

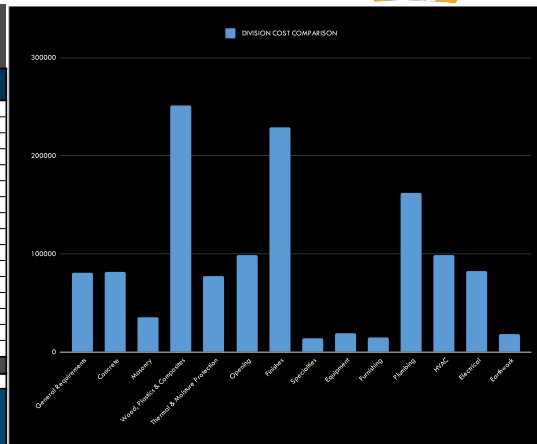
GENERAL SUMMARY

Prepared for: Lot 1 Wilder Road, Jackson, GA 30233
 Project ID: 9072024
 Scope: G.C
 Date: 19-Jul-24



BUILDING GSF	7,745
Basement	2,285
First Floor	3,517
Second Floor	1,943

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 80,500	\$ 10.39
3000	Concrete	\$ 81,732	\$ 10.55
4000	Masonry	\$ 35,582	\$ 4.59
6000	Wood, Plastics & Composites	\$ 251,211	\$ 32.44
7000	Thermal & Moisture Protection	\$ 77,228	\$ 9.97
8000	Opening	\$ 98,480	\$ 12.72
9000	Finishes	\$ 228,765	\$ 29.54
10000	Specialties	\$ 13,607	\$ 1.76
11000	Equipment	\$ 19,345	\$ 2.50
12000	Furnishing	\$ 15,129	\$ 1.95
22000	Plumbing	\$ 161,810	\$ 20.89
23000	HVAC	\$ 99,144	\$ 12.80
26000	Electrical	\$ 82,400	\$ 10.64
31000	Earthwork	\$ 18,371	\$ 2.37
32000	Site Improvement	\$ 35,728	\$ 4.61
33000	Utilities	\$ 32,555	\$ 4.20
TOTAL TRADE COST		\$ 1,331,590	\$ 172
OVERHEAD AND PROFIT			
INSURANCE	20%	\$ 266,318	\$ 34.39
CONTINGENCY	3%	\$ 39,948	\$ 5
ALLOWANCE FOR SUBCONTRACTOR	5%	\$ 66,579	\$ 9
TAX	10%	\$ 133,159	\$ 17
	7%	\$ 58,181	\$ 12
SUGGESTED BID		\$ 1,895,775	\$ 249



DETAILED BREAKDOWN OF ITEMS

Prepared for: Lot 1 Wilder Road, Jackson, GA 30233
 Project ID: 9072024
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Date: 19-Jul-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 4,000.00	\$ 4,000.00
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 24,000.00	\$ 24,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
												SUBTOTAL	\$ 80,500
												PROJECTED COST	\$80,500
OVERHEAD AND PROFIT												20%	\$16,100
INSURANCE												3%	\$2,415
CONTINGENCY												5%	\$4,025
ALLOWANCE FOR SUBCONTRACTOR												10%	\$8,050
SUGGESTED BID													\$111,090

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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/HR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
CONCRETE													
CAST IN PLACE CONCRETE													
CONTL FOOTING													
1			1'-4" x 8" Cont. Concrete Footing	CY	18	10%	20	2.780	\$ 55.00	\$ 152.90	\$ 195.00	\$ 347.90	\$ 6,940
2			Horizontal Reinforcement (4) #4 Cont. Bar	LBS	970	10%	1067	0.015	\$ 40.00	\$ 0.60	\$ 1.10	\$ 1.70	\$ 1,814
3			Cast-In-Place Anchor Bolts @ 16" O.C	EA	258	0%	258	0.100	\$ 40.00	\$ 4.00	\$ 12.32	\$ 16.32	\$ 4,211
4			Formwork	SF	968	10%	1065	0.090	\$ 30.00	\$ 2.70	\$ -	\$ 2.70	\$ 2,876
5			1'-4" x 8" Grade Beam	CY	4	10%	5	2.780	\$ 55.00	\$ 152.90	\$ 195.00	\$ 347.90	\$ 1,572
6			Horizontal Reinforcement (4) #4 Cont. Bar	LBS	331	10%	364	0.015	\$ 40.00	\$ 0.60	\$ 1.10	\$ 1.70	\$ 620
PAD FOOTING													
7			1'-0" x 1'-0" x 8" Reinforced Concrete Footing @ Exterior Deck Posts (9 EA) - Assumed Not Enough Information on Drawings	CY	0.2	10%	0	2.780	\$ 55.00	\$ 152.90	\$ 195.00	\$ 347.90	\$ 85
8			Formwork	SF	24	10%	26	0.090	\$ 30.00	\$ 2.70	\$ -	\$ 2.70	\$ 71
9			Excavation	CY	0.9	10%	1	1.100	\$ 40.00	\$ 44.00	\$ -	\$ 44.00	\$ 43
10			Backfill	CY	1	10%	1	0.785	\$ 40.00	\$ 31.40	\$ -	\$ 31.40	\$ 23
11			3'-0" x 3'-0" x 4" Concrete Pad - Thin Temporary Pads easily removed later	CY	0.3	10%	0	2.780	\$ 55.00	\$ 152.90	\$ 195.00	\$ 347.90	\$ 117
12			Formwork	SF	15	10%	17	0.090	\$ 30.00	\$ 2.70	\$ -	\$ 2.70	\$ 45
13			1'-4" x 1'-4" x 2'-0" Concrete Pedestal (2 EA)	CY	0.3	10%	0	2.780	\$ 55.00	\$ 152.90	\$ 195.00	\$ 347.90	\$ 100
14			Formwork	SF	11	10%	12	0.090	\$ 30.00	\$ 2.70	\$ -	\$ 2.70	\$ 32
15			Excavation	SF	0.8	10%	1	1.100	\$ 40.00	\$ 44.00	\$ -	\$ 44.00	\$ 39
16			Backfill	SF	0.5	10%	1	0.785	\$ 40.00	\$ 31.40	\$ -	\$ 31.40	\$ 19
STEM WALL													
17			8" Thk. Reinforced Concrete Retaining Wall (194 LF, 3'-0" H) - Reinforcement Not Specified	CY	14.4	10%	16	3.000	\$ 55.00	\$ 165.00	\$ 195.00	\$ 360.00	\$ 5,694
18			Formwork	SF	1164	10%	1280	0.090	\$ 30.00	\$ 2.70	\$ -	\$ 2.70	\$ 3,457
RETAINING WALL													
19			12" Thk. Reinforced Concrete Retaining Wall (114 LF, 9'-0" H) - Height Assumed as per Elevation, Proper Grade Information not Given - Reinforcement Not Specified	CY	38	10%	42	3.000	\$ 55.00	\$ 165.00	\$ 195.00	\$ 360.00	\$ 15,048
20			Formwork	SF	2052	10%	2257	0.090	\$ 30.00	\$ 2.70	\$ -	\$ 2.70	\$ 6,094
21			12" Thk. Reinforced Concrete Retaining Wall (24 LF, 3'-0" H) - Height and Length as per Specification Point 12 - Reinforcement Not Specified	CY	3	10%	3	3.000	\$ 55.00	\$ 165.00	\$ 195.00	\$ 360.00	\$ 1,056
22			Formwork	SF	144	10%	158	0.090	\$ 30.00	\$ 2.70	\$ -	\$ 2.70	\$ 428
SLAB													
23			4" Thk. Slab On Grade W/ 6X6-W10XW10 Welded Wire Mesh - Reinforcement Mesh Assumed - Provide Saw-Cut Joints as Required - Provide 3/16" per Foot Patch to Safeguard from Uneven Setting	SF	3495	10%	3845	0.045	\$ 55.00	\$ 2.48	\$ 4.40	\$ 6.88	\$ 26,433
24			6 Mil Plastic Vapor Barrier Covering all Ground	SF	4831	10%	5314	0.008	\$ 40.00	\$ 0.32	\$ 0.52	\$ 0.84	\$ 4,464
25			Slab Formwork	SF	120	10%	132	0.090	\$ 30.00	\$ 2.70	\$ -	\$ 2.70	\$ 358
CONCRETE STEPS													
26			3'-0" Wide New Concrete Steps W/ Reinforcement As Required (2)	CY	0.20	10%	0	2.780	\$ 55.00	\$ 152.90	\$ 195.00	\$ 347.90	\$ 78
27			Formwork	SF	6	10%	7	0.090	\$ 30.00	\$ 2.70	\$ -	\$ 2.70	\$ 18
												SUBTOTAL	\$ 81,732

