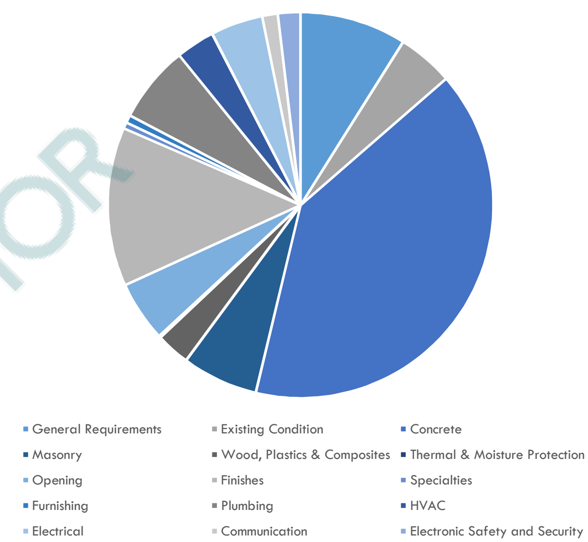
GENERAL SUMMARY

Prepared for: Triplex Renovation, 202 Ridgeview Drive, Cumming, Georgia 30040
Project ID:
Scope: G.C
No. Of Floors: 3
Date: 15-Apr-25

COST ESTIMATOR

BUILDING GSF	3,286		
DIVISION NO	**DESCRIPTION**	**TOTAL DIV. COST**	**TOTAL DIV. COST (PER SF)**
01 00 00	General Requirements	$ 34,250	$ 10.42
02 00 00	Existing Condition	$ 18,016	$ 5.48
03 00 00	Concrete	$ 153,849	$ 46.82
04 00 00	Masonry	$ 24,488	$ 7.45
06 00 00	Wood, Plastics & Composites	$ 10,928	$ 3.33
07 00 00	Thermal & Moisture Protection	$ 565	$ 0.17
08 00 00	Opening	$ 19,444	$ 5.92
09 00 00	Finishes	$ 51,164	$ 15.57
10 00 00	Specialties	$ 1,995	$ 0.61
12 00 00	Furnishing	$ 2,428	$ 0.74
22 00 00	Plumbing	$ 24,837	$ 7.56
23 00 00	HVAC	$ 12,480	$ 3.80
26 00 00	Electrical	$ 16,770	$ 5.10
27 00 00	Communication	$ 5,075	$ 1.54
28 00 00	Electronic Safety and Security	$ 7,250	$ 2.21
TOTAL TRADE COST		**$ 383,540**	**$ 117**
OVERHEAD AND PROFIT	**0%**	$ -	$ -
INSURANCE	**3%**	$ 11,506	$ 4
CONTINGENCY	**5%**	$ 19,177	$ 6
TAX	**4%**	$ 6,954	$ 5
SUGGESTED BID		**$ 421,177**	**$ 131**

DIVISION COST COMPARISON



DETAILED BREAKDOWN OF ITEMS

Prepared for: Triplex Renovation, 202 Ridgeview Drive, Cumming, Georgia 30040
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COST ESTIMATOR

