

Project ID:	Pa***** Residence
Location:	***** Corlich Lane ***** , CA
Scope of Work:	Addition & Renovation
Date:	2/3/2024



Projected Cost	\$	248,271
Insurance	3%	7,448
Contingency	5%	12,414
Overhead and Profit	15%	37,241
Tax	0.00%	-

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	\$ -	\$ -	\$ -	\$ -	-
DIVISION 02- SITE WORK/ EXISTING CONDITIONS														
		Demolition												
6		Basement Remove Wall	SF	21	10%	23	\$ -	\$ -	0.020	\$ 55.00	\$ 1.10	\$ 25.41	\$ 25.41	
7		Remove Window	EA	3	0%	3	\$ -	\$ -	1.000	\$ 55.00	\$ 55.00	\$ 165.00	\$ 165.00	
		First Floor												
8		Remove Wall	SF	336	10%	370	\$ -	\$ -	0.020	\$ 55.00	\$ 1.10	\$ 406.56	\$ 406.56	
9		Remove Stair	EA	5	0%	5	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 412.50	\$ 412.50	
10		Remove Flooring	SF	169	10%	186	\$ -	\$ -	0.022	\$ 55.00	\$ 1.21	\$ 224.94	\$ 224.94	
11		Remove Lavatory	EA	1	0%	1	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 82.50	\$ 82.50	
		Remove Bathtub	EA	1	0%	1	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 82.50	\$ 82.50	
13		Relocate Window	EA	1	0%	1	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 82.50	\$ 82.50	
14		Remove Water Closet	EA	1	0%	1	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 82.50	\$ 82.50	
15		Remove Countertop	SF	32	10%	35	\$ -	\$ -	0.022	\$ 55.00	\$ 1.21	\$ 42.59	\$ 42.59	
16		Remove Kitchen Sink	EA	1	0%	1	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 82.50	\$ 82.50	
17		Remove Refrigerator	EA	1	0%	1	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 82.50	\$ 82.50	
18		Remove Base Cabinet	LF	15	10%	17	\$ -	\$ -	0.045	\$ 55.00	\$ 2.48	\$ 40.84	\$ 40.84	
19		Remove Upper Cabinet	LF	20	10%	22	\$ -	\$ -	0.045	\$ 55.00	\$ 2.48	\$ 54.45	\$ 54.45	
20		Remove Backsplash Tile	LF	20	10%	22	\$ -	\$ -	0.045	\$ 55.00	\$ 2.48	\$ 54.45	\$ 54.45	
21		Remove Gas Range W/ Hood	EA	1	0%	1	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 82.50	\$ 82.50	
22		Remove Concrete Stoop & Stair	SF	29	10%	32	\$ -	\$ -	0.022	\$ 55.00	\$ 1.21	\$ 38.60	\$ 38.60	
23		Remove Door W/ Frame & Hardware	EA	3	0%	3	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 247.50	\$ 247.50	
24		Remove Window Unit Assembly & Sill	EA	4	0%	4	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 330.00	\$ 330.00	
25		Remove Frame Stoop & Stair Assembly	SF	28	10%	31	\$ -	\$ -	0.022	\$ 55.00	\$ 1.21	\$ 37.27	\$ 37.27	
		Second Floor												
26		Remove Wall	LF	18	10%	20	\$ -	\$ -	0.045	\$ 55.00	\$ 2.48	\$ 49.01	\$ 49.01	
27		Remove Flooring	SF	55	10%	61	\$ -	\$ -	0.022	\$ 55.00	\$ 1.21	\$ 73.21	\$ 73.21	
28		Remove Window	EA	1	0%	1	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 82.50	\$ 82.50	
29		Remove Shingles & Underlay	SF	71	10%	78	\$ -	\$ -	0.022	\$ 55.00	\$ 1.21	\$ 94.50	\$ 94.50	
30		Remove Door W/ Frame & Hardware	EA	3	0%	3	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 247.50	\$ 247.50	
31		Remove Window W/ Frame & Trim & Hardware	EA	1	0%	1	\$ -	\$ -	1.500	\$ 55.00	\$ 82.50	\$ 82.50	\$ 82.50	
		Foundation												
32		Excavation @ Crewel Space	CY	79.55	10%	87.51	\$ -	\$ -	0.850	\$ 60.00	\$ 51.00	\$ 4,462.76	\$ 4,462.76	
33		Excavation @ Footing	CY	11.63	10%	12.79	\$ -	\$ -	0.850	\$ 60.00	\$ 51.00	\$ 652.44	\$ 652.44	