LABOR COST	MAT. COST
\$ -	\$ -
\$ 3,050.22	\$ 3,890.08
\$ 640.16	\$ 1,173.62
\$ 1,032.00	\$ 3,178.56
\$ 2,875.67	\$ -
\$ -	\$ -
\$ 690.75	\$ 880.95
\$ 218.68	\$ 400.91
\$ -	\$ -
\$ 37.39	\$ 47.69
\$ 71.32	\$ -
\$ 43.04	\$ -
\$ 23.04	\$ -
\$ -	\$ -
\$ 51.39	\$ 65.54
\$ 44.55	\$ -
\$ -	\$ -
\$ 44.08	\$ 56.21
\$ 31.60	\$ -
\$ 38.93	\$ -
\$ 18.73	\$ -
\$ -	\$ -
\$ 2,609.53	\$ 3,083.99
\$ 3,457.08	\$ -
\$ -	\$ -
\$ 6,897.00	\$ 8,151.00
\$ 6,094.44	\$ -
\$ -	\$ -
\$ 484.00	\$ 572.00
\$ 427.68	\$ -
\$ -	\$ -
\$ 9,515.71	\$ 16,916.82
\$ 1,700.54	\$ 2,763.38
\$ 357.74	\$ -
\$ -	\$ -
\$ 34.21	\$ 43.63
\$ 17.82	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 34.56	\$ 76.68
\$ 5.12	\$ 11.36
\$ 23.04	\$ 51.12
\$ 35.84	\$ 79.52
\$ 11.52	\$ 25.56
\$ 22.40	\$ 58.80
\$ -	\$ -
\$ 399.60	\$ 951.75
\$ -	\$ -
\$ 171.20	\$ 449.40
\$ 576.00	\$ 1,440.00
\$ 571.20	\$ 1,436.50
\$ 299.55	\$ 613.27
\$ 42.24	\$ 110.88
\$ 305.71	\$ 1,452.13
\$ -	\$ -
\$ 738.00	\$ 1,107.00
\$ -	\$ -
\$ -	\$ -
\$ 374.07	\$ 8,801.76

WOOD & PLASTIC													
LOWER LEVEL													
ROUGH CARPENTRY													
HEADERS													
28			(2) 2x6 x 3'-0" Header	EA	9	0%	9	0.096	\$ 40.00	\$ 3.84	\$ 8.52	\$ 12.36	\$ 111
29			(2) 2x6 4'-0" Header	EA	1	0%	1	0.128	\$ 40.00	\$ 5.12	\$ 11.36	\$ 16.48	\$ 16
30			(2) 2x6 6'-0" Header	EA	3	0%	3	0.192	\$ 40.00	\$ 7.68	\$ 17.04	\$ 24.72	\$ 74
31			(2) 2x6 7'-0" Header	EA	4	0%	4	0.224	\$ 40.00	\$ 8.96	\$ 19.88	\$ 28.84	\$ 115
32			(2) 2x6 x 9'-0" Header	EA	1	0%	1	0.288	\$ 40.00	\$ 11.52	\$ 25.56	\$ 37.08	\$ 37
33			(2) 2x10x 7'-0" Header	EA	2	0%	2	0.280	\$ 40.00	\$ 11.20	\$ 29.40	\$ 40.60	\$ 81
POST													
34			6X6 Pressure Treated Wood Posts w/ Simpson Concrete Support Bracket (9'-0" Height) - Supporting Screen Porch	EA	15	0%	15	0.666	\$ 40.00	\$ 26.64	\$ 63.45	\$ 90.09	\$ 1,351
STAIRS													
35			2x10 Interior Stairs Stringers	LF	195	10%	214	0.020	\$ 40.00	\$ 0.80	\$ 2.10	\$ 2.90	\$ 621
36			3'-0" x 11" Stair Oak Treads	EA	30	0%	30	0.480	\$ 40.00	\$ 19.20	\$ 48.00	\$ 67.20	\$ 2,016
37			8" Wood Risers	EA	34	0%	34	0.420	\$ 40.00	\$ 16.80	\$ 42.25	\$ 59.05	\$ 2,008
38			6'-10" x 3'-3" Wooden Landing W/ 3/4" T&G Sub-Floor Sheathing (2 EA)	SF	46	10%	51	0.148	\$ 40.00	\$ 5.92	\$ 12.12	\$ 18.04	\$ 913
39			2x10 LVL Beams	LF	48	10%	53	0.020	\$ 40.00	\$ 0.80	\$ 2.10	\$ 2.90	\$ 153
40			3'-0" Oak Wood Railing	LF	35	10%	38	0.200	\$ 40.00	\$ 8.00	\$ 38.00	\$ 46.00	\$ 1,758
ALLOWANCES													
41			Allowance for Simpson Hardware (SF)	LS	1	0%	1	0.000	\$ 40.00	\$ 738.00	\$ 1,107.00	\$ 1,845.00	\$ 1,845
FINISH CARPENTRY													
CABINETS & MILLWORK													
42			2'-0" Shaker Door Base Cabinets - Solid Color @ Kitchenette - 2 Base Cabinets have 3 Drawers rather than Doors	LF	17	10%	18	0.510	\$ 40.00	\$ 20.40	\$ 480.00	\$ 500.40	\$ 9,176