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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	TOTAL DIV. COST (PER SF)
			GENERAL REQUIREMENTS									
1			Permits	LS	1	0%	1	$ -	$ -	$ -	$ -	
2			Supervision and Coordination	LS	1	0%	1	$ -	$ -	$ 15,000.00	$ 15,000.00	
3			Submittals and Shop drawings	LS	1	0%	1	$ -	$ -	$ -	$ -	
4			Final Cleaning	LS	1	0%	1	$ -	$ -	$ 3,500.00	$ 3,500.00	
5			Mobilization Costs	LS	1	0%	1	$ -	$ -	$ 8,000.00	$ 8,000.00	
6			Temporary Control & Facilities	LS	1	0%	1	$ -	$ -	$ 3,000.00	$ 3,000.00	
7			Scaffolding	LS	1	0%	1	$ -	$ -	$ 1,500.00	$ 1,500	
8			Equipment	LS	1	0%	1	$ -	$ -	$ 3,250.00	$ 3,250	
										SUBTOTAL	**$ 34,250**	
			EXISTING CONDITIONS									
			DEMOLITION									
			STRUCTURAL DEMOLITION									
9			Remove Existing 6x6 Wood Post 8'-0" High	EA	9	0%	9	$ 26.78	$ -	$ 26.78	$ 240.98	
10			Remove Existing 18"x18"x12" Pad 3000 Psi Concrete Footing below Posts W/ -Reinforcement: (3) #4 Rebar Each Way	EA	9	0%	9	$ 13.39	$ -	$ 13.39	$ 120.49	
11	**S100**	**Plan Notes**	Remove Existing 24" x 18" Continuous 3000 Psi Concrete Footing W/ -Reinforcement: (3) #4 Continuous Top & Bottom -Reinforcement: (1) #4 @ 16" O.C. Vertical Top & Bottom	LF	57	0%	57	$ 11.78	$ -	$ 11.78	$ 674.11	
12			Remove Existing 4" Thick 3000 Psi Concrete Slab on Grade W/ -W/ 6x6 W1.8xW1.8 Wire Mesh	SF	1416	0%	1416	$ 5.89	$ -	$ 5.89	$ 8,341.18	
13			Remove Existing Floor Framing - 2x10 Floor Joist @ 16" O.C & Floor Sheathing for New Stairs	SF	109	0%	109	$ 8.03	$ -	$ 8.03	$ 876.19	
			ARCHITECTURAL DEMOLITION									
14			Remove Interior Single Door w/ Frame & Hardware	EA	1	0%	1	$ 240.98	$ -	$ 240.98	$ 240.98	
15			Remove 4" Interior Partition Wall (9'-0" H)	SF	22	0%	22	$ 2.41	$ -	$ 2.41	$ 51.83	
16			Remove 6" Exterior Wall For Installation of New Windows	SF	162	0%	162	$ 3.21	$ -	$ 3.21	$ 520.86	
17			Remove 6" Exterior Wall For Installation of New Door	SF	20	0%	19.96	$ 7.56	$ -	$ 7.56	$ 150.90	
18			Remove Bath Countertop in It's Entirety	SF	16	0%	16	$ 10.71	$ -	$ 10.71	$ 174.68	
19			Remove Existing Floor Finish for New Stair Opening	SF	109	0%	109	$ 4.20	$ -	$ 4.20	$ 459.59	
20	**A100**	**Plan Notes**	Remove Existing Wall Base	LF	45	0%	45	$ 1.18	$ -	$ 1.18	$ 53.42	
21			Remove Existing Horizontal Metal Siding for Opening of New Windows -Siding Type Assumed, Please Verify	SF	372	0%	372	$ 4.02	$ -	$ 4.02	$ 1,494.45	
			MEP DEMOLITION									