34		(4" Thick) Gravel	SF	652	10%	717	\$ 1.32	\$ 946.70	0.020	\$ 55.00	\$ 1.10	\$ 788.92	\$ 1,735.62	
		Subtotal (Site Work/ Existing Conditions)						\$ 947				\$ 9,191		\$ 10,138
DIVISION 03- CONCRETE														
		Foundation												
35		Continuous Footing (20" W x 10" D) Continuous Footing w/ (3) - #4 Continuous Reinforcement (40 LF)	CY	2.05	10%	2.26	\$ 298.65	\$ 673.46	2.850	\$ 85.00	\$ 242.25	\$ 546.27	\$ 1,219.73	
36		(24" W x 10" D) Continuous Footing w/ (3) - #4 Continuous Reinforcement (74 LF)	CY	4.57	10%	5.03	\$ 298.65	\$ 1,501.31	2.850	\$ 85.00	\$ 242.25	\$ 1,217.79	\$ 2,719.10	
37		(32" W x 10" D) Continuous Footing w/ (3) - #4 Continuous Reinforcement (48 LF)	CY	3.96	10%	4.36	\$ 298.65	\$ 1,300.92	2.850	\$ 85.00	\$ 242.25	\$ 1,055.24	\$ 2,356.16	
		Stem Wall												
38		(8" Thick) Concrete Wall w/ #4 Bars @ 24" O.C Each Way (2'-8" H) (13 LF)	CY	0.86	10%	0.95	\$ 325.67	\$ 308.08	2.850	\$ 85.00	\$ 242.25	\$ 229.17	\$ 537.25	
39		(8" Thick) Concrete Wall w/ #4 Bars @ 24" O.C Each Way (3'-10" H) (35 LF)	CY	3.32	10%	3.65	\$ 325.67	\$ 1,189.35	2.850	\$ 85.00	\$ 242.25	\$ 884.70	\$ 2,074.04	
40		(8" Thick) Concrete Wall w/ #4 Bars @ 24" O.C Each Way (4'-0" H) (66 LF)	CY	6.53	10%	7.18	\$ 325.67	\$ 2,339.29	2.850	\$ 85.00	\$ 242.25	\$ 1,740.08	\$ 4,079.37	
41		(16" Thick) Concrete Wall w/ #4 Bars @ 24" O.C Each Way (2'-6" H) (48 LF)	CY	5.93	10%	6.52	\$ 325.67	\$ 2,124.35	2.850	\$ 85.00	\$ 242.25	\$ 1,580.20	\$ 3,704.54	
		Slab Turn Down Edge												
42		(12" W x 12" D) Slab Turn Down Edge w/ (1) #4 Continuous Reinforcement (26 LF)	CY	0.97	10%	1.07	\$ 298.65	\$ 318.66	2.850	\$ 85.00	\$ 242.25	\$ 258.48	\$ 577.14	
		Slab On Grade												
43		(2" Thick) Concrete Slab (537 SF)	CY	3.18	10%	3.50	\$ 298.65	\$ 1,044.68	2.850	\$ 85.00	\$ 242.25	\$ 847.39	\$ 1,892.07	
		Stair Concrete												
44		Stair Concrete	CY	1.78	10%	1.96	\$ 298.65	\$ 584.76	2.850	\$ 85.00	\$ 242.25	\$ 474.33	\$ 1,059.08	
		1st Floor												
		Slab On Grade												
45		(5" Thick) Concrete Slab w/ #4 Rebars @ 12" O.C (115 SF)	CY	1.75	10%	1.93	\$ 298.65	\$ 574.90	2.850	\$ 85.00	\$ 242.25	\$ 466.33	\$ 1,041.23	
		Stair Concrete												
46		Stair Concrete	CY	1.12	10%	1.23	\$ 298.65	\$ 367.94	2.850	\$ 85.00	\$ 242.25	\$ 298.45	\$ 666.39	
		Subtotal (Concrete)						\$ 12,328				\$ 9,598		\$ 21,926
DIVISION 05- METAL														
		1st Floor												
47		Steel Beam W10x30 Steel Beam (17 LF)	Lbs.	510	10%	561	\$ 1.87	\$ 1,049.07	0.012	\$ 65.00	\$ 0.78	\$ 437.58	\$ 1,486.65	
		Steel Angle												
48		L4x4x1/4" Steel Angle Ledger (90 LF)	Lbs.	98	10%	108	\$ 1.87	\$ 201.59	0.012	\$ 65.00	\$ 0.78	\$ 84.08	\$ 285.67	
		Connections												
49		Simpson	EA	20	0%	20	\$ 1.85	\$ 37.00	0.025	\$ 65.00	\$ 1.63	\$ 32.50	\$ 69.50	
50		(1/2" Dia x 7" Embed) Anchor Bolt	EA	4	0%	4	\$ 29.85	\$ 119.40	0.150	\$ 65.00	\$ 9.75	\$ 39.00	\$ 158.40	
		2nd Floor												
51		Simpson	EA	20	0%	20	\$ 1.85	\$ 37.00	0.025	\$ 65.00	\$ 1.63	\$ 32.50	\$ 69.50	
		Roof												
52		Simpson	EA	50	0%	50	\$ 1.85	\$ 92.50	0.025	\$ 65.00	\$ 1.63	\$ 81.25	\$ 173.75	
		Subtotal (Metals)						\$ 1,537				\$ 707		\$ 2,243

