

PROBABLE COST		
Project ID:	Pa***** ***** Residence	
Location:	***** Corlich Lane ***** , CA	
Scope of work:	Addition & Renovation	#VALUE!
Date:	2/3/2024	
DIVISION NO.	BUILDING COMPONENTS	TOTAL DIV. COST
Div. 01	General Requirements	\$ -
Div. 02	Demolition/Site Work	\$ 10,138
Div. 03	Concrete	\$ 21,926
Div. 05	Metals	\$ 2,243
Div. 06	Wood, Plastics and Composites	\$ 41,710
Div. 07	Thermal and Moisture Protection	\$ 19,742
Div. 08	Openings	\$ 26,140
Div. 09	Finishes	\$ 50,449
Div. 10	Specialties	\$ 19,925
Div. 11	Equipment	\$ 12,139
Div. 22	Plumbing	\$ 7,305
Div. 25	HVAC/Mechanical	\$ 12,028
Div. 26	Electrical	\$ 24,527
Projected Cost		\$ 248,271
Insurance	3%	\$ 7,448
Contingency	5%	\$ 12,414
Overhead and Profit	15%	\$ 37,241
TAX	0.00%	\$ -
Suggested Bid		\$ 305,374

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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
120		(12'-6"x8'-0") Window W/ Frame	EA	1	0%	1	\$ 620.00	\$ 620.00	2.000	\$ 60.00	\$ 120.00	\$ 120.00	\$ 740.00	
121		(2'-2"x4'-6") Window W/ Frame	EA	2	0%	2	\$ 210.00	\$ 420.00	2.000	\$ 60.00	\$ 120.00	\$ 240.00	\$ 660.00	
122		(3'-0"x2'-4") Window W/ Frame	EA	1	0%	1	\$ 320.00	\$ 320.00	2.000	\$ 60.00	\$ 120.00	\$ 120.00	\$ 440.00	
123		Painted Plywood Access Panel W/ Latch & Piano Hinges	EA	2	0%	2	\$ 380.00	\$ 760.00	2.000	\$ 60.00	\$ 120.00	\$ 240.00	\$ 1,000.00	
Subtotal (Openings)								\$ 22,300				\$ 3,840		\$ 26,140

Veracity Estimating

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2nd Floor														
203		Countertop	SF	9	10%	10	\$ 85.00	\$ 841.50	0.233	\$ 60.00	\$ 13.98	\$ 138.40	\$ 979.90	
204		(3'-0"x6'-4") Glass Shower Compartment	EA	1	0%	1	\$ 1,580.00	\$ 1,580.00	0.233	\$ 60.00	\$ 13.98	\$ 13.98	\$ 1,593.98	
Bath Accessories														
205		Mirror	EA	1	0%	1	\$ 135.00	\$ 135.00	0.420	\$ 60.00	\$ 25.20	\$ 25.20	\$ 160.20	
206		Coat Hook	EA	1	0%	1	\$ 80.00	\$ 80.00	0.420	\$ 60.00	\$ 25.20	\$ 25.20	\$ 105.20	
207		Soap Dispenser	EA	1	0%	1	\$ 85.00	\$ 85.00	0.420	\$ 60.00	\$ 25.20	\$ 25.20	\$ 110.20	
208		Tissue Holder	EA	1	0%	1	\$ 115.00	\$ 115.00	0.420	\$ 60.00	\$ 25.20	\$ 25.20	\$ 140.20	
209		(36" H) Grab Bar	EA	1	0%	1	\$ 38.95	\$ 38.95	0.398	\$ 60.00	\$ 23.88	\$ 23.88	\$ 62.83	
210		(42" H) Grab Bar	EA	1	0%	1	\$ 29.65	\$ 29.65	0.320	\$ 60.00	\$ 19.20	\$ 19.20	\$ 48.85	
Subtotal (Specialties)								\$ 15,951				\$ 3,974		\$ 19,925