22			Remove All Electrical Devices on Ceiling and Wiring Back to Source. (Contractor to verify, if required & modify accordingly)	SF	54	0%	54	$ 2.41	$ -	$ 2.41	$ 130.13	
23			Removal of Existing Water Closet, all Plumbing Piping, Fittings and all relevant Accessories.	EA	3	0%	3	$ 281.14	$ -	$ 281.14	$ 843.41	
24			Removal of Existing Lavatory, all Plumbing Piping, Fittings and all relevant Accessories.	EA	3	0%	3	$ 254.36	$ -	$ 254.36	$ 763.09	
			SHORING									
25			Allownce for Shoring of Overhang Deck And Sunroom After Removing 8'-0"H Wood Posts (9 EA, 480 SF)	LS	1	0%	1	$ -	$ 2,880.00	$ 2,880.00	$ 2,880.00	
										SUBTOTAL	**$ 18,016**	**$ 5**
			CONCRETE									
			CAST IN PLACE CONCRETE									
			PAD FOOTING									
26			**1'-6" x 1'-6" x 1'-0" Concrete Pad Footing**	**EA**	**14**	**1.5**	**1.5**					
27			Concrete (3000 Psi)	CY	1	10%	1	$ 317.36	$ 232.00	$ 549.36	$ 705	
28			Reinforcement: (3) #4 Bar Each Way. Bottom	LBS	84	10%	93	$ 0.36	$ 1.54	$ 1.90	$ 176	
29		**3/S100**	5/8" Dia Anchors W Bolts & 7" Embedment In Concrete	EA	14	0%	14	$ 9.10	$ 24.15	$ 33.25	$ 466	
30			Formwork	SF	84	10%	92	$ 1.64	$ -	$ 1.64	$ 151	
31			Excavation	CY	3	10%	4	$ 30.80	$ -	$ 30.80	$ 110	
32			Backfill	CY	2	10%	2	$ 28.56	$ -	$ 28.56	$ 65	
33			15'-0" High Helical Piers	EA	14	0%	14	$ 224.00	$ 1,450.00	$ 1,674.00	$ 23,436	
			CONTINIOUS FOOTING									
34			**2'-0"x 1'-6" Continuous Concrete Footing**	**LF**	**57**	**2.0**	**1.5**					
35			Concrete (3000 Psi)	CY	6	10%	7	$ 615.91	$ 232.00	$ 847.91	$ 5,925	
36			Reinforcement: (3) #4 Continuous Top & Bottom	LBS	229	10%	252	$ 0.36	$ 1.54	$ 1.90	$ 480	
37			Reinforcement: (1) #4 @16" O.C. Top & Bottom	LBS	115	10%	126	$ 0.36	$ 1.54	$ 1.90	$ 241	
38			Formwork	SF	172	10%	189	$ 1.64	$ -	$ 1.64	$ 309.03	
39		**5/S100**	Excavation	CY	10	10%	10	$ 30.80	$ -	$ 30.80	$ 322.82	
40			Backfill	CY	3	10%	3	$ 28.56	$ -	$ 28.56	$ 99.78	
41			15'-0" High Helical Piers @ 6'-0" O.C. W/ -Helicap Pier Cap	EA	11	0%	11	$ 224.00	$ 1,450.00	$ 1,674.00	$ 17,624	
42			Perimeter Drain Pipe - Filter Fabric Surrounding - Min 12"x12" Coarse Gravel Surround	LF	57	10%	63	$ 0.98	$ 3.75	$ 4.73	$ 297	
43			**2'-0"x 1'-6" Continuous Concrete Footing**	**LF**	**63**	**2.0**	**1.5**					
44			Concrete (3000 Psi)	CY	7	10%	8	$ 668.64	$ 232.00	$ 900.64	$ 6,935	
45			Reinforcement: (3) #4 Continuous Top & Bottom	LBS	253	10%	278	$ 0.36	$ 1.54	$ 1.90	$ 529	
46			Reinforcement: (1) #4 @16" O.C. Top & Bottom	LBS	127	10%	139	$ 0.36	$ 1.54	$ 1.90	$ 265	
47		**7/S100**	Formwork	SF	189	10%	208	$ 1.64	$ -	$ 1.64	$ 340.54	

