

Meadowview Community Residence
ECI Job #: 08-6022

Project name	Meadowview Comm, Resid. Brattleboro VT
Estimator	Damon Moseley
Labor rate table	CM 2009
Equipment rate table	CM Work
Job size	3934
Report format	Sorted by 'Group phase/Phase' 'Detail' summary Allocate addons Combine items

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Equipment	Other	Total
			Unit Cost	Amount	Unit Cost	Amount	Amount	Name	Amount	Amount	Amount
1000 GEN CONDITIONS											
1101	Superintendent										
10	Superintendent - 3 days per week	13.00 week	1,511.991 /week	19,656	-	-	-	-	-	-	19,656
	Superintendent			19,656							19,656
	312.000 Labor hours										
1140	Project Manager										
25	Project Manager - 2 Days/Week	13.00 week	1,142.392 /week	14,851	-	-	-	-	-	-	14,851
	Project Manager			14,851							14,851
	208.00 Labor hours										
1147	Prelim Costs										
10	Pre-construction (PM Time) - Ken W.	24.00 ch	71.40 /ch	1,714	-	-	-	-	-	-	1,714
10	Pre-construction (estimator Time) - Damon M.	1.00 ls			-	-	-	-	1,750	-	1,750
	Prelim Costs			1,714					1,750		3,464
	24.00 Labor hours										
1160	Safety										
n	20 Safety / VOSHA	1.00 lsum							1,000	-	1,000
	Safety								1,000		1,000
1180	Admin Assistant										
15	Administrative Assistant - Half Day/Week	13.00 week	136.282 /week	1,772	-	-	-	-	-	-	1,772
	Admin Assistant			1,772							1,772
	52.00 Labor hours										
1190	Auto/Truck										
n	10 Pick-Up Truck	3.00 mnth			1,250.00 /mnth	3,750	-	-	2,100	-	5,850
	20 P.M.Auto	3.00 mnth			300.00 /mnth	900	-	-	696	-	1,596
	Auto/Truck					4,650			2,796		7,446
	1,039.98 Equipment hours										
1205	Temp. Communications										
15	Cellular Phones	3.00 mnth			150.00 /mnth	450	-	-	-	-	450
	Temp. Communications					450					450
1210	Temp Electricity										
40	Temp. Electricity - By Owner	2.00 mo									
1220	Winter Conditions										
40	Temporary Heat - Excluded	1.00 ls									
1240	Temp Water										
10	Temp Drinking Water	3.00 mnth									300
	Temp Water										300
1301	Temp Office										
40	Temp Office - Use Exist Bldg - One Time Charge	1.00 lsum			500.00 /lsum	500	-	-	-	-	500
	Temp Office					500					500
1310	Temp Barricades										
10	Temp Barricades	6.00 each	60.15 /each	361	50.00 /each	300	-	-	-	-	661
	Temp Barricades			361		300					661
	6.00 Labor hours										
1315	Temp Toilet										
10	Temp Toilet (Rent) - 2 Each	3.00 mnth									480
	Temp Toilet										480
1601	Tools & Equipmnt										
40	Tools & Equipment	3.00 mnth			666.67 /mnth	2,000	-	-	-	-	2,000

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			Unit Cost	Amount	Unit Cost	Amount	Amount	Amount	Amount	Amount	
	Tools & Equipmnt						2,000			2,000	
1705	Current Cleanup										
n	10 Current Cleanup	13.00 week	41.48 /week	539	30.00 /week	390	-	-	-	929	
	Current Cleanup			539		390				929	
	13.00 Labor hours										
1706	Dump & Recycle Fees										
	15 Dump & Recycle Fees - In Work Packages	1.00 Isum	-	-	-	-	-	-	-	-	
1709	Cutting & Patch										
	100 Cut & Patch - In Work Packages	1.00 Is	-	-	-	-	-	-	-	-	
1710	Final Cleanup										
	10 Final Cleanup(own)	8.00 ch	41.481 /ch	332	31.25 /ch	250	-	-	-	582	
	Final Cleanup			332		250				582	