Project ID:	Pa***** Residence
Location:	***** Cortlich Lane ***** , CA
Scope of Work:	Addition & Renovation
Date:	2/3/2024



Projected Cost		\$	248,271
Insurance	3%	\$	7,448
Contingency	5%	\$	12,414
Overhead and Profit	15%	\$	37,241
Tax	0.00%	\$	-

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 06- WOOD, PLASTIC & COMPOSITES														
		Structural Framing												
		1st Floor												
		Sill Plate												
53		(2x6) P.T Sill Plate	LF	86	10%	95	\$ 3.85	\$ 364.21	0.035	\$ 62.00	\$ 2.17	\$ 205.28	\$ 569.49	
		Wood Post												
54		Quadruple Stud (2 EA) (8'-2" H)	LF	17	10%	19	\$ 4.65	\$ 86.96	0.024	\$ 62.00	\$ 1.49	\$ 27.83	\$ 114.78	
		P.T Ledger												
55		(2x10) P.T Ledger	LF	12	10%	13	\$ 6.25	\$ 82.50	0.024	\$ 62.00	\$ 1.49	\$ 19.64	\$ 102.14	
		Wood Blocking												
56		(2x) Wood Blocking	LF	27	10%	30	\$ 3.25	\$ 96.53	0.028	\$ 62.00	\$ 1.74	\$ 51.56	\$ 148.08	
57		(9-1/2") Rim Board Cleat	LF	32	10%	35	\$ 3.25	\$ 114.40	0.028	\$ 62.00	\$ 1.74	\$ 61.11	\$ 175.51	
		Floor Joist												
58		(2x10) Floor Joist @ 16" O.C (45 SF)	LF	34	10%	37	\$ 2.52	\$ 94.25	0.018	\$ 62.00	\$ 1.12	\$ 41.74	\$ 135.99	
59		(9-1/2") IB 600'S Floor Joist @ 16" O.C (535 SF)	LF	402	10%	442	\$ 3.52	\$ 1,556.54	0.018	\$ 62.00	\$ 1.12	\$ 493.50	\$ 2,050.04	
		Floor Sheathing												
60		(3/4" Thick) Plywood Sheathing	SF	577	10%	635	\$ 1.08	\$ 685.48	0.020	\$ 62.00	\$ 1.24	\$ 787.03	\$ 1,472.50	
		2nd Floor												
		Stud												
61		Quadruple Stud (3 EA) (8'-0" H)	LF	24	10%	26	\$ 4.65	\$ 122.76	0.024	\$ 62.00	\$ 1.49	\$ 39.28	\$ 162.04	
		Header												
62		(2x8) Header	LF	40	10%	44	\$ 3.52	\$ 154.88	0.018	\$ 62.00	\$ 1.12	\$ 49.10	\$ 203.98	
63		(2x10) Header	LF	60	10%	66	\$ 3.98	\$ 262.68	0.025	\$ 62.00	\$ 1.55	\$ 102.30	\$ 364.98	
64		(2x12) Header	LF	48	10%	53	\$ 6.25	\$ 330.00	0.024	\$ 62.00	\$ 1.49	\$ 78.57	\$ 408.57	
		Girder												
65		Girder	LF	17	10%	19	\$ 10.25	\$ 191.68	0.024	\$ 62.00	\$ 1.49	\$ 27.83	\$ 219.50	
		Wood Beam												
66		(1-3/4"x14") LVL Beam	LF	50	10%	55	\$ 8.25	\$ 453.75	0.024	\$ 62.00	\$ 1.49	\$ 81.84	\$ 535.59	
		Wood Blocking												
67		(2x) Cleat	LF	11	10%	12	\$ 3.25	\$ 39.33	0.028	\$ 62.00	\$ 1.74	\$ 21.01	\$ 60.33	
68		(2x) Wood Blocking	LF	35	10%	39	\$ 3.25	\$ 125.13	0.028	\$ 62.00	\$ 1.74	\$ 66.84	\$ 191.96	