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48		7/S100	Excavation	CY	19	10%	21	$ 30.80	$ -	$ 30.80	$ 652.19	
49			Backfill	CY	12	10%	13	$ 28.56	$ -	$ 28.56	$ 384.85	
50			15'-0" High Helical Piers @ 6'-0" O.C. W/ -Helicap Pier Cap	EA	12	0%	12	$ 224.00	$ 1,450.00	$ 1,674.00	$ 19,251	
51			**2'-2"x 1'-0" Continuous Concrete Footing**	**LF**	**94**	**2.2**	**1.0**					
52	S100		Concrete (3000 Psi)	CY	8	10%	8	$ 713.80	$ 232.00	$ 945.80	$ 7,860	
53			Reinforcement: (3) #4 Continuous Bottom	LBS	188	10%	207	$ 0.36	$ 1.54	$ 1.90	$ 395	
54			Reinforcement: (1) #4 @ 36" O.C. Bottom	LBS	45	10%	50	$ 0.36	$ 1.54	$ 1.90	$ 95	
55			Reinforcement:(36" Long) #4 @ 36" O.C. - Drilled in CMU Wall (36" Deep)	LBS	63	10%	69	$ 0.36	$ 1.54	$ 1.90	$ 132	
56		6/S100	Reinforcement:(12" Long) (2) #4 @ 36" O.C. -6" Drilled in Existing Footing - Secured w/ HILTY-HY200	LBS	42	10%	46	$ 0.36	$ 1.54	$ 1.90	$ 88	
57			Formwork	SF	188	10%	207	$ 1.64	$ -	$ 1.64	$ 338.74	
58			Excavation	CY	11	10%	12	$ 30.80	$ -	$ 30.80	$ 373.91	
59			Backfill	CY	3	10%	4	$ 28.56	$ -	$ 28.56	$ 109.37	
			1.60 SF Slab Thicken Footing	**LF**	**47**							
60			Concrete (3000 Psi)	CY	3	10%	3	$ 323.58	$ 232.00	$ 555.58	$ 1,687	
61			Reinforcement: (3) #4 Continuous Bottom	LBS	93	10%	103	$ 0.36	$ 1.54	$ 1.90	$ 196	
62			Reinforcement: (1) #4 @ 24" O.C. Bottom	LBS	26	10%	29	$ 0.36	$ 1.54	$ 1.90	$ 54	
63		4/S100	5/8" Dia Anchors W Bolts & 7" Embedment In Concrete @ 5' O.C.	EA	10	0%	10	$ 9.10	$ 24.15	$ 33.25	$ 343	
64			Formwork	SF	87	10%	96	$ 1.64	$ -	$ 1.64	$ 156.98	
65			Excavation	CY	4	10%	5	$ 30.80	$ -	$ 30.80	$ 150.02	
66			Backfill	CY	2	10%	2	$ 28.56	$ -	$ 28.56	$ 52.37	
			SLAB									
			4" Thk Slab On Grade	**SF**	**1405**							
67			Concrete (3000 PSI)	CY	17	10%	19	$ 1,497.02	$ 232.00	$ 1,729.02	$ 32,669	
68			Reinforcement: W/ 6x6-W1.8 x w1.8 Welded Wire Mesh	SF	1405	10%	1546	$ 0.34	$ 0.35	$ 0.69	$ 1,060	
69			2" Rigid Insulation below Slab	SF	240	10%	264	$ 0.28	$ 1.25	$ 1.53	$ 404	
70			4" Deep Isolation Joist Caulked And Sealed	LF	120	10%	132	$ 0.42	$ 0.45	$ 0.87	$ 115	
71			6 Mill Vapor Barrier	SF	1405	10%	1546	$ 0.28	$ 0.44	$ 0.72	$ 1,113	
72		Plan Note	6" Compacted Gravel Base - Over 95% Modified Proctor Compacted Minimum Soil Bearing (2500 PSF)	CY	26	10%	29	$ 22.40	$ 55.50	$ 77.90	$ 2,230	
73			**1'-6"x 1'-0" Concrete Turndown**	**LF**	**256**	**1.5**	**1.0**					