	8.00 Labor hours										
1725	Punchlist, Etc										
	100 Punchlist - In Work Pkgs		-	-	-	-	-	-	-	-	
1730	Office Supplies										
	15 Office Supplies	3.00 mnth	-	-	200.00 /mnth	600	-	-	-	600	
	Office Supplies					600				600	
1801	Insurance										
	35 Builders Risk - by owner	1.00 Isum	-	-	-	-	-	-	-	-	
1840	Building Permits & Fees										
	10 Local Zoning/Building Permit - By Owner	1.00 Isum	-	-	-	-	-	-	-	-	
	20 Labor & Industry Permit - \$350,000. X .0045 - By Owner	1.00 Isum	-	-	-	-	-	-	-	-	
	GEN CONDITIONS			39,224		9,140	780		3,796	1,750	54,690
	623.000 Labor hours										
	1,039.98 Equipment hours										
2000	SITWORK										
2005	Subcontracts										
	Site Engineer	1.00 Is	-	-	-	-	33,141	-	-	33,141	
	Subcontracts						33,141			33,141	
2025	Building Demo										
	10 Building Demolition - First floor	1.00 Is	2,343.84 /Is	2,344	-	-	-	200	-	2,544	
	10 Building Demolition - Second floor	1.00 Is	4,687.68 /Is	4,688	-	-	-	400	-	5,088	
	10 Building Demolition - Roof	1.00 Is	4,687.68 /Is	4,688	-	-	-	800	-	5,488	
	Building Demo			11,719				1,400		13,119	
	300.00 Labor hours										
	100.00 Equipment hours										
2545	Asphalt Paving										
	200 Re-sealing of extg driveway	1.00 Is	-	-	-	-	1,000	-	-	1,000	
	Asphalt Paving						1,000			1,000	
2985	Dump & Recycle Fees										
n	10 Demo Debris Dump/Recycle Fees - 30 yd Pick	2.00 pick	820.80 /pick	1,642	-	-	2,000	-	-	3,642	
	Dump & Recycle Fees			1,642			2,000			3,642	
	48.00 Labor hours										
2990	Sitework-Misc.										
	28 Temp protection at roof dormer during construction	1.00 Is	-	-	-	-	-	-	750	750	

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			Unit Cost	Amount	Unit Cost	Amount	Amount	Name	Amount	Amount
	Sitework-Misc.								750	750
	SITWORK			13,361		0	36,141	1,400	750	51,652
	348.00 Labor hours									
	100.00 Equipment hours									
3000	CONCRETE									
3140	Sonotubes Concr									
13	Sonotube Concrete, form, rebar and finish - North side	14.00 cyds	-	-	-	-	2,940	-	-	2,940
	Sonotubes Concr						2,940			2,940
	CONCRETE			0		0	2,940	0	0	2,940
6000	WOOD & PLASTICS									
6105	Floor Framing									
2107	2 x 10 x 8' S&B Floor Framing at porch w/ box frame	25.00 each	23.593 /each	590	6.62 /each	165	-	-	-	755
	Floor Framing			590		165				755
	15.00 Labor hours									
6110	Studs 2x4									
s2 8	2 x 4 R.L. S&B Studs - int. wall first floor	378.00 lnft	1.15 /lnft	434	0.302 /lnft	114	-	-	-	548
s2 8	2 x 4 R.L. S&B Studs	8.00 lnft	1.15 /lnft	9	0.301 /lnft	2	-	-	-	12
s2 8	2 x 4 R.L. S&B Studs - int. half wall first floor	64.00 lnft	1.15 /lnft	74	0.302 /lnft	19	-	-	-	93
s2 8	2 x 4 R.L. S&B Studs - int. walls second floor	72.00 lnft	1.15 /lnft	83	0.302 /lnft	22	-	-	-	104
s2 8	2 x 4 R.L. S&B Studs - int. wall second floor	144.00 lnft	1.15 /lnft	166	0.302 /lnft	43	-	-	-	209
s2 8	2 x 4 R.L. S&B Studs - int walls second floor	544.00 lnft	1.15 /lnft	625	0.302 /lnft	164	-	-	-	789
	Studs 2x4			1,390		365				1,755
	35.36 Labor hours									
6115	Studs 2x6									
s218	2 x 6 R.L. S&B Studs - ext. porch walls	490.00 lnft	1.30 /lnft	637	0.50 /lnft	243	-	-	-	881
s218	2 x 6 R.L. S&B Studs - ext. roof dormer walls	501.00 lnft	1.301 /lnft	652	0.50 /lnft	249	-	-	-	900