43	P6	Plan Notes	1'-0" D Wall Cabinets @ Kichenette	LF	9	10%	10	0.330	\$ 40.00	\$ 13.20	\$ 310.00	\$ 323.20	\$ 3,200	
44			2'-0" Shaker Door Base Cabinets - Solid Color @ Bath	LF	6	10%	7	0.510	\$ 40.00	\$ 20.40	\$ 480.00	\$ 500.40	\$ 3,303	
45			2'-0" D Base Cabinets @ Pantry	LF	6	10%	7	0.510	\$ 40.00	\$ 20.40	\$ 480.00	\$ 500.40	\$ 3,413	
46			1' D Solid Shelving (8 Shelves)	LF	7	10%	8	0.160	\$ 40.00	\$ 6.40	\$ 72.00	\$ 78.40	\$ 613	
47			1'-0" D Closet Shelving - Home Owner will Provide and Install Closet System	LF	25	10%	28	0.160	\$ 40.00	\$ 6.40	\$ 72.00	\$ 78.40	\$ 2,156	
SUBTOTAL													\$ 32,960	
OPENINGS														
BASEMENT DOOR & FRAME														
48	P6-P11	P-9/ Door & Window Schedule	2'-6" x 6'-8" Hinged Door w/ Frame and Hardware Material: Solid Core	EA	4	0%	4	3.220	\$ 45.00	\$ 144.90	\$ 1,012.41	\$ 1,157.31	\$ 4,629	
49			2'-6" x 6'-8" Hinged Door w/ Frame and Hardware Material: Hollow Core	EA	1	0%	1	3.220	\$ 45.00	\$ 144.90	\$ 1,012.41	\$ 1,157.31	\$ 1,157	
50			2'-6" x 6'-8" Pocket Door w/ Frame and Hardware Material: Hollow Core	EA	1	0%	1	3.220	\$ 45.00	\$ 144.90	\$ 1,012.41	\$ 1,157.31	\$ 1,157	
51			2'-6" x 6'-8" Pocket Door w/ Frame and Hardware Material: Solid Core	EA	1	0%	1	3.220	\$ 45.00	\$ 144.90	\$ 1,012.41	\$ 1,157.31	\$ 1,157	
52			5'-0" x 6'-8" Double Hinged Door w/ Frame and Hardware Material: Solid Core	EA	1	0%	1	5.908	\$ 45.00	\$ 265.85	\$ 2,024.82	\$ 2,290.67	\$ 2,291	
SUBTOTAL													\$ 10,392	
FINISHES														
BASEMENT DRY WALL ASSEMBLIES														
53	P6	As Per Specs	2x6 Exterior Wall	LF	65	H	9							
54			5/8" Plywood Sheathing At Exterior Side	SF	588	10%	646							
55			No of Sheets (4'x8')	EA	21	0%	21	0.360	\$ 40.00	\$ 14.40	\$ 52.00	\$ 66.40	\$ 1,394	
56			Nails	EA	1575	0%	1575	0.001	\$ 40.00	\$ 0.04	\$ 0.05	\$ 0.09	\$ 142	
57			(1) Layer 5/8" Gypsum Wall Board On One Side	SF	588	10%	646							
58			No of Sheets (4'x8')	EA	21	0%	21	0.320	\$ 40.00	\$ 12.80	\$ 18.25	\$ 31.05	\$ 652	
59			Tapping	LF	294	10%	323	0.010	\$ 40.00	\$ 0.40	\$ 0.12	\$ 0.52	\$ 168	
60			Mudding	LBS	31	10%	34	0.128	\$ 40.00	\$ 5.12	\$ 1.53	\$ 6.65	\$ 224	
61			Screws	EA	1008	0%	1008	0.001	\$ 40.00	\$ 0.02	\$ 0.05	\$ 0.07	\$ 71	
62			2x6 Wood Studs @ 16" O.C.	LF	442	10%	486	0.016	\$ 40.00	\$ 0.64	\$ 1.42	\$ 2.06	\$ 1,001	
63			2x6 Wood Plate @ Top	LF	131	10%	144	0.016	\$ 40.00	\$ 0.64	\$ 1.42	\$ 2.06	\$ 296	
64			2x6 Wood Plate @ Bottom	LF	65	10%	72	0.016	\$ 40.00	\$ 0.64	\$ 1.42	\$ 2.06	\$ 148	
65			Sealants @ All Penetrations	LF	131	10%	144	0.010	\$ 40.00	\$ 0.40	\$ 0.40	\$ 0.80	\$ 115	
66			2x4 Interior Wall	LF	136	H	9							
67			(1) Layer 5/8" Gypsum Wall Board On Both Sides	SF	2142	10%	2356							
68			No of Sheets (4'x8')	EA	74	0%	74	0.320	\$ 40.00	\$ 12.80	\$ 18.25	\$ 31.05	\$ 2,298	
69			Tapping	LF	1071	10%	1178	0.010	\$ 40.00	\$ 0.40	\$ 0.12	\$ 0.52	\$ 613	
70			Mudding	LBS	111	10%	123	0.128	\$ 40.00	\$ 5.12	\$ 1.53	\$ 6.65	\$ 815	
71			Screws	EA	3552	0%	3552	0.001	\$ 40.00	\$ 0.02	\$ 0.05	\$ 0.07	\$ 249	
72			2x4 Wood Studs @ 16" O.C.	LF	920	10%	1012	0.014	\$ 40.00	\$ 0.56	\$ 1.10	\$ 1.66	\$ 1,680	
73			2x4 Wood Plate @ Top	LF	272	10%	299	0.014	\$ 40.00	\$ 0.56	\$ 1.10	\$ 1.66	\$ 497	
74			2x4 Wood Plate @ Bottom	LF	136	10%	150	0.014	\$ 40.00	\$ 0.56	\$ 1.10	\$ 1.66	\$ 248	
75			Sealants @ All Penetrations	LF	544	10%	598	0.010	\$ 40.00	\$ 0.40	\$ 0.40	\$ 0.80	\$ 479	
76			2x6 Interior Wall	LF	39	H	9							
77			(1) Layer 5/8" Gypsum Wall Board On Both Sides	SF	702	10%	772							
78			No of Sheets (4'x8')	EA	25	0%	25	0.320	\$ 40.00	\$ 12.80	\$ 18.25	\$ 31.05	\$ 776	
79			Tapping	LF	351	10%	386	0.010	\$ 40.00	\$ 0.40	\$ 0.12	\$ 0.52	\$ 201	
80			Mudding	LBS	37	10%	40	0.128	\$ 40.00	\$ 5.12	\$ 1.53	\$ 6.65	\$ 267	
81			Screws	EA	1200	0%	1200	0.001	\$ 40.00	\$ 0.02	\$ 0.05	\$ 0.07	\$ 84	
82			2x6 Wood Studs @ 16" O.C.	LF	264	10%	290	0.016	\$ 40.00	\$ 0.64	\$ 1.42	\$ 2.06	\$ 598	
83			2x6 Wood Plate @ Top	LF	78	10%	86	0.016	\$ 40.00	\$ 0.64	\$ 1.42	\$ 2.06	\$ 177	
84			2x6 Wood Plate @ Bottom	LF	39	10%	43	0.016	\$ 40.00	\$ 0.64	\$ 1.42	\$ 2.06	\$ 88	
85			Sealants @ All Penetrations	LF	156	10%	172	0.010	\$ 40.00	\$ 0.40	\$ 0.40	\$ 0.80	\$ 137	
86			2x2 Interior Wall	LF	40	H	9							
87			(1) Layer 5/8" Gypsum Wall Board On One Side	SF	300	10%	330							
88			No of Sheets (4'x8')	EA	11	0%	11	0.320	\$ 40.00	\$ 12.80	\$ 18.25	\$ 31.05	\$ 342	
89			Tapping	LF	150	10%	165	0.010	\$ 40.00	\$ 0.40	\$ 0.12	\$ 0.52	\$ 86	
90			Mudding	LBS	16	10%	17	0.128	\$ 40.00	\$ 5.12	\$ 1.53	\$ 6.65	\$ 114	
91			Screws	EA	528	0%	528	0.001	\$ 40.00	\$ 0.02	\$ 0.05	\$ 0.07	\$ 37	
92			2x2 Wood Studs @ 16" O.C.	LF	226	10%	248	0.014	\$ 40.00	\$ 0.56	\$ 0.98	\$ 1.54	\$ 382	
FLOORING & WALL BASE														
FLOORING														
93			Quality Padded LVP Flooring - To be Decided by Owner.	SF	962	10%	1058	0.065	\$ 45.00	\$ 2.93	\$ 4.09	\$ 7.02	\$ 7,423	
94			Luxury Vinyl Flooring @ Screened Patio - Please Verify	SF	314	10%	345	0.065	\$ 45.00	\$ 2.93	\$ 4.09	\$ 7.02	\$ 2,419	
95			High Quality standard Tile Flooring - Electric Heated Tile Floor with Electronic Timer and Control. - Selected By Owner.	SF	166	10%	183	0.075	\$ 45.00	\$ 3.38	\$ 7.10	\$ 10.48	\$ 1,913	
96			Carpet Flooring Manufacturer: Masland Dorado	SF	186	10%	205	0.055	\$ 45.00	\$ 2.48	\$ 5.55	\$ 8.03	\$ 1,642	
WALL TILES														
97			6" H Wall Tiles	SF	306	10%	337	0.082	\$ 45.00	\$ 3.69	\$ 7.10	\$ 10.79	\$ 3,632	
98			Tile Backboard	SF	306	10%	337	0.018	\$ 45.00	\$ 0.81	\$ 1.32	\$ 2.13	\$ 717	
WALL BASE														
99			4" H Carpet Base	LF	46	10%	51	0.022	\$ 45.00	\$ 0.99	\$ 1.50	\$ 2.49	\$ 126	
100			4" H Vinyl Wall Base	LF	179	10%	197	0.022	\$ 45.00	\$ 0.99	\$ 1.50	\$ 2.49	\$ 490	
TRANSITION STRIP														
101			Metal Threshold	LF	12	10%	13	0.035	\$ 45.00	\$ 1.58	\$ 9.58	\$ 11.16	\$ 147	
102			Floor Transition Strip	LF	10	10%	11	0.030	\$ 45.00	\$ 1.35	\$ 3.25	\$ 4.60	\$ 52	
CEILING														
SUSPENDED PANEL CEILING														
103			24" x 24" Raised Panel Suspended Ceiling Manufacturer: Armstrong 1205	SF	1555	10%	1711	0.060	\$ 45.00	\$ 2.70	\$ 3.85	\$ 6.55	\$ 11,204	
CROWN MOLDING														
104			Crown Molding	LF	36	10%	40	0.032	\$ 45.00	\$ 1.44	\$ 3.50	\$ 4.94	\$ 196	

\$ 130.68	\$ 3,069.00
\$ 134.64	\$ 3,168.00
\$ 130.13	\$ 3,273.60
\$ 50.03	\$ 563.11
\$ 176.00	\$ 1,980.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 579.60	\$ 4,049.64
\$ 144.90	\$ 1,012.41
\$ 144.90	\$ 1,012.41
\$ 144.90	\$ 1,012.41
\$ 265.85	\$ 2,024.82
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 302.40	\$ 1,092.00
\$ 63.00	\$ 78.75
\$ -	\$ -
\$ 268.80	\$ 383.25
\$ 129.29	\$ 38.79
\$ 172.12	\$ 51.43
\$ 20.16	\$ 50.40
\$ 311.08	\$ 690.22
\$ 91.94	\$ 204.00
\$ 45.97	\$ 102.00
\$ 57.46	\$ 57.46
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 947.20	\$ 1,350.50
\$ 471.24	\$ 141.37
\$ 627.31	\$ 187.46
\$ 71.04	\$ 177.60
\$ 566.91	\$ 1,113.56
\$ 167.55	\$ 329.12
\$ 83.78	\$ 164.56
\$ 239.36	\$ 239.36
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 320.00	\$ 456.25
\$ 154.44	\$ 46.33
\$ 205.59	\$ 61.44
\$ 24.00	\$ 60.00
\$ 185.79	\$ 412.23
\$ 54.91	\$ 121.84
\$ 27.46	\$ 60.92
\$ 68.64	\$ 68.64
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 140.80	\$ 200.75
\$ 66.00	\$ 19.80
\$ 87.86	\$ 26.25
\$ 10.56	\$ 26.40
\$ 138.95	\$ 243.16
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 3,095.24	\$ 4,328.04
\$ 1,008.69	\$ 1,410.44
\$ 616.28	\$ 1,296.46
\$ 506.39	\$ 1,135.53
\$ -	\$ -
\$ 1,242.05	\$ 2,389.86
\$ 272.65	\$ 444.31
\$ -	\$ -
\$ 50.09	\$ 75.90
\$ 194.93	\$ 295.35
\$ -	\$ -
\$ 20.79	\$ 126.46
\$ 15.30	\$ 36.82
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 4,618.35	\$ 6,585.43
\$ -	\$ -
\$ 57.02	\$ 138.60