74			Concrete (3000 Psi)	CY	14	10%	16	$ 1,256.53	$ 232.00	$ 1,488.53	$ 23,287	
75			Reinforcement: (3) #4 Continuous Bottom	LBS	513	10%	564	$ 0.36	$ 1.54	$ 1.90	$ 1,074	
76			Reinforcement: (1) #4 @ 36" O.C. Bottom	LBS	86	10%	94	$ 0.36	$ 1.54	$ 1.90	$ 179	
77			Formwork	SF	512	10%	563	$ 1.64	$ -	$ 1.64	$ 922.52	
										SUBTOTAL $	**153,849**	**$ 47**
			MASONRY									
			MASONRY WALLS									
			CMU WALLS									
78			**8" W CMU Wall (9'-8"H)**	**LF**	**57**	**9.67**						
79			8" x 8" x 16" CMU Blocks **(647 EA)**	SF	553	0%	553	$ 5.46	$ 6.58	$ 12.04	$ 6,656	
80		Section 5/S100	Vertical Reinforcement: #4 @ 24" O.C.	LBs	185	10%	203	$ 0.36	$ 1.54	$ 1.90	$ 387	
81			Truss Type Reinforcement: #9 Cross @ Every Layer	LF	825	10%	908	$ 0.34	$ 0.52	$ 0.86	$ 777	
82			Concrete Fill (3000 Psi)	CY	2	10%	2	$ 252.01	$ 232.00	$ 484.01	$ 1,145	
83			5/8" Dia Anchor Bolts, 7" Embedded With In Concrete @ 5'-0" O.C	EA	12	0%	12	$ 7.00	$ 17.25	$ 24.25	$ 302	
84			**8" W CMU Wall (11'-0"H)**	**LF**	**63**	**11.00**						
85	S100		8" x 8" x 16" CMU Blocks **(827 EA)**	SF	693	0%	693	$ 5.46	$ 6.58	$ 12.04	$ 8,338	
86			Vertical Reinforcement: #4 @ 16" O.C.	LBs	348	10%	383	$ 0.36	$ 1.54	$ 1.90	$ 729	
87		Section 7/S100	Truss Type Reinforcement: #9 Cross @ Every Layer	LF	1034	10%	1137	$ 0.34	$ 0.52	$ 0.86	$ 973	
88			Concrete Fill (3000 Psi)	CY	4	10%	4	$ 409.11	$ 232.00	$ 641.11	$ 2,877	
89			5/8" Dia Anchor Bolts, 7" Embedded With In Concrete @ 5'-0" O.C	EA	14	0%	14	$ 7.00	$ 17.25	$ 24.25	$ 330	
			BOND BEAM									
90			8" W CMU U-Bond Beam **(97 EA)**	LF	120	10%	132	$ 3.64	$ 0.52	$ 4.16	$ 549	
91		Assumed	Horizontal Reinforcement: (2)- #5 Bar Cont.	LBs	250	10%	275	$ 0.36	$ 1.54	$ 1.90	$ 524	
92			Concrete Fill (3000 Psi)	CY	2	10%	2	$ 223.52	$ 232.00	$ 455.52	$ 902	
										SUBTOTAL $	**24,488**	**$ 7**
			WOOD PLASTIC & COMPOSITES									
			FINISH CARPENTRY									
		Assumed	**CABINETRY & MILLWORK**									
93	A001 - A200		2'-0" D Vanity Base Cabinets W/ Door Panels & Hardware	LF	8	10%	9	$ 17.92	$ 456.00	$ 473.92	$ 4,170	
			TRIMS									
94		Detail 10/ S102.1	1 x 4 Vertical Grain Douglass Fir Trim @ Windows & Doors	LF	516	10%	568	$ 1.12	$ 0.84	$ 1.96	$ 1,112	
			ROUGH CARPENTRY									
			POST									
95			6 x 6 P.T Post (8'-0" Height)	EA	14	0%	14	$ 19.32	$ 44.35	$ 63.67	$ 891	
		Plane Note	**BEAM**									