t218	2 x 6 R.L. S&B Studs - ext. porch walls	37.00 lnft	1.301 /lnft	48	0.942 /lnft	35	-	-	-	83
t218	2 x 6 R.L. S&B Studs - ext. roof dormer walls	51.00 lnft	1.301 /lnft	66	0.942 /lnft	48	-	-	-	114
	Studs 2x6			1,403		575				1,978
	35.69 Labor hours									
6135	Roof Rafters									
s230	2 x 10 x 10 S&B Rafters w/ box frame- porch roof framing	25.00 each	26.773 /each	669	9.434 /each	236	-	-	-	905
s245	2 x 12 x 20 S&B Rafters w/ box frame - at dormer roof	35.00 each	58.14 /each	2,035	27.72 /each	970	-	-	-	3,005
	Roof Rafters			2,704		1,206				3,910
	68.772 Labor hours									
6145	Misc. Framing									
10	Misc. connection/ re-framing at dormer roof	1.00 ls	993.25 /ls	993	472.50 /ls	473	-	-	-	1,466
	Misc. Framing			993		473				1,466
	25.26 Labor hours									
6150	Wood Columns									
10	Brosco ionic columns at porch	2.00 each	235.93 /each	472	900.00 /each	1,800	-	-	-	2,272
	Wood Columns			472		1,800				2,272
	12.00 Labor hours									
6165	Stair Framing									
10	exterior stairFraming	0.25 mbf	2,359.24 /mbf	590	841.60 /mbf	210	-	-	-	800

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	Stair Framing			<u>590</u>		<u>210</u>				<u>800</u>
	15.00 Labor hours									
6210	Plywood Subfloor									
	05 3/4" T & G Plywood Subfloor - porch floor	192.00 sqft	1.39 /sqft	266	1.313 /sqft	252	-	-	-	518
	05 3/8" underlayment at vinyl flooring	192.00 sqft	1.39 /sqft	266	0.681 /sqft	131	-	-	-	397
	Plywood Subfloor			<u>532</u>		<u>383</u>				<u>915</u>
	13.964 Labor hours									
6230	Plywood Sheathing									
	c 40 5/8" Cdx Plywood Sheathing - ext. porch walls	296.00 sqft	1.15 /sqft	340	0.893 /sqft	264	-	-	-	604
	c 40 5/8" Cdx Plywood Sheathing - ext. roof dormer walls	357.00 sqft	1.15 /sqft	410	0.892 /sqft	319	-	-	-	728
	Plywood Sheathing			<u>749</u>		<u>583</u>				<u>1,332</u>
	19.67 Labor hours									
6235	Roof Sheathing									
	34 Roof Sheathing 3/4" - at dormer roof	672.00 sqft	1.30 /sqft	874	1.05 /sqft	706	-	-	-	1,580
	34 Roof Sheathing 3/4" - at porch roof	256.00 sqft	1.30 /sqft	333	1.05 /sqft	269	-	-	-	602
	Roof Sheathing			<u>1,207</u>		<u>974</u>				<u>2,181</u>
	31.68 Labor hours									
6320	Blocking									
	t210 2 x10 R.L. P/T Blocking - kitchen casework	100.00 lnft	3.83 /lnft	383	1.603 /lnft	160	-	-	-	543
	t210 2 x10 R.L. P/T Blocking - bathroom accessories	50.00 lnft	3.824 /lnft	191	1.603 /lnft	80	-	-	-	271
	Blocking			<u>574</u>		<u>240</u>				<u>814</u>
	14.59 Labor hours									
6590	PVC Trim									
	70 5/4 x 12 PVC fascia Trim Board at porch and roof dormer	110.00 lnft	6.12 /lnft	673	5.44 /lnft	598	-	-	-	1,271
	PVC Trim			<u>673</u>		<u>598</u>				<u>1,271</u>
	17.671 Labor hours									
6641	Wood Base									
	40 4" Wood Base	60.00 lnft	5.291 /lnft	317	3.15 /lnft	189	-	-	-	506
	Wood Base			<u>317</u>		<u>189</u>				<u>506</u>
	8.333 Labor hours									
6663	Plywood Paneling									
	10 T-111 ext paneling at skirt at porch	96.00 sqft	3.06 /sqft	294	2.00 /sqft	192	-	-	-	486
	Plywood Paneling			<u>294</u>		<u>192</u>				<u>486</u>
	7.033 Labor hours									
6692	Rail & Balisters									