69		(2x10) Ridge Board	LF	11	10%	12	\$ 3.25	\$ 39.33	0.028	\$ 62.00	\$ 1.74	\$ 21.01	\$ 60.33	
		Floor Joist												
70		(2x8) Floor Joist @ 24" O.C (265 SF)	LF	133	10%	146	\$ 1.52	\$ 222.38	0.018	\$ 62.00	\$ 1.12	\$ 163.27	\$ 385.65	
71		(2x10) Floor Joist @ 12" O.C (53 SF)	LF	53	10%	58	\$ 2.52	\$ 146.92	0.018	\$ 62.00	\$ 1.12	\$ 65.06	\$ 211.98	
		Floor Sheathing												
72		(3/4" Thick) Plywood Sheathing	SF	318	10%	350	\$ 1.08	\$ 377.78	0.020	\$ 62.00	\$ 1.24	\$ 433.75	\$ 811.54	
		Ceiling Joist												
73		(2x6) Ceiling Joist @ 24" O.C (45 SF)	LF	23	10%	25	\$ 1.52	\$ 38.46	0.018	\$ 62.00	\$ 1.12	\$ 28.23	\$ 66.69	
		Roof Rafter												
74		(2x8) Roof Rafter @ 16" O.C (130 SF)	LF	99	10%	109	\$ 2.56	\$ 278.78	0.015	\$ 62.00	\$ 0.93	\$ 101.28	\$ 380.06	
		Roof												
		Girder												
75		Girder	LF	17	10%	19	\$ 10.25	\$ 191.68	0.024	\$ 62.00	\$ 1.49	\$ 27.83	\$ 219.50	
		Wood Beam												
76		(2x) LVL Beam	LF	43	10%	47	\$ 8.25	\$ 390.23	0.024	\$ 62.00	\$ 1.49	\$ 70.38	\$ 460.61	
77		(1-3/4"x11-7/8") LVL Ridge Beam	LF	31	10%	34	\$ 8.25	\$ 281.33	0.024	\$ 62.00	\$ 1.49	\$ 50.74	\$ 332.07	
		Wood Blocking												
78		(2x6) Rim Board	LF	90	10%	99	\$ 3.25	\$ 321.75	0.028	\$ 62.00	\$ 1.74	\$ 171.86	\$ 493.61	
79		(2x6) Wood Blocking	LF	35	10%	39	\$ 3.25	\$ 125.13	0.028	\$ 62.00	\$ 1.74	\$ 66.84	\$ 191.96	
		Outtrigger												
80		(2x6) Outtrigger @ 16" O.C (335 SF)	LF	252	10%	277	\$ 1.52	\$ 421.34	0.018	\$ 62.00	\$ 1.12	\$ 309.36	\$ 730.70	
		Roof Rafter												
81		(2x10) Rafter @ 24" O.C (705 SF)	LF	353	10%	388	\$ 2.52	\$ 978.52	0.018	\$ 62.00	\$ 1.12	\$ 433.34	\$ 1,411.86	
		Roof Sheathing												
82		(3/4" Thick) Roof Sheathing	SF	1040	10%	1144	\$ 0.98	\$ 1,121.12	0.020	\$ 62.00	\$ 1.24	\$ 1,418.56	\$ 2,539.68	
		Millwork												
		1st Floor												
83		(1'-6" W) Closet	LF	3	10%	3	\$ 265.66	\$ 876.68	0.512	\$ 62.00	\$ 31.74	\$ 104.76	\$ 981.43	
84		(1'-0" W) Coat Closet	LF	4	10%	4	\$ 265.66	\$ 1,168.90	0.512	\$ 62.00	\$ 31.74	\$ 139.67	\$ 1,308.58	
85		(2'-0" W) Base Cabinet	LF	20	10%	22	\$ 265.66	\$ 5,844.52	0.512	\$ 62.00	\$ 31.74	\$ 698.37	\$ 6,542.89	
86		(1'-6" W) Pantry Closet	LF	9	10%	10	\$ 265.66	\$ 2,630.03	0.512	\$ 62.00	\$ 31.74	\$ 314.27	\$ 2,944.30	