PAINTING												
WALL PAINT												
105			SF	3732	10%	4105	0.028	\$ 45.00	\$ 1.26	\$ 0.95	\$ 2.21	\$ 9,072
SUBTOTAL											\$ 53,410	
SPECIALTIES												
BASEMENT												
BATH ACCESSORIES												
106			EA	1	0%	1	0.450	\$ 40.00	\$ 18.00	\$ 122.69	\$ 140.69	\$ 141
107			EA	1	0%	1	0.500	\$ 40.00	\$ 20.00	\$ 127.48	\$ 147.48	\$ 147
108			EA	1	0%	1	0.450	\$ 40.00	\$ 18.00	\$ 38.44	\$ 56.44	\$ 56
109			EA	1	0%	1	0.200	\$ 40.00	\$ 8.00	\$ 25.23	\$ 33.23	\$ 33
EXTERIOR SPECIALTIES												
110	P6	Spec Notes	EA	1	0%	1	3.540	\$ 40.00	\$ 141.60	\$ 1,641.00	\$ 1,782.60	\$ 1,783
Bedroom Egress Window Well w/ Integrated Stairs Marflex Speckled Sandstone Stonewell Model: WW-44440 Specs: Speckled Sandstone Stonewells 75" Width X 49-1/2" Projection at top X 64-1/2" Height 66" Inside Width												
SUBTOTAL											\$ 2,160	
EQUIPMENT												
BASEMENT												
KITCHEN & LAUNDRY EQUIPMENT												
111			EA	1	0%	1	3.500	\$ 40.00	\$ 140.00	\$ 879.00	\$ 1,019.00	\$ 1,019
112			EA	1	0%	1	3.810	\$ 40.00	\$ 152.40	\$ 1,244.19	\$ 1,396.59	\$ 1,397
113			EA	1	0%	1	4.120	\$ 40.00	\$ 164.80	\$ 2,599.00	\$ 2,763.80	\$ 2,764
114	P6-P11	Spec Manual	EA	1	0%	1	3.340	\$ 40.00	\$ 133.60	\$ 1,999.00	\$ 2,132.60	\$ 2,133
115			EA	1	0%	1	2.850	\$ 40.00	\$ 114.00	\$ 799.00	\$ 913.00	\$ 913
116			EA	1	0%	1	0.860	\$ 40.00	\$ 34.40	\$ 429.00	\$ 463.40	\$ 463
117			EA	1	0%	1	3.480	\$ 40.00	\$ 139.20	\$ 845.00	\$ 984.20	\$ 984
SUBTOTAL											\$ 9,673	
FURNISHING												
BASEMENT												
COUNTER TOP & BACK SPLASH												
118			SF	57	10%	63	0.200	\$ 45.00	\$ 9.00	\$ 44.00	\$ 53.00	\$ 3,323
119			SF	13	10%	14	0.200	\$ 45.00	\$ 9.00	\$ 44.00	\$ 53.00	\$ 758
120			LF	25	10%	28	0.100	\$ 45.00	\$ 4.50	\$ 22.00	\$ 26.50	\$ 729
SUBTOTAL											\$ 4,810	
PLUMBING												
BASEMENT												
ALLOWANCE												
121			LS	1	0%	1	0.000	\$ 55.00	\$ 18,734.24	\$ 28,101.36	\$ 46,835.60	\$ 46,836
122			EA	1	0%	1	3.810	\$ 55.00	\$ 209.55	\$ 809.83	\$ 1,019.38	\$ 1,019
123			EA	1	0%	1	3.019	\$ 55.00	\$ 166.05	\$ 895.00	\$ 1,061.05	\$ 1,061
124			EA	1	0%	1	5.120	\$ 55.00	\$ 281.60	\$ 1,650.00	\$ 1,931.60	\$ 1,932
125			EA	1	0%	1	2.120	\$ 55.00	\$ 116.60	\$ 249.82	\$ 366.42	\$ 366
MISCELLANEOUS												
126			EA	5	0%	5	0.620	\$ 55.00	\$ 34.10	\$ 113.99	\$ 148.09	\$ 740
SUBTOTAL											\$ 51,954	
HVAC												
BASEMENT												
AIR CONDITIONING SYSTEMS												
127			EA	1	0%	1	3.740	\$ 58.00	\$ 216.92	\$ 4,531.00	\$ 4,747.92	\$ 4,748
128			EA	1	0%	1	4.100	\$ 58.00	\$ 237.80	\$ 1,156.00	\$ 1,393.80	\$ 1,394
129			LS	1	0%	1	0.000	\$ 58.00	\$ 10,054.00	\$ 15,081.00	\$ 25,135.00	\$ 25,135
130			EA	1	0%	1	1.850	\$ 58.00	\$ 107.30	\$ 250.00	\$ 357.30	\$ 357
SUBTOTAL											\$ 31,634	
ELECTRICAL												
BASEMENT												
ALLOWANCE												
131			LS	1	0%	1	0.000	\$ 58.00	\$ 5,849.60	\$ 8,774.40	\$ 14,624.00	\$ 14,624
DISTRIBUTION												
PANEL												

\$ -	\$ -
\$ -	\$ -
\$ 5,172.14	\$ 3,899.63
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 18.00	\$ 122.69
\$ 20.00	\$ 127.48
\$ 18.00	\$ 38.44
\$ 8.00	\$ 25.23
\$ -	\$ -
\$ 141.60	\$ 1,641.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 140.00	\$ 879.00
\$ 152.40	\$ 1,244.19
\$ 164.80	\$ 2,599.00
\$ 133.60	\$ 1,999.00
\$ 114.00	\$ 799.00
\$ 34.40	\$ 429.00
\$ 139.20	\$ 845.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 564.30	\$ 2,758.80
\$ 128.70	\$ 629.20
\$ 123.75	\$ 605.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 18,734.24	\$ 28,101.36
\$ -	\$ -
\$ 209.55	\$ 809.83
\$ 166.05	\$ 895.00
\$ 281.60	\$ 1,650.00
\$ 116.60	\$ 249.82
\$ -	\$ -
\$ 170.50	\$ 569.95
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 216.92	\$ 4,531.00
\$ -	\$ -
\$ 237.80	\$ 1,156.00
\$ -	\$ -
\$ 10,054.00	\$ 15,081.00
\$ -	\$ -
\$ 107.30	\$ 250.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 5,849.60	\$ 8,774.40
\$ -	\$ -

132	P6	Spec Manual	Breaker Panel w/ at least 8 Unused Breaker Slots.	EA	1	0%	1	2.630	\$ 58.00	\$ 152.54	\$ 1,459.90	\$ 1,612.44	\$ 1,612		
133			Electric Panel 400 Amp electric power service	EA	1	0%	1	6.890	\$ 58.00	\$ 399.62	\$ 5,230.00	\$ 5,629.62	\$ 5,630		
			POWER												
			DEVICE												
134			240 V Outlet	EA	6	0%	6	0.320	\$ 58.00	\$ 18.56	\$ 19.50	\$ 38.06	\$ 228		
135			Duplex Outlet	EA	12	0%	12	0.350	\$ 58.00	\$ 20.30	\$ 35.00	\$ 55.30	\$ 664		
136			Single Way Switch	EA	4	0%	4	0.290	\$ 58.00	\$ 16.82	\$ 22.50	\$ 39.32	\$ 157		
137			Electrical Outlet	EA	3	0%	3	0.320	\$ 58.00	\$ 18.56	\$ 19.50	\$ 38.06	\$ 114		
			LIGHTING												
			LIGHTING FIXTURES												
138			6" Round Cans with Soft-White 2700K Color-Temperature LED Bulbs	EA	39	0%	39	0.910	\$ 58.00	\$ 52.78	\$ 169.30	\$ 222.08	\$ 8,661		

SUBTOTAL \$ 31,691

EARTHWORK

CAST IN PLACE CONCRETE

139	P-1,P-6,P-8	Plan Notes and Assumptions	Excavation for Footings	CY	211	10%	232	1.100	\$ 40.00	\$ 44.00	\$ -	\$ 44.00	\$ 10,208
140			Backfill	CY	134	10%	147	0.785	\$ 40.00	\$ 31.40	\$ -	\$ 31.40	\$ 4,615

SUBTOTAL \$ 14,823

		PROJECTED COST	\$325,239
OVERHEAD AND PROFIT		20%	\$65,048
INSURANCE		3%	\$9,757
CONTINGENCY		5%	\$16,262
ALLOWANCE FOR SUBCONTRACTOR		10%	\$32,524
TAX		7%	\$14,018
SUGGESTED BID			\$462,848

\$ 152.54	\$ 1,459.90
\$ 399.62	\$ 5,230.00
\$ -	\$ -
\$ 111.36	\$ 117.00
\$ 243.60	\$ 420.00
\$ 67.28	\$ 90.00
\$ 55.68	\$ 58.50
\$ -	\$ -
\$ 2,058.42	\$ 6,602.70
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 10,207.82	\$ -
\$ 4,615.19	\$ -
\$ -	\$ -
\$ 124,975.93	\$ 200,262.66

DETAILED BREAKDOWN OF ITEMS

Prepared for: Lot 1 Wilder Road, Jackson, GA 30233
 Project ID: 9072024
 Scope: G.C