	10 Non loop continuous hand railing system - 3 areas	120.00 lnft	76.194 /lnft	9,143	30.00 /lnft	3,600	-	-	-	12,743
	Rail & Balisters			<u>9,143</u>		<u>3,600</u>				<u>12,743</u>
	240.00 Labor hours									
6694	Wood Porch Rail									
	10 Hand/ guard railings at porch & stair	36.00 lf	13.923 /lf	501	20.00 /lf	720	-	-	-	1,221
	Wood Porch Rail			<u>501</u>		<u>720</u>				<u>1,221</u>
	12.00 Labor hours									
6702	Base Cabinet									
	20 Base Cabinet	22.00 lnft	101.592 /lnft	2,235			-	-	-	2,235
	Base Cabinet			<u>2,235</u>						<u>2,235</u>
	58.67 Labor hours									
6704	Wall Cabinets									
	20 Wall Cabinets	14.00 lnft	60.96 /lnft	853			-	-	-	853
	20 Allowce - Base cabinets, wall cabinets, & countertop material	1.00 ls			4,000.00 /ls	4,000	-	-	-	4,000
	Wall Cabinets			<u>853</u>		<u>4,000</u>				<u>4,853</u>
	22.40 Labor hours									
6706	Counter Tops									
	10 Counter Tops	22.00 lnft	76.194 /lnft	1,676			-	-	-	1,676

Item	Description	Takeoff Qty	Labor		Material		Subcontract	Equipment	Other	Total	
			Unit Cost	Amount	Unit Cost	Amount	Amount	Name	Amount	Amount	Amount
	Counter Tops			<u>1,676</u>						<u>1,676</u>	
	44.00 Labor hours										
6726	Wood Shelving										
	10 Wood Shelving w/ wall cleates	145.00	lnft	8.354 /lnft	<u>1,211</u>	5.00 /lnft	<u>725</u>			<u>1,936</u>	
	Wood Shelving				<u>1,211</u>		<u>725</u>			<u>1,936</u>	
	29.00 Labor hours										
6801	Fastners & Misc										
	10 Fastners & Misc	1.00	ls			1,650.00 /ls	<u>1,650</u>			<u>1,650</u>	
	Fastners & Misc						<u>1,650</u>			<u>1,650</u>	
6985	Dump & Recycle Fees										
n	10 Demo Debris Dump/Recycle Fees - 30 yd Pick	1.00	pick	826.20 /pick	<u>826</u>			<u>1,000</u>		<u>1,826</u>	
	Dump & Recycle Fees				<u>826</u>			<u>1,000</u>		<u>1,826</u>	
	24.00 Labor hours										
6990	Carpentry Misc.										
	40 Staging (own)	0.50	mnth	2,285.820 /mnth	1,143	500.00 /mnth	250		250	1,643	
	60 Punchlist, etc	1.00	lsum	3,341.52 /lsum	<u>3,342</u>	500.00 /lsum	<u>500</u>			<u>3,842</u>	
	Carpentry Misc.				<u>4,484</u>		<u>750</u>		<u>250</u>	<u>5,484</u>	
	110.00 Labor hours										
	86.67 Equipment hours										
	WOOD & PLASTICS				33,420		19,399	1,000	250	0	54,069
	860.08 Labor hours										
	86.67 Equipment hours										
7000	THERMAL-MOIST PR										
7110	Waterproof & Dampproof										
	65 Tuff-N-Dri w/2-3/8" Warm-N-Dri R-10	540.00	sqft					2,430		2,430	
	65 Cleaning/ prep for waterproofing system	540.00	sqft					270		270	
	Waterproof & Dampproof							<u>2,700</u>		<u>2,700</u>	
7115	Bldg Wrap Air Barriers										
	10 Tyvec - ext. porch walls	296.00	sqft	0.19 /sqft	56	0.123 /sqft	36			93	
	10 Tyvec - ext. roof dormer walls	357.00	sqft	0.191 /sqft	<u>68</u>	0.123 /sqft	<u>44</u>			<u>112</u>	
	Bldg Wrap Air Barriers				<u>124</u>		<u>80</u>			<u>205</u>	
	3.27 Labor hours										
7192	Vapor Retarders										
n	50 Poly Vapor Barrier 6 mil - at dormer roof	520.00	sqft	0.19 /sqft	99	0.044 /sqft	23			122	
n	50 Poly Vapor Barrier 6 mil - ext. porch walls	296.00	sqft	0.19 /sqft	56	0.044 /sqft	13			69	
n	50 Poly Vapor Barrier 6 mil - ext. roof dormer walls	357.00	sqft	0.191 /sqft	<u>68</u>	0.044 /sqft	<u>16</u>			<u>84</u>	
	Vapor Retarders				<u>223</u>		<u>52</u>			<u>275</u>	