87		(1'-0" W) Upper Cabinet	LF	15	10%	17	\$ 265.66	\$ 4,383.39	0.512	\$ 62.00	\$ 31.74	\$ 523.78	\$ 4,907.17	
88		(1'-10" W) Linen Cabinet	LF	4	10%	4	\$ 265.66	\$ 1,168.90	0.512	\$ 62.00	\$ 31.74	\$ 139.67	\$ 1,308.58	
89		(2'-0" W) Built In Cabinet	LF	6	10%	7	\$ 265.66	\$ 1,753.36	0.512	\$ 62.00	\$ 31.74	\$ 209.51	\$ 1,962.87	
90		(1'-10" W) Vanity Cabinet	LF	4	10%	4	\$ 265.66	\$ 1,168.90	0.512	\$ 62.00	\$ 31.74	\$ 139.67	\$ 1,308.58	
		2nd Floor												
91		(1'-0" W) Walk-In Closet	LF	11	10%	12	\$ 265.66	\$ 3,214.49	0.512	\$ 62.00	\$ 31.74	\$ 384.10	\$ 3,598.59	
92		(1'-10" W) Vanity Cabinet	LF	5	10%	6	\$ 265.66	\$ 1,461.13	0.512	\$ 62.00	\$ 31.74	\$ 174.59	\$ 1,635.72	
		Subtotal (Wood & Plastic Composites)					\$ 33,366				\$ 8,344		\$ 41,710	
DIVISION 07- THERMAL & MOISTURE PROTECTION														
		Foundation												
93		R-10 Insulation	SF	537	10%	591	\$ 0.92	\$ 543.44	0.012	\$ 62.00	\$ 0.74	\$ 439.48	\$ 982.92	
94		(6 MIL) Poly Vapor Barrier	SF	537	10%	591	\$ 0.85	\$ 502.10	0.012	\$ 62.00	\$ 0.74	\$ 439.48	\$ 941.58	
		Roofing												
95		Gutter	LF	78	10%	86	\$ 4.25	\$ 364.65	0.032	\$ 62.00	\$ 1.98	\$ 170.23	\$ 534.88	
96		Ridge Vent	LF	42	10%	46	\$ 2.65	\$ 122.43	0.025	\$ 62.00	\$ 1.55	\$ 71.61	\$ 194.04	
97		Roof Shingles	SF	796	10%	876	\$ 6.10	\$ 5,341.16	0.032	\$ 62.00	\$ 1.98	\$ 1,737.19	\$ 7,078.35	
98		Metal Drip Edge	LF	78	10%	86	\$ 2.65	\$ 227.37	0.025	\$ 62.00	\$ 1.55	\$ 132.99	\$ 360.36	
99		Downspout -1 EA	LF	13	10%	14	\$ 2.25	\$ 32.18	0.850	\$ 62.00	\$ 52.70	\$ 753.61	\$ 785.79	
100		Ice & Water Shield	LF	52	10%	57	\$ 2.65	\$ 151.58	0.025	\$ 62.00	\$ 1.55	\$ 88.66	\$ 240.24	
101		(1'-0" W) Soffit Panel	SF	50	10%	55	\$ 1.85	\$ 101.75	0.025	\$ 62.00	\$ 1.55	\$ 85.25	\$ 187.00	
102		(1'-2" W) Soffit Panel	SF	48	10%	53	\$ 1.85	\$ 97.68	0.025	\$ 62.00	\$ 1.55	\$ 81.84	\$ 179.52	
103		(2'-6" W) Soffit Panel	SF	44	10%	48	\$ 1.85	\$ 89.54	0.025	\$ 62.00	\$ 1.55	\$ 75.02	\$ 164.56	
104		(3'-0" W) Soffit Panel	SF	81	10%	89	\$ 1.85	\$ 164.84	0.025	\$ 62.00	\$ 1.55	\$ 138.11	\$ 302.94	
105		(4'-0" W) Soffit Panel	SF	75	10%	83	\$ 1.85	\$ 152.63	0.025	\$ 62.00	\$ 1.55	\$ 127.88	\$ 280.50	
106		W-Shaped Metal Valley Flashing	LF	52	10%	57	\$ 2.25	\$ 128.70	0.850	\$ 62.00	\$ 52.70	\$ 3,014.44	\$ 3,143.14	
107		C												