Date: 19-Jul-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
MASONRY													
STONE VENEER													
1	P6-P11	Exterior Notes	Stone Veneer @ Exterior	SF	963	10%	1059	0.210	\$ 50.00	\$ 52.50	\$ 15.20	\$ 25.70	\$ 27,218
2			Stone Veneer @ Column	SF	17	10%	19	0.210	\$ 50.00	\$ 52.50	\$ 15.20	\$ 25.70	\$ 487
3			Stone Cap	LF	170	10%	186	0.278	\$ 50.00	\$ 52.50	\$ 13.90	\$ 28.35	\$ 42.25
SUBTOTAL												\$	35,582
WOOD & PLASTIC													
FIRST FLOOR													
ROUGH CARPENTRY													
BEAM													
4			4x8 LVL Beam	LF	42	10%	46	0.073	\$ 40.00	\$ 2.92	\$ 4.60	\$ 7.52	\$ 347
5			(2) LVL Beams Full Length, No Splice (12 LF EA) - 3 Ply - 12" 2.OE LVL/S/ Screw Layer Together - w/ 2*5" Truss Lox Screws @ 12" O.C -(Quantity has been Multiplied)	LF	56	10%	62	0.107	\$ 40.00	\$ 4.28	\$ 12.99	\$ 17.27	\$ 1,064
HEADERS													
6			(2) 2x6 x 3'-0" Header	EA	9	0%	9	0.096	\$ 40.00	\$ 3.84	\$ 8.52	\$ 12.36	\$ 111
7			(2) 2x6 4'-0" Header	EA	1	0%	1	0.128	\$ 40.00	\$ 5.12	\$ 11.36	\$ 16.48	\$ 16
8			(2) 2x6 5'-0" Header	EA	0	0%	0	0.160	\$ 40.00	\$ 6.40	\$ 14.20	\$ 20.60	\$ -
9			(2) 2x6 6'-0" Header	EA	3	0%	3	0.192	\$ 40.00	\$ 7.68	\$ 17.04	\$ 24.72	\$ 74
10			(2) 2x6 7'-0" Header	EA	4	0%	4	0.224	\$ 40.00	\$ 8.96	\$ 19.88	\$ 28.84	\$ 115
11			(2) 2x6 x 9'-0" Header	EA	1	0%	1	0.288	\$ 40.00	\$ 11.52	\$ 25.56	\$ 37.08	\$ 37
12			(2) 2x10x 7'-0" Header	EA	2	0%	2	0.280	\$ 40.00	\$ 11.20	\$ 29.40	\$ 40.60	\$ 81
POST													
13			6x6 Wood Posts w/ Simpson Concrete Support Bracket (14'-0" Height)	EA	2	0%	2	1.036	\$ 40.00	\$ 41.44	\$ 98.70	\$ 140.14	\$ 280
14			6x6 Wood Posts w/ Simpson Concrete Support Bracket (9'-0" Height) - Supporting Exterior Deck - Posts to be Cedar Pressure Treated	EA	5	0%	5	0.666	\$ 40.00	\$ 26.64	\$ 63.45	\$ 90.09	\$ 450
15	P8,P13	Plan Notes	6x6 Pressure Treated Wood Posts w/ Simpson Support Bracket (9'-0" Height) - Supporting Screen Porch - Posts to be Cedar Pressure Treated	EA	15	0%	15	0.666	\$ 40.00	\$ 26.64	\$ 63.45	\$ 90.09	\$ 1,351
SHEATHING													
16			3/4" T&G Plywood Subfloor Sheathing	SF	1835	10%	2019	0.018	\$ 40.00	\$ 0.72	\$ 1.83	\$ 2.55	\$ 5,147
17			PVC Planks Decking @ Uncovered Screen Porch & Deck Manufacturer: Azek	SF	613	10%	674	0.040	\$ 40.00	\$ 1.60	\$ 11.76	\$ 13.36	\$ 9,009
JOISTS													
18			2x16 RIM Joists - #2 Southern Yellow Pine	LF	350	10%	385	0.026	\$ 40.00	\$ 1.04	\$ 3.72	\$ 4.76	\$ 1,833
TRUSSES													
19			Floor Joists: 16" Deep Open Web Trusses @ 16" O.C	LF	1662	10%	1828	0.080	\$ 40.00	\$ 3.20	\$ 8.25	\$ 11.45	\$ 20,933
EXTERIOR DECORATIVE WOOD TRUSSES													
20			Exterior Decorative Timber Truss (3'-9" W)	EA	1	0%	1	0.300	\$ 40.00	\$ 12.00	\$ 30.94	\$ 42.94	\$ 43
21			Exterior Decorative Timber Truss (4'-9" W)	EA	1	0%	1	0.380	\$ 40.00	\$ 15.20	\$ 39.19	\$ 54.39	\$ 54
22			Exterior Decorative Timber Truss (8'-0" W)	EA	1	0%	1	0.640	\$ 40.00	\$ 25.60	\$ 66.00	\$ 91.60	\$ 92
23			Exterior Decorative Timber Truss (6'-0" W)	EA	1	0%	1	0.480	\$ 40.00	\$ 19.20	\$ 49.50	\$ 68.70	\$ 69
WOOD RAILING													
24			36" H Deck Railing System (TBD) - Low Maintenance Material (Not Wood)	LF	49	10%	54	0.200	\$ 40.00	\$ 8.00	\$ 38.00	\$ 46.00	\$ 2,479
ALLOWANCES													
25			Allowance for Simpson Hardware (2448 SF)	LS	1	0%	1	0.000	\$ 40.00	\$ 2,702.59	\$ 4,053.89	\$ 6,756.48	\$ 6,756
FINISH CARPENTRY													
CABINERY & MILLWORK													
26			1'-0" D Wall Cabinets @ Kitchenette	LF	12	10%	13	0.330	\$ 40.00	\$ 13.20	\$ 310.00	\$ 323.20	\$ 4,337
27			2'-0" Shaker Door Base Cabinets - Solid Color @ Bath	LF	11	10%	12	0.510	\$ 40.00	\$ 20.40	\$ 480.00	\$ 500.40	\$ 6,055
28			2'-0" Shaker Door Base Cabinets - Solid Color @ Kitchenette - 4 Base Cabinets have 3 Drawers rather than Doors	LF	26	10%	28	0.510	\$ 40.00	\$ 20.40	\$ 480.00	\$ 500.40	\$ 14,135
29			2'-0" D Base Cabinets @ Pantry	LF	15	10%	17	0.510	\$ 40.00	\$ 20.40	\$ 480.00	\$ 500.40	\$ 8,257
30			1'-0" D Solid Color Full-Overlay Shaker Door Base Cabinets @ Laundry	LF	19	10%	20	0.560	\$ 40.00	\$ 14.40	\$ 340.00	\$ 354.40	\$ 7,247
31			(4) 1'-0" D Solid Shelves @ Laundry	LF	7	10%	8	0.160	\$ 40.00	\$ 6.40	\$ 72.00	\$ 78.40	\$ 611
32			(8) 1'-0" D Solid Shelving @ Laundry	LF	10	10%	10	0.160	\$ 40.00	\$ 6.40	\$ 72.00	\$ 78.40	\$ 822
33			1'-0" D Closet Shelving - Home Owner will Provide and Install Closet System	LF	22	10%	24	0.160	\$ 40.00	\$ 6.40	\$ 72.00	\$ 78.40	\$ 1,897
SUBTOTAL												\$	93,705
OPENINGS													
1ST FLOOR													
DOOR & FRAME													
34			2'-6" x 6'-8" Hinged Door w/ Frame and Hardware Material: Solid Core	EA	3	0%	3	3.220	\$ 45.00	\$ 144.90	\$ 1,012.41	\$ 1,157.31	\$ 3,472
35			2'-6" x 6'-8" Pocket Door w/ Frame and Hardware Material: Hollow Core	EA	1	0%	1	3.220	\$ 45.00	\$ 144.90	\$ 1,012.41	\$ 1,157.31	\$ 1,157
36			2'-6" x 6'-8" Pocket Door w/ Frame and Hardware Material: Solid Core	EA	3	0%	3	3.220	\$ 45.00	\$ 144.90	\$ 1,012.41	\$ 1,157.31	\$ 3,472
EXTERIOR DOORS													
37			Garage Door Opener Manufacturer: Genie	EA	2	0%	2	0.730	\$ 45.00	\$ 32.85	\$ 153.30	\$ 186.15	\$ 372
38			3'-0" x 6'-8" Exterior Hinged Fiberglass Panel Door w/ Frame and Hardware Manufacturer: Pella	EA	2	0%	2	3.926	\$ 45.00	\$ 176.66	\$ 2,001.00	\$ 2,177.66	\$ 4,355