	5.87 Labor hours										
7210	Batt Insulation										
a 35	12" x 15.5" Acoustic Batt - at dormer roof R-38	520.00	sqft	0.69 /sqft	358	0.473 /sqft	246			604	
a 35	12" x 15.5" Acoustic Batt - at porch roof	200.00	sqft	0.69 /sqft	138	0.473 /sqft	95			232	
a 35	12" x 15.5" Acoustic Batt - at porch floor framing R-38	170.00	sqft	0.46 /sqft	78	0.473 /sqft	80			158	
u135	3.5" x 23.5" Unfaced Batt Ins - int. wall first floor	240.00	sqft	0.46 /sqft	110	0.26 /sqft	62			172	
u135	3.5" x 23.5" Unfaced Batt Ins - int. walls second floor	576.00	sqft	0.46 /sqft	264	0.26 /sqft	148			413	
u160	6.0" x 23.5" Unfaced Batt Ins - ext. porch walls	296.00	sqft	0.46 /sqft	136	0.39 /sqft	115			251	
u160	6.0" x 23.5" Unfaced Batt Ins - ext. roof dormer walls	357.00	sqft	0.46 /sqft	<u>164</u>	0.39 /sqft	<u>139</u>			<u>303</u>	
	Batt Insulation				<u>1,248</u>		<u>885</u>			<u>2,133</u>	
	29.88 Labor hours										
7310	Fib'glas Shingle Roofing										
sub	Fiberglass Shingle Subcontractor - at shed dormers (40 yr asphalt)	7.00	sq					2,450		2,450	

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7310 sub	Fib'glas Shingle Roofing Fiberglass Shingle Subcontractor - at porch (40 yr asphalt)	2.00 sq	-	-	-	-	700	-	-	700
	Fib'glas Shingle Roofing						3,150			3,150
7320	Slate Shingle Roofing 15 Removal & Repair of extg Slate roof	2.00 sq					3,000			3,000
	Slate Shingle Roofing						3,000			3,000
7460	Siding/Cladding 45 Vinyl Siding - at porch walls	296.00 sqft	3.06 /sqft	906	1.58 /sqft	466	-	-	-	1,372
	45 Vinyl Siding - at dormer roof walls	300.00 sqft	3.06 /sqft	918	1.58 /sqft	473	-	-	-	1,391
	Siding/Cladding 43.663 Labor hours			1,824		939				2,762
7740	Roof Vents 50 Ridge Vent at main roof	38.00 Inft					114			114
	Roof Vents						114			114
7920	Caulk & Sealants 50 Caulk & Sealant-Isum	1.00 Isum	835.38 /Isum	835	-	-	500			1,335
	Caulk & Sealants 20.00 Labor hours			835			500			1,335
	THERMAL-MOIST PR 102.672 Labor hours			4,255		1,956	9,464	0	0	15,675
8000	DOORS & WINDOWS									
8100	Frames/Drs/Hdwe 15 Frames/Drs/Hardware-each - L&M - interior doors new first floor	2.00 ea	304.78 /ea	610	1,000.00 /ea	2,000	-	-	-	2,610
	15 Frames/Drs/Hardware-each - L&M - interior doors new second flr	5.00 ea	304.78 /ea	1,524	1,000.00 /ea	5,000	-	-	-	6,524
	15 Frames/Drs/Hardware-each - L&M - interior doors extg basement	7.00 ea	304.78 /ea	2,133	1,000.00 /ea	7,000	-	-	-	9,133
	Frames/Drs/Hdwe 112.00 Labor hours			4,267		14,000				18,267
8610	Wood Windows 134 3x4 Aluminum-Clad Double Hung - roof dormer	3.00 each	108.63 /each	326	360.00 /each	1,080	-	-	-	1,406
	134 3x4 Aluminum-Clad Double Hung - at porch	1.00 each	108.63 /each	109	360.00 /each	360	-	-	-	469
	134 6x4 Aluminum-Clad Double Hung - at porch	2.00 each	108.63 /each	217	720.00 /each	1,440	-	-	-	1,657
	Wood Windows 12.00 Labor hours			652		2,880				3,532
8710	Finish Hardware 01 remove and re-inst. hardware extg Door Hardware w/Labor-Cyl-Lock - basement	7.00 each	167.08 /each	1,170	400.00 /each	2,800	-	-	-	3,970
	01 remove and re-inst. Hardware w/Labor-Cyl-Lock - first floor	8.00 each	167.08 /each	1,337	400.00 /each	3,200	-	-	-	4,537