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96		Plane Note	2x10 P.T. Wood Beam	LF	24	10%	26	$ 0.84	$ 2.34	$ 3.18	$ 83	
			HARDWARE									
97			ABU66Z Simpson	EA	14	0%	14	$ 20.44	$ 70.02	$ 90.46	$ 1,266	
	S101		**STAIR FRAMING**									
			3'-0" Wide Stair As,									
98			3'-0" Wide x 11" Deep Maple Stair Tread	EA	30	0%	30	$ 12.32	$ 35.40	$ 47.72	$ 1,432	
99			3'-0" Wide x 18" Deep Maple Stair Tread	EA	12	0%	12	$ 12.32	$ 35.40	$ 47.72	$ 573	
100		Section 10/S102.1	3'-0" Wide x 6" High Maple Stair Riser	EA	45	0%	45	$ 8.68	$ 9.90	$ 18.58	$ 836	
101			2x12 Stair Stringer Beam	LF	138	10%	151	$ 0.84	$ 2.70	$ 3.54	$ 535	
102			2x6 Blocking	LF	18	10%	20	$ 0.56	$ 0.90	$ 1.46	$ 29	
										SUBTOTAL	$ 10,928	$ 3
			THERMAL & MOISTURE PROTECTION									
			MOISTURE PROTECTION									
			FLASHING & TRIMS									
103	A001 - A200	Detail 6/ S102.1	GSM Flashing & Sealant @ Exterior Windows	LF	141	10%	155	$ 0.84	$ 2.80	$ 3.64	$ 565	
104			J Metal & Sealant @Window Sill	LF	37	10%	41	$ 0.34	$ 0.52	$ 0.86	$ 35	
										SUBTOTAL	$ 565	$ 0
			OPENINGS									
			HM DOOR & FRAME									
105			3'-0" x 6'-8" Exterior Wood Glass Door w/ Frame & Hardware	EA	1	0%	1	$ 147.00	$ 1,092.00	$ 1,239.00	$ 1,239	
106			2'-8"x 6'-8" Interior Wood Single Door w/ Wood Frame & Hardware	EA	3	0%	3	$ 140.00	$ 1,040.00	$ 1,180.00	$ 3,540	
107			2'-6"x 6'-8" Interior Wood Single Door w/ Wood Frame & Hardware	EA	3	0%	3	$ 119.00	$ 884.00	$ 1,003.00	$ 3,009	
108	A001 - A200	Plan Notes	3'-0"x 6'-8" Interior Wood Single Door w/ Wood Frame & Hardware	EA	2	0%	2	$ 147.00	$ 1,092.00	$ 1,239.00	$ 2,478	
109			2'-2"x 6'-8" Interior Wood Single Door w/ Wood Frame & Hardware	EA	2	0%	2	$ 105.00	$ 780.00	$ 885.00	$ 1,770	
110			(2)- 2'-2"x 6'-8" Interior Wood Double Door w/ Wood Frame & Hardware	EA	2	0%	2	$ 105.00	$ 780.00	$ 885.00	$ 1,770	
			WINDOWS									
111			6'-0" x 4'-6" Double Hung Window	EA	6	0%	6	$ 75.60	$ 864.00	$ 939.60	$ 5,638	
										SUBTOTAL	$ 19,444	$ 6
			FINISHES									
			DRY WALL ASSEMBLIES									
112			**2 x 6 Interior Stud Wall**	**LF**	**16**	**H**	**9**					
113			1 Layer of 5/8" Gypsum Wall Board on One Side	SF	144	10%	158					
114			No of Sheets (4'x8')	EA	5	0%	5	$ 9.24	$ 17.50	$ 26.74	$ 134	
115			Tapping	LF	72	10%	79	$ 0.34	$ 0.10	$ 0.44	$ 35	
116			Joint Compound	LBs	22	10%	24	$ 2.24	$ 1.55	$ 3.79	$ 90	
117			Screws	EA	240	0%	240	$ 0.01	$ 0.05	$ 0.06	$ 15	
118			1 Layer of 5/8" MR Gypsum Wall Board on One Side	SF	144	10%	158					
119			No of Sheets (4'x8')	EA	5	0%	5	$ 9.24	$ 24.88	$ 34.12	$ 171	
120			Tapping	LF	72	10%	79	$ 0.34	$ 0.10	$ 0.44	$ 35	
121			Joint Compound	LBs	22	10%	24	$ 2.24	$ 1.55	$ 3.79	$ 90	
122			Screws	EA	240	0%	240	$ 0.01	$ 0.05	$ 0.06	$ 15	
123			2 x 6 Wooden Studs @ 16" O.C. (9'-0" H)	EA	13	0%	13	$ 0.45	$ 0.75	$ 1.20	$ 16	
124			Pt 2 x 6 Wood Sill Plate	LF	16	10%	18	$ 0.45	$ 0.85	$ 1.30	$ 23	
125			2 x 6 Double Top Plates	LF	32	10%	35	$ 0.45	$ 0.75	$ 1.20	$ 42	
126			Sealant @ All Penetrations	LF	64	10%	70	$ 0.34	$ 0.55	$ 0.89	$ 62	
127			**2 x 4 Interior Stud Wall**	**LF**	**182**	**H**	**9**					
128			1 Layer of 5/8" Gypsum Wall Board on Both Sides	SF	3753	10%	4128					
129			No of Sheets (4'x8')	EA	130	0%	130	$ 9.24	$ 17.50	$ 26.74	$ 3,476	
130			Tapping	LF	1877	10%	2064	$ 0.34	$ 0.10	$ 0.44	$ 900	
131			Joint Compound	LBs	563	10%	619	$ 2.24	$ 1.55	$ 3.79	$ 2,347	
132			Screws	EA	6240	0%	6240	$ 0.01	$ 0.05	$ 0.06	$ 399	
133			1 Layer of 5/8" MR Gypsum Wall Board on One Side	SF	351	10%	386					
134			No of Sheets (4'x8')	EA	13	0%	13	$ 9.24	$ 24.88	$ 34.12	$ 444	
135			Tapping	LF	176	10%	193	$ 0.34	$ 0.10	$ 0.44	$ 84	
136			Joint Compound	LBs	53	10%	58	$ 2.24	$ 1.55	$ 3.79	$ 219	
137			Screws	EA	624	0%	624	$ 0.01	$ 0.05	$ 0.06	$ 40	
138			1 Layer of 5/8" Cement Backer Board on One Side	SF	126	10%	139					
139			No of Sheets (4'x8')	EA	5	0%	5	$ 12.60	$ 40.50	$ 53.10	$ 266	
140			Tapping	LF	63	10%	69	$ 0.34	$ 0.10	$ 0.44	$ 30	
141			Joint Compound	LBs	19	10%	21	$ 2.24	$ 1.55	$ 3.79	$ 79	
142		Drywall	Screws	EA	240	0%	240	$ 0.01	$ 0.05	$ 0.06	$ 15	
143		Assembly	2 x 4 Wooden Studs @ 16" O.C. (9'-0" H)	EA	138	0%	138	$ 0.39	$ 0.55	$ 0.94	$ 130	
144		Assumed,	Pt 2 x 4 Wood Sill Plate	LF	182	10%	200	$ 0.39	$ 0.65	$ 1.04	$ 209	
145			2 x 4 Double Top Plates	LF	364	10%	400	$ 0.39	$ 0.55	$ 0.94	$ 377	
146			Sealant @ All Penetrations	LF	728	10%	801	$ 0.34	$ 0.55	$ 0.89	$ 710	
147			**2 x 4 Furring Wall**	**LF**	**94**	**H**	**9**					
148			1 Layer of 5/8" Gypsum Wall Board on One Side	SF	720	10%	792					