LABOR COST	MAT. COST
\$ 11,120.11	\$ 16,097.68
\$ 198.89	\$ 287.92
\$ 2,591.66	\$ 5,285.86
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 134.90	\$ 212.52
\$ 263.65	\$ 800.18
\$ -	\$ -
\$ 34.56	\$ 76.68
\$ 5.12	\$ 11.36
\$ -	\$ -
\$ 23.04	\$ 51.12
\$ 15.20	\$ 28.84
\$ 11.52	\$ 25.56
\$ 22.40	\$ 58.80
\$ -	\$ -
\$ 82.88	\$ 197.40
\$ 133.20	\$ 317.25
\$ 399.60	\$ 951.75
\$ -	\$ -
\$ 1,453.32	\$ 3,693.86
\$ 1,078.88	\$ 7,929.77
\$ -	\$ -
\$ 400.40	\$ 1,432.20
\$ -	\$ -
\$ 5,850.24	\$ 15,082.65
\$ -	\$ -
\$ 12.00	\$ 30.94
\$ 15.20	\$ 39.19
\$ 25.60	\$ 66.00
\$ 19.20	\$ 49.50
\$ -	\$ -
\$ 431.20	\$ 2,048.20
\$ -	\$ -
\$ 2,702.59	\$ 4,053.89
\$ -	\$ -
\$ -	\$ -
\$ 177.14	\$ 4,160.20
\$ 246.84	\$ 5,808.00
\$ 576.26	\$ 13,559.04
\$ 336.60	\$ 7,920.00
\$ 294.47	\$ 6,952.66
\$ 49.91	\$ 561.53
\$ 67.09	\$ 754.78
\$ 154.88	\$ 1,742.40
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 434.70	\$ 3,037.23
\$ 144.90	\$ 1,012.41
\$ 434.70	\$ 3,037.23
\$ -	\$ -
\$ 65.70	\$ 306.60
\$ 353.32	\$ 4,002.00

39		6'-0" x 6'-8" Exterior Double Hinged Glass Panel Door w/ Frame and Hardware Manufacturer: Pella	EA	2	0%	2	6.852	\$ 45.00	\$ 308.34	\$ 4,000.00	\$ 4,310.34	\$ 8,621
40		3'-0" x 7'-5" Exterior Hinged Style A Screen Top Door w/ Frame and Hardware Manufacturer: Pella	EA	1	0%	1	4.367	\$ 45.00	\$ 196.52	\$ 2,226.00	\$ 2,422.52	\$ 2,423
41		3'-0" x 6'-8" Exterior Hinged Panel Door w/ Frame and Hardware	EA	1	0%	1	3.545	\$ 45.00	\$ 159.51	\$ 1,214.89	\$ 1,374.40	\$ 1,374
42		6'-0" x 6'-8" Exterior Double Hinged Door w/ Frame and Hardware	EA	1	0%	1	6.089	\$ 45.00	\$ 274.01	\$ 2,429.79	\$ 2,703.79	\$ 2,704
SUBTOTAL												\$ 27,950

\$ 616.68	\$ 8,004.00
\$ 196.52	\$ 2,226.00
\$ 159.51	\$ 1,214.89
\$ 274.01	\$ 2,429.79
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 388.80	\$ 1,404.00
\$ 81.00	\$ 101.25
\$ -	\$ -
\$ 345.60	\$ 492.75
\$ 168.30	\$ 50.49
\$ 224.04	\$ 66.95
\$ 25.92	\$ 64.80
\$ 404.93	\$ 898.44
\$ 119.68	\$ 265.54
\$ 59.84	\$ 132.77
\$ 74.80	\$ 74.80
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 446.40	\$ 1,612.00
\$ 93.00	\$ 116.25
\$ -	\$ -
\$ -	\$ -
\$ 396.80	\$ 565.75
\$ 196.70	\$ 59.01
\$ 261.84	\$ 78.25
\$ 29.76	\$ 74.40
\$ 473.26	\$ 1,050.04
\$ 114.44	\$ 253.92
\$ 57.22	\$ 126.96
\$ 71.53	\$ 71.53
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 216.00	\$ 780.00
\$ 45.00	\$ 56.25
\$ -	\$ -
\$ 192.00	\$ 237.75
\$ 92.40	\$ 27.72
\$ 123.00	\$ 36.76
\$ 14.40	\$ 36.00
\$ 222.32	\$ 493.26
\$ 59.14	\$ 131.21
\$ 29.57	\$ 65.60
\$ 36.96	\$ 36.96
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 947.20	\$ 1,350.50
\$ 471.24	\$ 141.37
\$ 627.31	\$ 187.46
\$ 71.04	\$ 177.60
\$ 604.42	\$ 1,187.26
\$ 178.64	\$ 350.90
\$ 89.32	\$ 175.45
\$ 255.20	\$ 255.20
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 76.80	\$ 109.50
\$ 34.25	\$ 10.28
\$ 45.60	\$ 13.63
\$ -	\$ 14.40
\$ -	\$ 72.11
\$ -	\$ 25.12
\$ 6.39	\$ 12.56
\$ 9.13	\$ 9.13
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 294.40	\$ 419.75
\$ 145.20	\$ 43.56
\$ 193.29	\$ 57.76
\$ -	\$ 22.08
\$ 174.68	\$ 387.56
\$ 42.24	\$ 93.72
\$ 21.12	\$ 46.86
\$ 52.80	\$ 52.80
\$ -	\$ -
\$ -	\$ -
\$ 3,931.79	\$ 5,497.78
\$ 974.90	\$ 1,363.20
\$ 961.54	\$ 2,022.79
\$ 544.50	\$ 1,221.00
\$ 2,554.20	\$ 1,634.69

FINISHES

DRY WALL ASSEMBLIES

2x6 Exterior Wall

5/8" Plywood Sheathing At Exterior Side

No of Sheets (4'x8')

Nails

(1) Layer 5/8" Gypsum Wall Board On One Side

No of Sheets (4'x8')

Tapping

Mudding

Screws

2x6 Wood Studs @ 16" O.C.

2x6 Wood Plate @ Top

2x6 Wood Plate @ Bottom

Sealants @ All Penetrations

2x6 Exterior Wall

5/8" Plywood Sheathing At Exterior Side

No of Sheets (4'x8')

Nails

(1) Layer 5/8" Gypsum Wall Board On One Side

No of Sheets (4'x8')

Tapping

Mudding

Screws

2x6 Wood Studs @ 16" O.C.

2x6 Wood Plate @ Top

2x6 Wood Plate @ Bottom

Sealants @ All Penetrations

2x6 Exterior Wall

5/8" Plywood Sheathing At Exterior Side

No of Sheets (4'x8')

Nails

(1) Layer 5/8" Gypsum Wall Board On One Side

No of Sheets (4'x8')

Tapping

Mudding

Screws

2x4 Wood Studs @ 16" O.C.

2x4 Wood Plate @ Top

2x4 Wood Plate @ Bottom

Sealants @ All Penetrations

2x4 Interior Wall

(1) Layer 5/8" Gypsum Wall Board On Both Sides

No of Sheets (4'x8')

Tapping

Mudding

Screws

2x4 Wood Studs @ 16" O.C.

2x4 Wood Plate @ Top

2x4 Wood Plate @ Bottom

Sealants @ All Penetrations

2x6 Interior Wall

(1) Layer 5/8" Gypsum Wall Board On Both Sides

No of Sheets (4'x8')

Tapping

Mudding

Screws

2x6 Wood Studs @ 16" O.C.

2x6 Wood Plate @ Top

2x6 Wood Plate @ Bottom

Sealants @ All Penetrations

FLOORING & WALL BASE

FLOORING

Quality Padded LVP Flooring
- To be Decided by Owner

Luxury Vinyl Flooring @ Screened Patio
- Please Verify

High Quality standard Tile Flooring
- Electric Heated Tile Floor with Electronic Timer and Control.
- Selected By Owner