	01 remove and re-inst. Hardware w/Labor-Cyl-Lock - second floor	4.00 each	167.08 /each	668	400.00 /each	1,600	-	-	-	2,268
	Finish Hardware 76.00 Labor hours			3,174		7,600				10,774
8810 sub	Glass & Glazing 1/4" lexan window proection - at new & extg windows	50.00 ea	41.77 /ea	2,088	30.00 /ea	1,500	-	-	-	3,588
	Glass & Glazing 50.00 Labor hours			2,088		1,500				3,588

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			Unit Cost	Amount	Unit Cost	Amount	Amount	Name	Amount	Amount	Amount
DOORS & WINDOWS				10,182		25,980		0	0	0	36,162
	250.00 Labor hours										
9000	FINISHES										
9207	Drywall										
	37 Gypsum Board - 5/8" Regular - ext. porch walls	296.00 sqft	1.42 /sqft	420	0.63 /sqft	186	-	-	-	-	606
	37 Gypsum Board - 5/8" Regular - ext. roof dormer walls	357.00 sqft	1.42 /sqft	507	0.63 /sqft	225	-	-	-	-	731
	37 Gypsum Board - 5/8" Regular - int. wall first floor	480.00 sqft	1.42 /sqft	681	0.63 /sqft	302	-	-	-	-	983
	37 Gypsum Board - 5/8" Regular - int. half wall first floor	32.00 sqft	1.42 /sqft	45	0.63 /sqft	20	-	-	-	-	66
	37 Gypsum Board - 5/8" Regular - int half wall first floor	32.00 sqft	1.42 /sqft	45	0.63 /sqft	20	-	-	-	-	66
	37 Gypsum Board - 5/8" Regular - int. walls second floor	1,152.00 sqft	1.42 /sqft	1,635	0.63 /sqft	725	-	-	-	-	2,360
	120 1 1/4" Drywall Screws - ext. porch walls	592.00 Pcs	-	-	0.01 /Pcs	3	-	-	-	-	3
	120 1 1/4" Drywall Screws - ext. roof dormer walls	714.00 Pcs	-	-	0.01 /Pcs	4	-	-	-	-	4
	120 1 1/4" Drywall Screws - int. wall first floor	480.00 Pcs	-	-	0.01 /Pcs	3	-	-	-	-	3
	120 1 1/4" Drywall Screws - int. half wall first floor	64.00 Pcs	-	-	0.01 /Pcs	0	-	-	-	-	0
	120 1 1/4" Drywall Screws - int. walls second floor	1,152.00 Pcs	-	-	0.01 /Pcs	6	-	-	-	-	6
	Drywall			3,335		1,495					4,830
	78.301 Labor hours										
9250	Drywall Ceiling										
	15 Gypsum Board - 5/8" Regular - second floor dormer ceiling	476.00 sqft	1.42 /sqft	676	0.63 /sqft	300	-	-	-	-	975
	15 Gypsum Board - 5/8" Regular - first floor bthrm ceilings	122.00 sqft	1.42 /sqft	173	0.63 /sqft	77	-	-	-	-	250
	Drywall Ceiling			849		376					1,225
	19.934 Labor hours										
9300	Ceramic/Marble										
	10 Ceramic Tile - first floor includes underlayments	51.00 sqft	-	-	-	-	663	-	-	-	663
	10 Ceramic Tile - second floor	80.00 sqft	-	-	-	-	800	-	-	-	800
	15 Ceramic Tile @ Wall - first floor includes backerboard	72.00 sqft	-	-	-	-	720	-	-	-	720
	Ceramic/Marble						2,183				2,183
9550	Wood Flooring										
	10 Oak to match existing - Select - 2 1/4" at new porch	200.00 sqft	-	-	-	-	2,400	-	-	-	2,400
	Wood Flooring						2,400				2,400
9650	Res Tile/Carpet										
	05 Carpet - first floor	220.00 sqft	-	-	-	-	605	-	-	-	605
	05 Carpet - second floor	140.00 sqft	-	-	-	-	385	-	-	-	385
	10 Removal, re-install, and prep for Sheet Vinyl - first floor (decoria)	120.00 sqft	-	-	-	-	912	-	-	-	912
	30 Vinyl Base - basement - included in bament baseprice		-	-	-	-	-	-	-	-	-
	90 Floor Protection - first floor	1.00 ls	-	-	-	-	-	-	150	-	150
	90 Floor Protection - second floor	1.00 ls	-	-	-	-	-	-	150	-	150
	100 Floor Prep - first floor	1.00 ls	-	-	-	-	-	-	250	-	251
	100 Floor Prep - second floor	1.00 ls	-	-	-	-	-	-	250	-	251