Project ID:	Pa***** Residence
Location:	***** Cortlich Lane ***** , CA
Scope of Work:	Addition & Renovation
Date:	2/3/2024



VERACITY
ESTIMATING

Construction Estimation Services

Projected Cost		\$	248,271
Insurance	3%	\$	7,448
Contingency	5%	\$	12,414
Overhead and Profit	15%	\$	37,241
Tax	0.00%	\$	-

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 09- FINISHES														
		Basement												
		Infill Wall As: (11 LF, 4'-0"H)												
124		(2x4) Wood Stud @ 16" O.C (9 EA, 37 LF)	SF	44	10%	48	\$ 1.35	\$ 65.34	0.017	\$ 55.00	\$ 0.94	\$ 45.25	\$ 110.59	
125		(1/2") Gypsum Wall Board	SF	22	10%	24	\$ 0.98	\$ 23.72	0.020	\$ 55.00	\$ 1.10	\$ 26.62	\$ 50.34	
126		(1/2") Backer Board	SF	22	10%	24	\$ 1.15	\$ 27.83	0.020	\$ 55.00	\$ 1.10	\$ 26.62	\$ 54.45	
127		(2x4) Top & Bottom Plate	LF	33	10%	36	\$ 1.35	\$ 49.01	0.017	\$ 55.00	\$ 0.94	\$ 33.94	\$ 82.95	
128		Acoustical Sealant	LF	22	10%	24	\$ 0.25	\$ 6.05	0.010	\$ 55.00	\$ 0.55	\$ 13.31	\$ 19.36	
		First Floor												
		Partition Wall												
		Infill Wall As: (6 LF, 4'-0"H)												
129		(2x4) Wood Stud @ 16" O.C (5 EA, 22 LF)	SF	24	10%	26	\$ 1.35	\$ 35.64	0.017	\$ 55.00	\$ 0.94	\$ 24.68	\$ 60.32	
130		(1/2") Gypsum Wall Board	SF	12	10%	13	\$ 0.98	\$ 12.94	0.020	\$ 55.00	\$ 1.10	\$ 14.52	\$ 27.46	
131		(1/2") Backer Board	SF	12	10%	13	\$ 1.15	\$ 15.18	0.020	\$ 55.00	\$ 1.10	\$ 14.52	\$ 29.70	
132		(2x4) Top & Bottom Plate	LF	18	10%	20	\$ 1.35	\$ 26.73	0.017	\$ 55.00	\$ 0.94	\$ 18.51	\$ 45.24	
133		Acoustical Sealant	LF	12	10%	13	\$ 0.25	\$ 3.30	0.010	\$ 55.00	\$ 0.55	\$ 7.26	\$ 10.56	
		Stud Wall As: (18 LF, 12'-6"H)												
134		(2x6) Wood Stud @ 16" O.C (14 EA, 181 LF)	SF	225	10%	248	\$ 1.35	\$ 334.13	0.017	\$ 55.00	\$ 0.94	\$ 231.41	\$ 565.54	
135		(1/2") Gypsum Wall Board	SF	225	10%	248	\$ 0.98	\$ 242.55	0.020	\$ 55.00	\$ 1.10	\$ 272.25	\$ 514.80	
136		(1/2") Plywood Sheathing	SF	225	10%	248	\$ 1.02	\$ 252.45	0.020	\$ 55.00	\$ 1.10	\$ 272.25	\$ 524.70	
137		R-20 Closed Cell Spray Foam Insulation	SF	225	10%	248	\$ 0.95	\$ 235.13	0.010	\$ 55.00	\$ 0.55	\$ 136.13	\$ 371.25	
138		(2x6) Top & Bottom Plate	LF	54	10%	59	\$ 1.35	\$ 80.19	0.017	\$ 55.00	\$ 0.94	\$ 55.54	\$ 135.73	
139		Acoustical Sealant	LF	36	10%	40	\$ 0.25	\$ 9.90	0.010	\$ 55.00	\$ 0.55	\$ 21.78	\$ 31.68	
		Stud Wall As: (64 LF, 8'-6"H)												
140		(2x4) Wood Stud @ 16" O.C (49 EA, 417 LF)	SF	544	10%	598	\$ 1.35	\$ 807.84	0.017	\$ 55.00	\$ 0.94	\$ 559.50	\$ 1,367.34	
141		(1/2") Gypsum Wall Board	SF	108	10%	119	\$ 0.98	\$ 116.42	0.020	\$ 55.00	\$ 1.10	\$ 130.68	\$ 247.10	
142		(1/2") Backer Board	SF	80	10%	88	\$ 1.15	\$ 101.20	0.020	\$ 55.00	\$ 1.10	\$ 96.80	\$ 198.00	
143		(2x4) Top & Bottom Plate	LF	192	10%	211	\$ 1.35	\$ 285.12	0.017	\$ 55.00	\$ 0.94	\$ 197.47	\$ 482.59	