DETAILED BREAKDOWN OF ITEMS

Prepared for: Triplex Renovation, 202 Ridgeview Drive, Cumming, Georgia 30040
Project ID: Job ID
Scope: G.C

COST ESTIMATOR

Date: 15-Apr-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	TOTAL DIV. COST (PER SF)
149			No of Sheets (4'x8')	EA	25	0%	25	$ 9.24	$ 17.50	$ 26.74	$ 669	
150			Tapping	LF	360	10%	396	$ 0.34	$ 0.10	$ 0.44	$ 173	
151			Joint Compound	LBs	108	10%	119	$ 2.24	$ 1.55	$ 3.79	$ 450	
152			Screws	EA	1200	0%	1200	$ 0.01	$ 0.05	$ 0.06	$ 77	
153			1 Layer of 5/8" MR Gypsum Wall Board on One Side	SF	45	10%	50					
154			No of Sheets (4'x8')	EA	2	0%	2	$ 9.24	$ 24.88	$ 34.12	$ 68	
155			Tapping	LF	23	10%	25	$ 0.34	$ 0.10	$ 0.44	$ 11	
156			Joint Compound	LBs	7	10%	7	$ 2.24	$ 1.55	$ 3.79	$ 28	
157			Screws	EA	96	0%	96	$ 0.01	$ 0.05	$ 0.06	$ 6	
158			1 Layer of 5/8" Cement Backer Board on One Side	SF	72	10%	79					
159			No of Sheets (4'x8')	EA	3	0%	3	$ 12.60	$ 40.50	$ 53.10	$ 159	
160			Tapping	LF	36	10%	40	$ 0.34	$ 0.10	$ 0.44	$ 17	
161			Joint Compound	LBs	11	10%	12	$ 2.24	$ 1.55	$ 3.79	$ 45	
162			Screws	EA	144	0%	144	$ 0.01	$ 0.05	$ 0.06	$ 9	
163			2 x 4 Wood Furring Strips @ 16" O.C.	LF	630	10%	693	$ 0.39	$ 0.35	$ 0.74	$ 514	
164			Sealant @ All Penetrations	LF	188	10%	207	$ 0.34	$ 0.55	$ 0.89	$ 183	
165			**2 x 4 Interior Stud Wall (Infill)**	**LF**	**2**	**H**	**7**					
166			1 Layer of 5/8" Gypsum Wall Board on Both Sides	SF	28	10%	31					
167			No of Sheets (4'x8')	EA	1	0%	1	$ 9.24	$ 17.50	$ 26.74	$ 27	
168			Tapping	LF	14	10%	15	$ 0.34	$ 0.10	$ 0.44	$ 7	
169			Joint Compound	LBs	4	10%	5	$ 2.24	$ 1.55	$ 3.79	$ 18	
170	A001 - A200		Screws	EA	48	0%	48	$ 0.01	$ 0.05	$ 0.06	$ 3	
171			2 x 4 Wooden Studs @ 16" O.C. (6'-8" H)	EA	3	0%	3	$ 0.39	$ 0.55	$ 0.94	$ 2	
172			Pt 2 x 4 Wood Sill Plate	LF	2	10%	2	$ 0.39	$ 0.65	$ 1.04	$ 2	
173			2 x 4 Double Top Plates	LF	4	10%	5	$ 0.39	$ 0.55	$ 0.94	$ 4	
174			Sealant @ All Penetrations	LF	8	10%	9	$ 0.34	$ 0.55	$ 0.89	$ 8	
			FLOORING &WALL BASE									
			FLOORING									
175			Carpet Flooring @ Bedroom	SF	931	10%	1024	$ 2.24	$ 6.56	$ 8.80	$ 9,016	
176			Ceramic Tile Flooring @ Bath	SF	111	10%	122	$ 2.80	$ 8.56	$ 11.36	$ 1,383	
177			Sealed Concrete @ Mechanical Room	SF	122	10%	134	$ 1.68	$ 1.81	$ 3.49	$ 469	
178			Wood Flooring (Assumed)- Match to Existing	SF	182	10%	200	$ 2.80	$ 11.56	$ 14.36	$ 2,874	
			WALL TILES									
179			Wall Tiles (9'-0" H) @ Shower/ Bath Tub Area	SF	198	10%	218	$ 3.08	$ 8.44	$ 11.52	$ 2,509	
			WALL BASE									
180			4" High Wood Base (Match to Existing)	LF	38	10%	42	$ 0.84	$ 1.56	$ 2.40	$ 101	
181			4" High Tile Base	LF	55	10%	60	$ 1.12	$ 4.38	$ 5.50	$ 332	
182			4" High Rubber Base	LF	341	10%	375	$ 0.84	$ 1.56	$ 2.40	$ 901	
			TRANSITION STRIP									
183			Transition Strip (Carpet to Ceramic Tile)	LF	7	10%	8	$ 1.12	$ 4.06	$ 5.18	$ 42	
184			Transition Strip (Carpet to Sealed Concrete)	LF	9	10%	10	$ 1.12	$ 4.06	$ 5.18	$ 53	
			CEILINGS									
			GWB CEILING									
185			5/8" Gypsum Ceiling Board	SF	1077	10%	1185					
186			No of Sheets (4'x8')	EA	38	0%	38	$ 9.24	$ 17.50	$ 26.74	$ 1,016	
187			Tapping	LF	539	10%	592	$ 0.34	$ 0.10	$ 0.44	$ 258	
188			Joint Compound	LBs	162	10%	178	$ 2.24	$ 1.55	$ 3.79	$ 674	
189			Screws	EA	1824	0%	1824	$ 0.01	$ 0.05	$ 0.06	$ 117	
190			5/8" MR Gypsum Ceiling Board	SF	136	10%	150					
191			No of Sheets (4'x8')	EA	5	0%	5	$ 9.24	$ 24.88	$ 34.12	$ 171	
192			Tapping	LF	68	10%	75	$ 0.34	$ 0.10	$ 0.44	$ 33	
193			Joint Compound	LBs	20	10%	22	$ 2.24	$ 1.55	$ 3.79	$ 85	
194			Screws	EA	240	0%	240	$ 0.01	$ 0.05	$ 0.06	$ 15	
		Assumed	**PAINTING**									
			WALL PAINT									
195			Paint @ Gypsum Wall Board (1 Coat Primer, 2 Coat Finish)	SF	5185	10%	5704	$ 0.98	$ 0.65	$ 1.63	$ 9,297	
196			Paint @ Existing Gypsum Wall Board (Surface Preparation, 1 Coat Primer, 2 Coat Finish)	SF	745	10%	820	$ 0.88	$ 0.65	$ 1.53	$ 1,250	
197			Paint @ CMU Wall (Block Filler, 1 Coat Primer, 2 Coat Finish)	SF	747	10%	822	$ 0.98	$ 0.65	$ 1.63	$ 1,339	
			CEILING PAINT									
198			Paint @ Gypsum Wall Board (1 Coat Primer, 2 Coat Finish)	SF	1213	10%	1334	$ 0.98	$ 0.65	$ 1.63	$ 2,175	
			DOOR PAINT									
199			Paint @ Wood Door (1 Coat Primer, 2 Coat Finish)	SF	467	10%	514	$ 0.98	$ 0.65	$ 1.63	$ 837	
			DOOR FRAME PAINT									
200			Paint @ Wood Door Frame (1 Coat Primer, 2 Coat Finish)	LF	195	10%	215	$ 1.75	$ 0.40	$ 2.15	$ 461	
			TRIM PAINT									