	Res Tile/Carpet						1,903		800		2,703
9650	Refinishing										
	10 Refinish extg Hardwood Floors - first floor (incl. patch. at rem. walls)	770.00 sf	-	-	-	-	3,850	-	-	-	3,850
	10 Refinish extg Hardwood Floors - second floor (incl. patch. at rem. walls)	840.00 sf	-	-	-	-	4,200	-	-	-	4,200
	10 Refinish of extg oak wood stair #2	1.00 ls	-	-	-	-	900	-	-	-	900
	Refinishing						8,950				8,950
9900	Painting										
	1 Remove mold	1.00 ls	-	-	-	-	-	-	7,500	-	7,500
	9 Paint ceiling GWB-sub - basement	1,000.00 sqft	-	-	-	-	700	-	-	-	700

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Equipment	Other	Total	
			Unit Cost	Amount	Unit Cost	Amount	Amount	Name	Amount	Amount	Amount	
9900	Painting											
	9 Paint ceiling GWB-sub - first floor	1,354.00	sqft				948				948	
	9 Paint ceiling GWB-sub - second floor	1,100.00	sqft				770				770	
	9 Paint GWB-sub - extg walls basement	1,920.00	sqft				1,344				1,344	
	9 Paint GWB-sub - extg walls first floor	1,448.00	sqft				1,014				1,014	
	9 Paint GWB-sub - extg walls second floor	1,712.00	sqft				1,198				1,198	
	9 Paint GWB-sub - second floor dormer ceilings	476.00	sqft				333				333	
	9 Paint GWB-sub - first floor ceilings	122.00	sqft				85				85	
	11 Paint GWB; < Full Height - ext. porch walls	296.00	sqft				207				207	
	11 Paint GWB; < Full Height - ext. roof dormer walls	357.00	sqft				250				250	
	11 Paint GWB; < Full Height - int. wall first floor	480.00	sqft				336				336	
	11 Paint GWB; < Full Height - int half wall first floor	64.00	sqft				45				45	
	11 Paint GWB; < Full Height - int. walls second floor	1,152.00	sqft				806				806	
	14 Paint CMU - basement	1,120.00	sqft				840				840	
	15 Paint Doors - basement	7.00	each				245				245	
	15 Stain & poly Doors - first floor	2.00	each				150				150	
	15 Clean & recoat extg w/ poly Doors - first floor	8.00	each				800				800	
	15 Stain & poly doors - second floor	5.00	each				175				175	
	15 clean & recoat extg w/ poly doors - second floor	4.00	each				140				140	
	20 Paint Windows - basement	4.00	each				140				140	
	20 Paint Windows - first floor	10.00	each				350				350	
	20 Paint Windows - porch	4.00	each				140				140	
	20 Paint Windows - second floor	6.00	each				210				210	
	20 Paint Windows - dormers	3.00	each				105				105	
	30 Paint Exterior Trim	110.00	lnft				165				165	
	36 Stain extg/new int. trim - first floor (560 lf)	280.00	lf				700				700	
	36 Stain extg/new int. trim - first floor (546 lf)	273.00	lf				683				683	
	36 Power washing of existing exterior of building	1.00	ls				1,750				1,750	
	36 Misc. exterior painting	1.00	ls				1,750				1,750	
	Painting						16,379			7,500	23,879	
9901	Taping											
	6 Tape GWB - Sub - ext. porch walls	296.00	sqft				148				148	
	6 Tape GWB - Sub - ext. roof dormer walls	357.00	sqft				179				179	
	6 Tape prep at ext. ceilings (all 3 floors)	300.00	sqft				150				150	
	6 Tape GWB - Sub - int wall first floor	480.00	sqft				240				240	
	6 Tape GWB - Sub - int. half wall first floor	64.00	sqft				32				32	
	6 Tape GWB - Sub - int. walls second floor	1,152.00	sqft				576				576	
	6 Tape GWB - Sub - second floor dormer ceiling	476.00	sqft				238				238	