144		Acoustical Sealant	LF	256	10%	282	\$ 0.25	\$ 70.40	0.010	\$ 55.00	\$ 0.55	\$ 154.88	\$ 225.28	
		Stud Wall As: (61 LF, 8'-6"H)												
145		(2x6) Wood Stud @ 16" O.C (46 EA, 398 LF)	SF	519	10%	571	\$ 1.35	\$ 770.72	0.017	\$ 55.00	\$ 0.94	\$ 533.79	\$ 1,304.51	
146		(1/2") Gypsum Wall Board	SF	519	10%	571	\$ 0.98	\$ 559.48	0.020	\$ 55.00	\$ 1.10	\$ 627.99	\$ 1,187.47	
147		(1/2") Plywood Sheathing	SF	519	10%	571	\$ 1.02	\$ 582.32	0.020	\$ 55.00	\$ 1.10	\$ 627.99	\$ 1,210.31	
148		R-20 Closed Cell Spray Foam Insulation	SF	519	10%	571	\$ 0.95	\$ 542.36	0.010	\$ 55.00	\$ 0.55	\$ 314.00	\$ 856.35	
149		(2x6) Top & Bottom Plate	LF	183	10%	201	\$ 1.35	\$ 271.76	0.017	\$ 55.00	\$ 0.94	\$ 188.22	\$ 459.97	
150		Acoustical Sealant	LF	122	10%	134	\$ 0.25	\$ 33.55	0.010	\$ 55.00	\$ 0.55	\$ 73.81	\$ 107.36	
		Flooring												
151		Tile Flooring	SF	100	10%	110	\$ 4.58	\$ 503.80	0.092	\$ 60.00	\$ 5.52	\$ 607.20	\$ 1,111.00	
152		Terrace Planter	SF	111	10%	122	\$ 2.58	\$ 315.02	0.092	\$ 60.00	\$ 5.52	\$ 673.99	\$ 989.01	
153		Hardwood Flooring	SF	670	10%	737	\$ 3.58	\$ 2,638.46	0.092	\$ 60.00	\$ 5.52	\$ 4,068.24	\$ 6,706.70	
		Baseboard												
154		Tile Base	LF	50	10%	55	\$ 3.85	\$ 211.75	0.022	\$ 60.00	\$ 1.32	\$ 72.60	\$ 284.35	
155		Hardwood Base	LF	122	10%	134	\$ 1.85	\$ 248.27	0.022	\$ 60.00	\$ 1.32	\$ 177.14	\$ 425.41	
		Wall Finish												
156		Tile @ Wall	SF	95	10%	105	\$ 4.58	\$ 478.61	0.102	\$ 60.00	\$ 6.12	\$ 639.54	\$ 1,118.15	
157		Paint @ Wall	SF	850	10%	935	\$ 0.82	\$ 766.70	0.020	\$ 58.00	\$ 1.16	\$ 1,084.60	\$ 1,851.30	
		Ceiling												
158		T&G Panel Ceiling	SF	318	10%	350	\$ 1.25	\$ 437.25	0.092	\$ 60.00	\$ 5.52	\$ 1,930.90	\$ 2,368.15	
159		(1/2" Thick) Gypsum Board Ceiling	SF	508	10%	559	\$ 1.15	\$ 642.62	0.020	\$ 55.00	\$ 1.10	\$ 614.68	\$ 1,257.30	
Second Floor														
		Partition Wall												
		Stud Wall As: (36 LF, 7'-0"H)												
160		(2x4) Wood Stud @ 16" O.C (28 EA, 196 LF)	SF	252	10%	277	\$ 1.35	\$ 374.22	0.017	\$ 55.00	\$ 0.94	\$ 259.18	\$ 633.40	
161		(1/2") Gypsum Wall Board	SF	504	10%	554	\$ 0.98	\$ 543.31	0.020	\$ 55.00	\$ 1.10	\$ 609.84	\$ 1,153.15	
162		(2x4) Top & Bottom Plate	LF	108	10%	119	\$ 1.35	\$ 160.38	0.017	\$ 55.00	\$ 0.94	\$ 111.08	\$ 271.46	
163		Acoustical Sealant	LF	144	10%	158	\$ 0.25	\$ 39.60	0.010	\$ 55.00	\$ 0.55	\$ 87.12	\$ 126.72	
		Stud Wall As: (92 LF, 7'-0"H)												
164		(2x6) Wood Stud @ 16" O.C (70 EA, 491 LF)	SF	644	10%	708	\$ 1.35	\$ 956.34	0.017	\$ 55.00	\$ 0.94	\$ 662.35	\$ 1,618.69	
165		(1/2") Gypsum Wall Board	SF	644	10%	708	\$ 0.98	\$ 694.23	0.020	\$ 55.00	\$ 1.10	\$ 779.24	\$ 1,473.47	
166		(1/2") Plywood Sheathing	SF	644	10%	708	\$ 1.02	\$ 722.57	0.020	\$ 55.00	\$ 1.10	\$ 779.24	\$ 1,501.81	