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DIVISION 11- EQUIPMENT															
1st Floor															
Equipment															
211		Trash Can	EA	1	0%	1	\$ 110.00	\$ 110.00	2.350	\$ 85.00	\$ 199.75	\$ 199.75	\$ 309.75		
212		Wall Oven	EA	1	0%	1	\$ 1,580.00	\$ 1,580.00	2.350	\$ 85.00	\$ 199.75	\$ 199.75	\$ 1,779.75		
213		Refrigerator	EA	1	0%	1	\$ 1,800.00	\$ 1,800.00	2.350	\$ 85.00	\$ 199.75	\$ 199.75	\$ 1,999.75		
214		Dishwasher	EA	1	0%	1	\$ 1,750.00	\$ 1,750.00	2.350	\$ 85.00	\$ 199.75	\$ 199.75	\$ 1,949.75		
215		Microwave Oven	EA	1	0%	1	\$ 2,200.00	\$ 2,200.00	2.350	\$ 85.00	\$ 199.75	\$ 199.75	\$ 2,399.75		
216		Gas Range W/ Hood	EA	1	0%	1	\$ 3,500.00	\$ 3,500.00	2.350	\$ 85.00	\$ 199.75	\$ 199.75	\$ 3,699.75		
							Subtotal (Equipment)	\$ 10,940			\$ 1,199	\$ 1,199	\$ 12,139	\$ 12,139	
DIVISION 22- PLUMBING															
Basement															
Plumbing Fixtures															
217		Electric Water Heater	EA	1	0%	1	\$ 4,338.00	\$ 4,338	2.670	\$ 50.00	\$ 133.50	\$ 134	\$ 4,472		
First Floor															
Plumbing Fixtures															
218		Lavatory	EA	1	0%	1	\$ 234.00	\$ 234	2.120	\$ 50.00	\$ 106.00	\$ 106	\$ 340		
219		Water Closet	EA	1	0%	1	\$ 458.12	\$ 458	2.980	\$ 50.00	\$ 149.00	\$ 149	\$ 607		
220		Showerhead W/ Drain	EA	1	0%	1	\$ 285.00	\$ 285	0.350	\$ 50.00	\$ 17.50	\$ 18	\$ 303		
221		1-Compartment Sink	EA	1	0%	1	\$ 185.00	\$ 185	2.980	\$ 50.00	\$ 149.00	\$ 149	\$ 334		
Second Floor															
Plumbing Fixtures															
222		Lavatory	EA	1	0%	1	\$ 234.00	\$ 234	2.120	\$ 50.00	\$ 106.00	\$ 106	\$ 340		
223		Water Closet	EA	1	0%	1	\$ 458.12	\$ 458	2.980	\$ 50.00	\$ 149.00	\$ 149	\$ 607		
224		Showerhead W/ Drain	EA	1	0%	1	\$ 285.00	\$ 285	0.350	\$ 50.00	\$ 17.50	\$ 18	\$ 303		
							Subtotal (Plumbing)	\$ 6,477			\$ 828	\$ 828	\$ 7,305	\$ 7,305	
DIVISION 25- HVAC/MECHANICAL															
Basement															
HVAC Fixtures															
225		Exhaust Fan	EA	1	0%	1	\$ 231.20	\$ 231.20	1.200	\$ 95.00	\$ 114.00	\$ 114.00	\$ 345.20		
First Floor															
HVAC Fixtures															
226		Exhaust Fan	EA	1	0%	1	\$ 231.20	\$ 231.20	1.200	\$ 95.00	\$ 114.00	\$ 114.00	\$ 345.20		
227		Condensing Unit	EA	2	0%	2	\$ 3,550.00	\$ 7,100.00	1.200	\$ 95.00	\$ 114.00	\$ 228.00	\$ 7,328.00		
Second Floor															
HVAC Fixtures															
228		Exhaust Fan	EA	1	0%	1	\$ 231.20	\$ 231.20	1.200	\$ 95.00	\$ 114.00	\$ 114.00	\$ 345.20		
229		Mini-Split HVAC System	EA	1	0%	1	\$ 3,550.00	\$ 3,550.00	1.200	\$ 95.00	\$ 114.00	\$ 114.00	\$ 3,664.00		
							Subtotal (HVAC/Mechanical)	\$ 11,344			\$ 684	\$ 684	\$ 12,028	\$ 12,028	
DIVISION 26- ELECTRICAL															