	6 Tape GWB - Sub - first floor ceilings	122.00	sqft				61				61	
	Taping						1,624				1,624	
9985	Dump & Recycle Fees											
n	20 Constr. Debris Dump & Recycle Fees - 30 yd Pick	1.00	pick	425.88 /pick	426		1,000				1,426	
	Dump & Recycle Fees				426		1,000				1,426	
	10.00 Labor hours											
	FINISHES				4,609		1,871		34,439	0	8,300	49,220
	108.24 Labor hours											
10000	SPECIALTIES											
10820	Bath Accessories											
	110 Grab Bar 1"dia, Stless St 36"L (loopless)	2.00	each	36.67 /each	73	130.00 /each	260				333	
	120 Grab Bar 1"dia, Stless St 48"L (loopless)	2.00	each	36.67 /each	73	130.00 /each	260				333	
	310 Mirror w/St St Frame 36"x24"	3.00	each	25.88 /each	78	212.00 /each	636				714	
	460 Soap Dispenser Surface, Chrome	4.00	each	43.14 /each	173	50.00 /each	200				373	
	612 Bobrick Toilet Tissue Dispenser, Single Roll #667	3.00	each	21.57 /each	65	35.00 /each	105				170	
	670 Paper Towel Dispenser(Surface)	3.00	each	34.51 /each	104	35.00 /each	105				209	
	Bath Accessories				565		1,566				2,131	
	13.10 Labor hours											
	SPECIALTIES				565		1,566	0	0	0	2,131	
	13.10 Labor hours											

Item	Description	Takeoff Qty	Labor		Material		Subcontract	Equipment	Other	Total
			Unit Cost	Amount	Unit Cost	Amount	Amount	Name	Amount	Amount
11000 EQUIPMENT										
11402	Appliances 5 Kitchen Appliances by Owner	1.00	Isom	-	-	-	-	-	-	-
				EQUIPMENT	0	0	0	0	0	0
15000 MECHANICAL										
15005	Plumbing Demolition 100 Mechanical Cut & Patch	48.00	mhrs	115.68 /mhrs	5,553	-	-	720	-	6,273
				Plumbing Demolition	5,553	-	-	720	-	6,273
				144.00 Labor hours						
				48.00 Equipment hours						
15006	HVAC Demolition 10 Rem./ repl. HRU	1.00	ls	-	-	-	-	-	-	4,000
				HVAC Demolition	-	-	-	-	-	4,000
15300	Sprinkler sub Sprinkler system	3,934.00	sqft	-	-	-	-	-	-	9,835
				Sprinkler	-	-	-	-	-	9,835
15400	Plumbing 10 Plumbing per Fixture - non looping showers	11.00	each	-	-	-	-	-	-	24,750
sub	10 Plumbing per Fixture - shower bases	2.00	each	-	-	-	-	-	-	1,000
sub	New water service for domestic/ fire service (2 plumber)	4.00	mhrs	-	-	-	-	-	-	525
sub	Misc. baseboard radiation replacemnt	8.00	each	-	-	-	-	-	-	1,950
				Plumbing	-	-	-	-	-	28,225
				MECHANICAL	5,553	0	42,060	720	0	48,333
				144.00 Labor hours						
				48.00 Equipment hours						
16000 ELECTRICAL										
16001	Electrical sub 66 Cut & Patch for Electrical	1.00	ls	-	-	-	-	-	-	4,190
				Electrical	-	-	-	-	-	25,000
				Electrical	-	-	-	-	-	29,190
				ELECTRICAL	0	0	29,190	0	0	29,190

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	111,168		2,449,087 hrs			28.258 /	27.15%
Material	59,913					15.230 /	14.63%
Subcontract	156,014					39.658 /	38.10%
Equipment	6,166		1,274,645 hrs			1.567 /	1.51%
Other	10,800					2.745 /	2.64%
	<u>344,061</u>	344,061				<u>87.458 /</u>	<u>84.02%</u>
Liability Insurance	2,236			0.650 %	T	0.568 /	0.55%
	<u>2,236</u>	346,297				<u>88.027 /</u>	<u>84.57%</u>
Design/ Bidding Contingency %	20,778			6.000 %	T	5.282 /	5.07%
Construction Contingency %	<u>13,852</u>			4.000 %	T	<u>3.521 /</u>	<u>3.38%</u>
	34,630	380,927				96.829 /	8.46%
Construction Management Fee %	28,570			7.500 %	T	7.262 /	6.98%
Total		409,497				104.092 /	