Carpet Flooring
Manufacturer: Masland Dorado

Sealed Concrete @ Garage

P8

As Per Specs

WALL TILES													
117			6" H Wall Tiles	SF	468	10%	515	0.082	\$ 45.00	\$ 3.69	\$ 7.10	\$ 10.79	\$ 5,555
118			Tile Backboard	SF	468	10%	515	0.018	\$ 45.00	\$ 0.81	\$ 1.32	\$ 2.13	\$ 1,097
WALL BASE													
119			4" H Carpet Base	LF	51	10%	57	0.022	\$ 45.00	\$ 0.99	\$ 1.50	\$ 2.49	\$ 141
120			4" H Rubber Base @ Garage	LF	95	10%	105	0.022	\$ 45.00	\$ 0.99	\$ 1.50	\$ 2.49	\$ 261
121			4" H Vinyl Wall Base	LF	156	10%	172	0.022	\$ 45.00	\$ 0.99	\$ 1.50	\$ 2.49	\$ 427
TRANSITION STRIP													
122			Floor Transition Strip	LF	10	10%	11	0.030	\$ 45.00	\$ 1.35	\$ 3.25	\$ 4.60	\$ 52
CEILING													
SUSPENDED PANEL CEILING													
123			24" x 24" Raised Panel Suspended Ceiling Manufacturer: Armstrong 1205	SF	2168	10%	2385	0.060	\$ 45.00	\$ 2.70	\$ 3.85	\$ 6.55	\$ 15,620
PLANK CEILING													
124			1 x 6 Natural Tongue and Groove Plank Ceiling w/ Clear Water-Based Sealer - #2 White Pine	SF	1057	10%	1163	0.060	\$ 45.00	\$ 2.70	\$ 2.89	\$ 5.59	\$ 6,499
PAINTING													
WALL PAINT													
125			Wall Paint	SF	5037	10%	5540	0.028	\$ 45.00	\$ 1.26	\$ 0.95	\$ 2.21	\$ 12,244
CEILING PAINT													
126			Paint @ Plank Ceiling - Verify Finish	SF	1057	10%	1163	0.032	\$ 45.00	\$ 1.44	\$ 0.95	\$ 2.39	\$ 2,779
EXTERIOR FINISHES													
127			Hardie Plank Siding	SF	2964	10%	3260	0.032	\$ 45.00	\$ 1.44	\$ 2.89	\$ 4.33	\$ 14,115
128			Paint @ Siding Manufacturer: Sherwin Williams	SF	2964	10%	3260	0.032	\$ 45.00	\$ 1.44	\$ 2.89	\$ 4.33	\$ 14,115
TRIMS													
129			6" Trim Boards @ Exterior Openings - Low maintenance (Vinyl, PVC, aluminum, or cedar)	LF	1119	10%	1231	0.032	\$ 45.00	\$ 1.44	\$ 4.10	\$ 5.54	\$ 6,819
130			Trims @ Doors - Low maintenance (Vinyl, PVC, aluminum, or cedar)	LF	1209	10%	1330	0.032	\$ 45.00	\$ 1.44	\$ 3.50	\$ 4.94	\$ 6,570
SUBTOTAL												\$	131,336
SPECIALTIES													
1ST FLOOR													
BATH ACCESSORIES													
131			Soap Dispenser	EA	2	0%	2	0.450	\$ 40.00	\$ 18.00	\$ 122.69	\$ 140.69	\$ 281
132			Toilet Paper Dispenser	EA	2	0%	2	0.500	\$ 40.00	\$ 20.00	\$ 127.48	\$ 147.48	\$ 295
133			Towel Bar	EA	2	0%	2	0.450	\$ 40.00	\$ 18.00	\$ 38.44	\$ 56.44	\$ 113
134			Coat Hook	EA	2	0%	2	0.200	\$ 40.00	\$ 8.00	\$ 25.23	\$ 33.23	\$ 66
135			6'-0" H Glass Shower Enclosure	LF	11	10%	12	0.410	\$ 40.00	\$ 16.40	\$ 189.24	\$ 205.64	\$ 2,488
FIREPLACE													
136			52" H Cultural Stone Veneer @ Fireplace	SF	26	10%	29	0.210	\$ 40.00	\$ 8.40	\$ 15.20	\$ 23.60	\$ 683
137			6" W x 18" D x 8" H Hearth w/ Stone Surface	EA	1	0%	1	0.860	\$ 40.00	\$ 34.40	\$ 298.22	\$ 332.62	\$ 333
138			Wood Mantle	LF	6	10%	7	0.132	\$ 40.00	\$ 5.28	\$ 25.00	\$ 30.28	\$ 209
139			36" Pre-Fabricated Indoor/ Outdoor Woodburning Fireplace Manufacturer: Acurath Model HR-36-10 with Arched Doors Notes: Homeowner could provide complete system materials (fireplace, flue system, shields, collars, cap, bracketing etc.) to be installed by builder. Complete fireplace and flue system with collars, cap, brackets etc. is \$15,817 including delivery to the building site.	EA	1	0%	1	6.230	\$ 40.00	\$ 249.20	\$ 5,948.00	\$ 6,197.20	\$ 6,197
SUBTOTAL												\$	10,666
EQUIPMENT													
1ST FLOOR													
KITCHEN & LAUNDRY EQUIPMENT													
140			Washer	EA	1	0%	1	3.500	\$ 40.00	\$ 140.00	\$ 879.00	\$ 1,019.00	\$ 1,019
141			Vinterra Undermount Farmhouse Sink Manufacturer: Blanco	EA	1	0%	1	3.810	\$ 40.00	\$ 152.40	\$ 1,244.19	\$ 1,396.59	\$ 1,397
142			30" Slide-In Stainless Steel Range w/ Wood Hood Manufacturer: KitchenAid Model: KSSIS70PSS \$2000 Retail	EA	1	0%	1	4.120	\$ 40.00	\$ 164.80	\$ 2,599.00	\$ 2,763.80	\$ 2,764
143			36" Counter-Depth Stainless Steel Refrigerator w/ Lower Freezer and Internal Ice Maker Manufacturer: KitchenAid Model: KRFC300ESS 2000S Retail	EA	1	0%	1	3.340	\$ 40.00	\$ 133.60	\$ 1,999.00	\$ 2,132.60	\$ 2,133
144			24" Stainless Steel Dishwasher w/ Utensil Rack Manufacturer: KitchenAid Model: KDPE204KPS 800S Retail	EA	1	0%	1	2.850	\$ 40.00	\$ 114.00	\$ 799.00	\$ 913.00	\$ 913
145			Garbage Disposal	EA	1	0%	1	0.860	\$ 40.00	\$ 34.40	\$ 429.00	\$ 463.40	\$ 463
146			Dryer	EA	1	0%	1	3.480	\$ 40.00	\$ 139.20	\$ 845.00	\$ 984.20	\$ 984
SUBTOTAL												\$	9,673
FURNISHING													
1ST FLOOR													
COUNTER TOP & BACK SPLASH													
147			Higher Grade Quartz Countertops @ Kitchen & Laundry	SF	111	10%	122	0.200	\$ 45.00	\$ 9.00	\$ 44.00	\$ 53.00	\$ 6,471
148			Quartz Countertops @ Vanity	SF	22	10%	24	0.200	\$ 45.00	\$ 9.00	\$ 44.00	\$ 53.00	\$ 1,283
149			6" High Backsplash	LF	56	10%	62	0.100	\$ 45.00	\$ 4.50	\$ 22.00	\$ 26.50	\$ 1,632
SUBTOTAL												\$	9,386
PLUMBING													
1ST FLOOR													
ALLOWANCE													
150			Allowance for Piping & Fittings (3571 SF)	LS	1	0%	1	0.000	\$ 55.00	\$ 18,734.24	\$ 28,101.36	\$ 46,835.60	\$ 46,836
PLUMBING FIXTURES													
151			Vanity Sink	EA	3	0%	3	3.810	\$ 55.00	\$ 209.55	\$ 809.83	\$ 1,019.38	\$ 3,058
152			Bath Tubs	EA	1	0%	1	5.230	\$ 55.00	\$ 287.65	\$ 1,865.00	\$ 2,152.65	\$ 2,153

\$	-	\$	-
\$	1,899.61	\$	3,655.08
\$	416.99	\$	679.54
\$	-	\$	-
\$	55.97	\$	84.81
\$	103.66	\$	157.06
\$	169.88	\$	257.40
\$	-	\$	-
\$	15.30	\$	36.82
\$	-	\$	-
\$	-	\$	-
\$	6,438.96	\$	9,181.48
\$	-	\$	-
\$	3,139.29	\$	3,360.20
\$	-	\$	-
\$	-	\$	-
\$	6,980.98	\$	5,263.44
\$	-	\$	-
\$	1,674.29	\$	1,104.57
\$	-	\$	-
\$	4,694.28	\$	9,421.16
\$	4,694.28	\$	9,421.16
\$	-	\$	-
\$	1,772.50	\$	5,046.69
\$	1,915.06	\$	4,654.65
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	36.00	\$	245.38
\$	40.00	\$	254.96
\$	36.00	\$	76.88
\$	16.00	\$	50.46
\$	198.44	\$	2,289.80
\$	-	\$	-
\$	243.26	\$	440.18
\$	34.40	\$	298.22
\$	36.36	\$	172.15
\$	249.20	\$	5,948.00
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	140.00	\$	879.00
\$	152.40	\$	1,244.19
\$	164.80	\$	2,599.00
\$	133.60	\$	1,999.00
\$	114.00	\$	799.00
\$	34.40	\$	429.00
\$	139.20	\$	845.00
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	1,098.90	\$	5,372.40
\$	217.80	\$	1,064.80
\$	277.20	\$	1,355.20
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	18,734.24	\$	28,101.36
\$	-	\$	-
\$	628.65	\$	2,429.49
\$	287.65	\$	1,865.00