Basement															
Lighting Fixtures															
230		1-Way Switch	EA	1	0%	1	\$ 12.50	\$ 12.50	0.320	\$ 92.00	\$ 29.44	\$ 29.44	\$ 41.94		
231		Recessed Light	EA	3	0%	3	\$ 155.00	\$ 465.00	0.755	\$ 92.00	\$ 69.46	\$ 208.38	\$ 673.38		
First Floor															
Lighting & Power Fixtures															
232		Allowance For Conduit & Wiring	SF	885	10%	974	\$ 1.15	\$ 1,119.53	0.048	\$ 92.00	\$ 4.42	\$ 4,298.98	\$ 5,418.50		
233		Pendant Light	EA	8	0%	8	\$ 165.00	\$ 1,320.00	0.755	\$ 92.00	\$ 69.46	\$ 555.68	\$ 1,875.68		
234		Floor Outlet	EA	2	0%	2	\$ 75.00	\$ 150.00	0.320	\$ 92.00	\$ 29.44	\$ 58.88	\$ 208.88		
235		Recessed Light	EA	23	0%	23	\$ 155.00	\$ 3,565.00	0.755	\$ 92.00	\$ 69.46	\$ 1,597.58	\$ 5,162.58		
236		1-Way Switch	EA	14	0%	14	\$ 12.50	\$ 175.00	0.320	\$ 92.00	\$ 29.44	\$ 412.16	\$ 587.16		
237		3-Way Switch	EA	7	0%	7	\$ 18.50	\$ 129.50	0.320	\$ 92.00	\$ 29.44	\$ 206.08	\$ 335.58		
238		Wall Sconce	EA	5	0%	5	\$ 235.00	\$ 1,175.00	0.755	\$ 92.00	\$ 69.46	\$ 347.30	\$ 1,522.30		
239		GFI Duplex Receptacle	EA	3	0%	3	\$ 52.58	\$ 157.74	0.320	\$ 92.00	\$ 29.44	\$ 88.32	\$ 246.06		
240		Undercabinet Fixture	EA	8	0%	8	\$ 145.00	\$ 1,160.00	0.755	\$ 92.00	\$ 69.46	\$ 555.68	\$ 1,715.68		
241		Simplex Receptacle	EA	13	0%	13	\$ 42.50	\$ 552.50	0.320	\$ 92.00	\$ 29.44	\$ 382.72	\$ 935.22		
242		Ceiling Fan W/ Light	EA	1	0%	1	\$ 285.00	\$ 285.00	0.755	\$ 92.00	\$ 69.46	\$ 69.46	\$ 354.46		
Second Floor															
Lighting & Power Fixtures															
243		Allowance For Conduit & Wiring	SF	105	10%	116	\$ 1.15	\$ 132.83	0.048	\$ 92.00	\$ 4.42	\$ 510.05	\$ 642.87		
244		Recessed Light	EA	8	0%	8	\$ 155.00	\$ 1,240.00	0.755	\$ 92.00	\$ 69.46	\$ 555.68	\$ 1,795.68		
245		Pendant Light	EA	5	0%	5	\$ 165.00	\$ 825.00	0.755	\$ 92.00	\$ 69.46	\$ 347.30	\$ 1,172.30		
246		1-Way Switch	EA	6	0%	6	\$ 12.50	\$ 75.00	0.320	\$ 92.00	\$ 29.44	\$ 176.64	\$ 251.64		
247		3-Way Switch	EA	1	0%	1	\$ 18.50	\$ 18.50	0.320	\$ 92.00	\$ 29.44	\$ 29.44	\$ 47.94		
248		Simplex Receptacle	EA	11	0%	11	\$ 42.50	\$ 467.50	0.320	\$ 92.00	\$ 29.44	\$ 323.84	\$ 791.34		
249		Ceiling Fan W/ Light	EA	1	0%	1	\$ 285.00	\$ 285.00	0.755	\$ 92.00	\$ 69.46	\$ 69.46	\$ 354.46		
250		GFI Duplex Receptacle	EA	2	0%	2	\$ 52.58	\$ 105.16	0.320	\$ 92.00	\$ 29.44	\$ 58.88	\$ 164.04		
251		Smoke & Carbon Monoxide Detector	EA	1	0%	1	\$ 160.00	\$ 160.00	0.755	\$ 92.00	\$ 69.46	\$ 69.46	\$ 229.46		
							Subtotal (Electrical)	\$ 13,576			\$ 10,951	\$ 10,951	\$ 24,527	\$ 24,527	
PROJECTED COST														\$ 248,271	
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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.