	\$ 3.40	\$ 3,455.76	\$	9,757.44
83		Cheviot - Vertical Batt & Board Siding	SF	1295	5%	1360	\$ 6.20	\$ 8,430.45	0.085	\$ 40.00	\$ 3.40	\$ 4,623.15	\$	13,053.60
		House Wrap												
84		Cornice	SF	3330	5%	3497	\$ 0.15	\$ 524.48	0.015	\$ 40.00	\$ 0.60	\$ 2,097.90	\$	2,622.38
85		1x12 Fascia	LF	233	5%	245	\$ 0.70	\$ 171.26	0.018	\$ 40.00	\$ 0.72	\$ 176.15	\$	347.40
		Opening Finish												
86		Paint @ Door	SF	339	5%	356	\$ 2.88	\$ 1,025.14	0.025	\$ 62.00	\$ 1.55	\$ 551.72	\$	1,576.86
87		Paint @ Door Trim	LF	680	5%	714	\$ 0.48	\$ 342.72	0.015	\$ 40.00	\$ 0.60	\$ 428.40	\$	771.12
88		Paint @ Door Frame	LF	548	5%	575	\$ 0.70	\$ 402.78	0.018	\$ 40.00	\$ 0.72	\$ 414.29	\$	817.07
89		Paint @ Window Trim	LF	280	5%	294	\$ 0.62	\$ 182.28	0.015	\$ 40.00	\$ 0.60	\$ 176.40	\$	358.68
90		Paint @ Window Frame	LF	310	5%	326	\$ 0.70	\$ 227.85	0.018	\$ 40.00	\$ 0.72	\$ 234.36	\$	462.21
		Subtotal (Finishes)		165	5%	173	\$ 0.62	\$ 107.42	0.015	\$ 40.00	\$ 0.60	\$ 103.95	\$	211.37
		Subtotal (Finishes)						\$ 88,533				\$ 57,478		\$ 146,011
		DIVISION 10- SPECIALTIES												
91		Countertop	SF	151	5%	159	\$ 85.00	\$ 13,476.75	0.233	\$ 40.00	\$ 9.32	\$ 1,477.69	\$	14,954.44
92		4" Backsplash Tile	SF	22	5%	23	\$ 9.32	\$ 215.29	0.048	\$ 40.00	\$ 1.92	\$ 44.35	\$	259.64
93		(3'-6"x7'-8") kitchen Island	EA	4	0%	4	\$ 4,585.00	\$ 18,340.00	8.650	\$ 40.00	\$ 346.00	\$ 1,384.00	\$	19,724.00
		Subtotal (Specialties)						\$ 32,032				\$ 2,906		\$ 34,938
		DIVISION 11- EQUIPMENT												
94		Dryer	EA	4	0%	4	\$ 1,258.00	\$ 5,032.00	2.350	\$ 40.00	\$ 94.00	\$ 376.00	\$	5,408.00
95		Washer	EA	4	0%	4	\$ 1,258.00	\$ 5,032.00	2.350	\$ 40.00	\$ 94.00	\$ 376.00	\$	5,408.00
96		Refrigerator	EA	4	0%	4	\$ 1,400.00	\$ 5,600.00	1.500	\$ 40.00	\$ 60.00	\$ 240.00	\$	5,840.00
97		Electric Range	EA	4	0%	4	\$ 1,488.00	\$ 5,952.00	1.980	\$ 40.00	\$ 79.20	\$ 316.80	\$	6,268.80
98		Dishwasher	EA	4	0%	4	\$ 368.32	\$ 1,473.28	1.500	\$ 40.00	\$ 60.00	\$ 240.00	\$	1,713.28
		Subtotal (Equipment)		4	0%	4		\$ 23,089				\$ 1,549		\$ 24,638
		DIVISION 22- PLUMBING												
99		1 Piece Fiverglass Tub	EA	4	0%	4	\$ 4,010.00	\$ 16,040.00	5.200	\$ 40.00	\$ 208.00	\$ 832.00	\$	16,872.00
100		Water Heater	EA	4	0%	4	\$ 3,828.00	\$ 15,312.00	8.200	\$ 40.00	\$ 328.00	\$ 1,312.00	\$	16,624.00
101		Lavator	EA	4	0%	4	\$ 485.60	\$ 1,942.40	2.200	\$ 40.00	\$ 88.00	\$ 352.00	\$	2,294.40
102		Water Closet	EA	4	0%	4	\$ 1,144.00	\$ 4,576.00	3.200	\$ 40.00	\$ 128.00	\$ 512.00	\$	5,088.00
103		Undermount Sink W/ Faucet	EA	4	0%	4	\$ 621.59	\$ 2,486.36	1.200	\$ 40.00	\$ 48.00	\$ 192.00	\$	2,678.36
104		Allowance For Pipes & Fitting	SF	2216	5%	2327	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$	1,315.60
		Subtotal (Plumbing)						\$ 40,357				\$ 3,200		\$ 44,872
		DIVISION 25- HVAC/MECHANICAL												
105		Exhaust Fan	EA	4	0%	4	\$ 195.15	\$ 780.60	2.860	\$ 40.00	\$ 114.40	\$ 457.60	\$	1,238.20
106		Wall Mount Mini Split Unit	EA	8	0%	8	\$ 1,732.32	\$ 13,858.56	2.980	\$ 40.00	\$ 119.20	\$ 953.60	\$	14,812.16
107		Allowance For Ducts & Fitting	SF	2216	5%	2327	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$	1,315.60
		Subtotal (HVAC/Mechanical)						\$ 14,639				\$ 1,411		\$ 17,366
		DIVISION 26- ELECTRICAL												
108		Pendant	EA	12	0%	12	\$ 125.20	\$ 1,502.40	0.500	\$ 40.00	\$ 20.00	\$ 240.00	\$	1,742
109		Vanity Lighting	EA	4	0%	4	\$ 82.00	\$ 328.00	0.852	\$ 40.00	\$ 34.08	\$ 136.32	\$	464.32
110		Ceiling Fan & Light	EA	8	0%	8	\$ 285.00	\$ 2,280.00	0.758	\$ 40.00	\$ 30.32	\$ 242.56	\$	2,523
111		Recessed Can Light	EA	36	0%	36	\$ 175.20	\$ 6,307.20	0.500	\$ 40.00	\$ 20.00	\$ 720.00	\$	7,027
112		Allowance For Conduites	LF	960	5%	1008	\$ 1.85	\$ 1,864.80	0.048	\$ 40.00	\$ 1.92	\$ 1,935.36	\$	3,800.16
113		Allowance For Electric Wires	LF	2880	5%	3024	\$ 0.85	\$ 2,570.40	0.010	\$ 40.00	\$ 0.40	\$ 1,209.60	\$	3,780.00
		Subtotal (Electrical)						\$ 12,282				\$ 3,274		\$ 15,557

Building Data Summary	
Project ID:	***** Apartment Building B
Location:	***** Vancouver, WA
Scope of Work:	All Trades - GC
Date:	Jan 10 2024

Bid Detail	
Projected Cost	\$ 447,113
Insurance	3% \$ 13,413
Contingency	5% \$ 22,356
Overhead and Profit	15% \$ 67,067
Tax	0.00% \$ -
Suggested Bid	\$ 549,950

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	
													PROJECTED COST	\$ 447,113	
													INSURANCE	0%	\$ -
													CONTINGENCY	0%	\$ -
													OVERHEAD AND PROFIT	0%	\$ -
													TAX	0.00%	\$ -
													SUGGESTED BID	\$ 447,113	

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.

Veracity Estimating