167		R-20 Closed Cell Spray Foam Insulation	SF	644	10%	708	\$ 0.95	\$ 672.98	0.010	\$ 55.00	\$ 0.55	\$ 389.62	\$ 1,062.60	
168		(2x6) Top & Bottom Plate	LF	276	10%	304	\$ 1.35	\$ 409.86	0.017	\$ 55.00	\$ 0.94	\$ 283.87	\$ 693.73	
169		Acoustical Sealant	LF	184	10%	202	\$ 0.25	\$ 50.60	0.010	\$ 55.00	\$ 0.55	\$ 111.32	\$ 161.92	
170		Insulation @ Existing Wall	SF	65	10%	72	\$ 0.95	\$ 67.93	0.010	\$ 55.00	\$ 0.55	\$ 39.33	\$ 107.25	
		Wall Finish												
171		Tile @ Wall	SF	85	10%	94	\$ 4.58	\$ 428.23	0.102	\$ 60.00	\$ 6.12	\$ 572.22	\$ 1,000.45	
172		Paint @ Wall	SF	1140	10%	1254	\$ 0.82	\$ 1,028.28	0.020	\$ 58.00	\$ 1.16	\$ 1,454.64	\$ 2,482.92	
		Flooring												
173		Tile Flooring	SF	55	10%	61	\$ 4.58	\$ 277.09	0.092	\$ 60.00	\$ 5.52	\$ 333.96	\$ 611.05	
		Baseboard												
174		Tile Base	LF	28	10%	31	\$ 3.85	\$ 118.58	0.022	\$ 60.00	\$ 1.32	\$ 40.66	\$ 159.24	
175		Hardwood Base	LF	24	10%	26	\$ 1.85	\$ 48.84	0.022	\$ 60.00	\$ 1.32	\$ 34.85	\$ 83.69	
		Ceiling												
176		(1/2" Thick) Gypsum Board Ceiling	SF	105	10%	116	\$ 1.15	\$ 132.83	0.020	\$ 55.00	\$ 1.10	\$ 127.05	\$ 259.88	
		Opening Finish												
177		Paint @ Door	SF	276	10%	304	\$ 0.48	\$ 145.73	0.015	\$ 58.00	\$ 0.87	\$ 264.13	\$ 409.86	
178		Paint @ Door Trim	LF	177	10%	195	\$ 0.70	\$ 136.29	0.018	\$ 58.00	\$ 1.04	\$ 203.27	\$ 339.56	
179		Paint @ Door Frame	LF	88	10%	97	\$ 0.62	\$ 60.02	0.015	\$ 58.00	\$ 0.87	\$ 84.22	\$ 144.23	
180		Paint @ Window Trim	LF	324	10%	356	\$ 0.70	\$ 249.48	0.018	\$ 58.00	\$ 1.04	\$ 372.08	\$ 621.56	
181		Paint @ Window Frame	LF	162	10%	178	\$ 0.62	\$ 110.48	0.015	\$ 58.00	\$ 0.87	\$ 155.03	\$ 265.52	
		Exterior Finish												
182		Lap Siding	SF	886	10%	975	\$ 5.12	\$ 4,989.95	0.015	\$ 55.00	\$ 0.43	\$ 419.08	\$ 5,409.03	
183		House Wrap	SF	886	10%	975	\$ 0.12	\$ 116.95	0.015	\$ 55.00	\$ 0.43	\$ 419.08	\$ 536.03	
184		(8") Rake Trim	LF	42	10%	46	\$ 2.65	\$ 122.43	0.025	\$ 62.00	\$ 1.55	\$ 71.61	\$ 194.04	
185		Door Trim	LF	54	10%	5								

Project ID:	Pa***** Residence
Location:	***** Corlich Lane ***** , CA
Scope of Work:	Addition & Renovation
Date:	2/3/2024



VERACITY
ESTIMATING

Construction Estimation Services

Projected Cost		\$	248,271
Insurance	3%	\$	7,448
Contingency	5%	\$	12,414
Overhead and Profit	15%	\$	37,241
Tax	0.00%	\$	-

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 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			\$ 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			\$ 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			\$ 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			\$ 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
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.														

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