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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	TOTAL DIV. COST (PER SF)
201			Paint @ 1 x 4 Vertical Grain Douglass Fir Trim (1 Coat Primer, 2 Coat Finish)	LF	516	10%	568	$ 1.58	$ 0.35	$ 1.93	$ 1,093	
			EXTERIOR FINISHES									
202			Horizontal Wood Siding -Match to Existing, Painted to Match Existing Colour - Added for Surrounding for New Windows	SF	372	10%	409	$ 1.09	$ 0.81	$ 1.90	$ 777	
203			Moist Stop	SF	372	10%	409	$ 0.35	$ 0.25	$ 0.60	$ 246	
204			2 Layers 30 # Felt Paper	SF	744	10%	819	$ 0.42	$ 0.40	$ 0.82	$ 671	
			MISCELLANEOUS									
205			J Metal & Sealant @Window Sill	LF	37	10%	41	$ 0.35	$ 0.56	$ 0.91	$ 37	
										SUBTOTAL	**$ 51,164**	**$ 16**
			SPECIALTIES									
			BATH ACCESSORIES									
206	A001 - A200	Assumed	Coat Hook	EA	3	0%	3	$ 8.75	$ 23.13	$ 31.88	$ 96	
207	A001 - A200	Assumed	Towel Bar	EA	3	0%	3	$ 14.00	$ 43.75	$ 57.75	$ 173	
208	A001 - A200	Assumed	Toilet Paper Holder	EA	3	0%	3	$ 12.25	$ 42.50	$ 54.75	$ 164	
209	A001 - A200	Assumed	Wall Mirror	EA	3	0%	3	$ 45.50	$ 131.25	$ 176.75	$ 530	
210	A001 - A200	Assumed	Shower Rod & Curtain	LF	10	10%	11	$ 24.50	$ 65.63	$ 90.13	$ 1,032	
										SUBTOTAL	**$ 1,995**	**$ 1**
			FURNISHING									
			COUNTER TOP & BACK SPLASH									
211	A001 - A200	Assumed	Vanity Countertop	SF	16	10%	17	$ 7.00	$ 106.25	$ 113.25	$ 1,968	
212	A001 - A200	Assumed	4" High Tile Backsplash	LF	12	10%	13	$ 2.28	$ 33.44	$ 35.71	$ 459	
										SUBTOTAL	**$ 2,428**	**$ 1**
			PLUMBING									
			PLUMBING FIXTURES									
			RESIDENTIAL PLUMBING FIXTURES:									
213	A100-A200	Proposed Plans	Water Closet	EA	3	0%	3	$ 89.25	$ 368.75	$ 458.00	$ 1,374.00	
214	A100-A200	Proposed Plans	Lavatory	EA	3	0%	3	$ 59.50	$ 156.25	$ 215.75	$ 647.25	
215	A100-A200	Proposed Plans	Bath Tub	EA	2	0%	2	$ 124.25	$ 593.75	$ 718.00	$ 1,436.00	
			MISCELLANEOUS									
			ALLOWANCE									
216	A100-A200	Proposed Plans	Allowance for all Plumbing Piping, Fittings, Joints and all relevant Accessories (2138 SF)	LS	1	0%	1			$ 21,380.00	$ 21,380.00	
										SUBTOTAL	**$ 24,837**	**$ 8**
			HVAC									
			MISCELLANEOUS									
	A101	Proposed Plans	**ALLOWANCE**									
217	A101	Proposed Plans	Allowance for all HVAC Condensating Units, Air Handling Unit, Duct Work, Fittings and all relevant Accessories(1560 SF)	LS	1	0%	1			$ 12,480.00	$ 12,480.00	
										SUBTOTAL	**$ 12,480**	**$ 4**
			ELECTRICAL									
			ALLOWANCE									
218	A101	Proposed Plans	Allowance to cover standard electrical scope including wiring, outlets, switches, light fixtures, and panel upgrades. (Contractor to verify, if required & modify accordingly) (1560 SF)	LS	1	0%	1			$ 16,770.00	$ 16,770.00	
										SUBTOTAL	**$ 16,770**	**$ 5**
			COMMUNICATION									
			ALLOWANCE									
219	A101	Proposed Plans	Allowance to cover standard Telecommunication scope including wiring, outlets, devices, and data cabinet. (Contractor to verify, if required & modify accordingly) (1450 SF)	LS	1	0%	1			$ 5,075.00	$ 5,075.00	
										SUBTOTAL	**$ 5,075**	**$ 2**
			ELECTRONIC SAFETY AND SECURITY									
			ALLOWANCE									
220	A101	Proposed Plans	Allowance to cover standard electronic safety & security scope including wiring, detectors, Knox boxes, pull station, and FACP panel. (Contractor to verify, if required & modify accordingly) (1450 SF)	LS	1	0%	1			$ 7,250.00	$ 7,250.00	
										SUBTOTAL	**$ 7,250**	**$ 2**
									PROJECTED COST		**$383,540**	
OVERHEAD AND PROFIT											**$0**	
INSURANCE										**3%**	**$11,506**	
CONTINGENCY										**5%**	**$19,177**	
TAX										**4%**	**$6,954**	

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			SUGGESTED BID								$421,177	

Notes:
1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.