153	P6-P11	Spec Notes	Water Closet	EA	2	0%	2	3.019	\$ 55.00	\$ 166.05	\$ 895.00	\$ 1,061.05	\$ 2,122		
154			Even Sigrant Undermount Laundry Sink Manufacturer: Blanco	EA	1	0%	1	3.810	\$ 55.00	\$ 209.55	\$ 1,244.19	\$ 1,453.74	\$ 1,454		
155			Faucet Manufacturer: Delta	EA	4	0%	4	2.120	\$ 55.00	\$ 116.60	\$ 249.82	\$ 366.42	\$ 1,466		
			MISCELLANEOUS												
156	P6-P11		Shut-off Values.	EA	7	0%	7	0.620	\$ 55.00	\$ 34.10	\$ 113.99	\$ 148.09	\$ 1,037		
SUBTOTAL													\$ 58,125		
HVAC															
1ST FLOOR															
AIR CONDITIONING SYSTEMS															
157	P8	Specs Manual	Central AC/heat Pump Systems -16 SEER Lennox or equivalent	EA	1	0%	1	3.740	\$ 58.00	\$ 216.92	\$ 4,531.00	\$ 4,747.92	\$ 4,748		
			UNIT HEATERS												
158			Hot Water Heater -50 Gallons	EA	1	0%	1	4.100	\$ 58.00	\$ 237.80	\$ 1,156.00	\$ 1,393.80	\$ 1,394		
			ALLOWANCE												
159			Allowance for Duckwork (3571 SF)	LS	1	0%	1	0.000	\$ 58.00	\$ 15,712.40	\$ 23,568.60	\$ 39,281.00	\$ 39,281		
			MISCELLANEOUS												
160			Thermostat	EA	1	0%	1	1.850	\$ 58.00	\$ 107.30	\$ 250.00	\$ 357.30	\$ 357		
SUBTOTAL													\$ 45,780		
ELECTRICAL															
1ST FLOOR															
ALLOWANCE															
161	P8	Specs Manual	Allowance for Electrical Wiring and Fixtures (3571 SF)	LS	1	0%	1	0.000	\$ 58.00	\$ 9,141.76	\$ 13,712.64	\$ 22,854.40	\$ 22,854		
			POWER												
			DEVICE												
162			240 V Outlet	EA	5	0%	5	0.320	\$ 58.00	\$ 18.56	\$ 19.50	\$ 38.06	\$ 190		
163			Duplex Outlet	EA	22	0%	22	0.350	\$ 58.00	\$ 20.30	\$ 35.00	\$ 55.30	\$ 1,217		
164			Single Way Switch	EA	5	0%	5	0.290	\$ 58.00	\$ 16.82	\$ 22.50	\$ 39.32	\$ 197		
165			Electrical Outlet	EA	1	0%	1	0.320	\$ 58.00	\$ 18.56	\$ 19.50	\$ 38.06	\$ 38		
166			3-Way Switch	EA	1	0%	1	0.290	\$ 58.00	\$ 16.82	\$ 32.00	\$ 48.82	\$ 49		
167			15 A Circuits with Outlets	EA	2	0%	2	0.450	\$ 58.00	\$ 26.10	\$ 37.00	\$ 63.10	\$ 126		
168			Overhead Light Socket	EA	4	0%	4	0.450	\$ 58.00	\$ 26.10	\$ 37.00	\$ 63.10	\$ 252		
			LIGHTING												
			LIGHTING FIXTURES												
169			Wall Light	EA	1	0%	1	0.960	\$ 58.00	\$ 55.68	\$ 146.50	\$ 202.18	\$ 202		
170	6" Round Cans with Soft-White 2700K Color-Temperature LED Bulbs.	EA	32	0%	32	0.910	\$ 58.00	\$ 52.78	\$ 169.30	\$ 222.08	\$ 7,107				
SUBTOTAL													\$ 32,232		
PROJECTED COST											\$454,435				
OVERHEAD AND PROFIT											20%	\$90,887			
INSURANCE											3%	\$13,633			
CONTINGENCY											5%	\$22,722			
ALLOWANCE FOR SUBCONTRACTOR											10%	\$45,443			
TAX											7%	\$22,268			
SUGGESTED BID											\$649,388				

\$	332.09	\$	1,790.00
\$	209.55	\$	1,244.19
\$	466.40	\$	999.28
\$	-	\$	-
\$	238.70	\$	797.93
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	216.92	\$	4,531.00
\$	-	\$	-
\$	237.80	\$	1,156.00
\$	-	\$	-
\$	15,712.40	\$	23,568.60
\$	-	\$	-
\$	107.30	\$	250.00
\$	-	\$	-
\$	-	\$	-
\$	-	\$	-
\$	9,141.76	\$	13,712.64
\$	-	\$	-
\$	92.80	\$	97.50
\$	446.60	\$	770.00
\$	84.10	\$	112.50
\$	18.56	\$	19.50
\$	16.82	\$	32.00
\$	52.20	\$	74.00
\$	104.40	\$	148.00
\$	-	\$	-
\$	55.68	\$	146.50
\$	1,688.96	\$	5,417.60
\$	-	\$	-
\$	136,320.40	\$	318,114.38

DETAILED BREAKDOWN OF ITEMS

Prepared for: **Lot 1 Wilder Road, Jackson, GA 30233**
 Project ID: **9072024**
 Scope: **G.C**



Date: **19-Jul-24**

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
WOOD & PLASTIC														
SECOND FLOOR														
ROUGH CARPENTRY														
HEADERS														
1			(2) 2x6 x 3'-0" Header	EA	15	0%	15	0.096	\$ 40.00	\$ 384	\$ 8.52	\$ 12.36	\$ 185	
2			(2) 2x6 x 4'-0" Header	EA	1	0%	1	0.128	\$ 40.00	\$ 5.12	\$ 11.36	\$ 16.48	\$ 16	
3			(2) 2x6 x 5'-0" Header	EA	3	0%	3	0.160	\$ 40.00	\$ 6.40	\$ 14.20	\$ 20.60	\$ 62	
4			(2) 2x6 x 6'-0" Header	EA	4	0%	4	0.192	\$ 40.00	\$ 7.68	\$ 17.04	\$ 24.72	\$ 99	
5			(2) 2x6 x 7'-0" Header	EA	4	0%	4	0.224	\$ 40.00	\$ 8.96	\$ 19.88	\$ 28.84	\$ 115	
6			(2) 2x6 x 12'-0" Header	EA	1	0%	1	0.384	\$ 40.00	\$ 15.36	\$ 34.08	\$ 49.44	\$ 49	
7			(2) 2x10x 7'-0" Header	EA	1	0%	1	0.280	\$ 40.00	\$ 11.20	\$ 29.40	\$ 40.60	\$ 41	
8			(2) 2x6 x 10'-0" Header	EA	1	0%	1	0.320	\$ 40.00	\$ 12.80	\$ 28.40	\$ 41.20	\$ 41	
9			(2) 2x12x 10'-0" Header	EA	1	0%	1	0.044	\$ 40.00	\$ 1.76	\$ 5.12	\$ 6.88	\$ 7	
10			(2) 1-1/2 x 3 x 8'-0" Header	EA	1	0%	1	0.256	\$ 40.00	\$ 10.24	\$ 32.64	\$ 42.88	\$ 43	
11			(2) 1-1/2x11-7/8x 19'-0" Header	EA	1	0%	1	1.824	\$ 40.00	\$ 72.96	\$ 334.78	\$ 407.74	\$ 408	
POST														
12			6x6 Wood Posts w/ Simpson Concrete Support Bracket (18'-0" Height) - Posts to be Cedar Pressure Treated	EA	3	0%	3	1.332	\$ 40.00	\$ 53.28	\$ 126.90	\$ 180.18	\$ 541	
13			6x6 Wood Posts w/ Simpson Concrete Support Bracket (12'-0" Height) - Posts to be Cedar Pressure Treated	EA	1	0%	1	0.888	\$ 40.00	\$ 35.52	\$ 84.60	\$ 120.12	\$ 120	
SHEATHING														
14	P14	Plan Notes	3/4" T&G Plywood Subfloor Sheathing	SF	2382	10%	2620	0.018	\$ 40.00	\$ 0.72	\$ 1.83	\$ 2.55	\$ 6,682	
15			3/4" T&G Plywood Subfloor Sheathing @ Exterior Deck	SF	75	10%	83	0.018	\$ 40.00	\$ 0.72	\$ 1.83	\$ 2.55	\$ 210	
JOISTS														
16			2x16 RIM Joists - #2 Southern Yellow Pine	LF	228	10%	251	0.026	\$ 40.00	\$ 1.04	\$ 3.72	\$ 4.76	\$ 1,194	
TRUSSES														
17			Floor Joists - 16" Deep Open Web Trusses	LF	1823	10%	2005	0.080	\$ 40.00	\$ 3.20	\$ 8.25	\$ 11.45	\$ 22,961	
STAIRS														
18			2x10 Exterior Deck Stairs Stringers	LF	66	10%	73	0.020	\$ 40.00	\$ 0.80	\$ 2.10	\$ 2.90	\$ 211	
19			3'-0" x 11" Stair Oak Treads	EA	20	0%	20	0.480	\$ 40.00	\$ 19.20	\$ 48.00	\$ 67.20	\$ 1,344	
20			8" Wood Risers	EA	21	0%	21	0.420	\$ 40.00	\$ 16.80	\$ 42.25	\$ 59.05	\$ 1,240	
21			Lookout Access Stairs - Spiral Stairs 60" OD x 150" H w/ 15 Treads and 45 Balusters Note: Homeowner could supply the stair system kit to be installed by builder. Complete stair kit is \$8,118 including delivery to the building site.	EA	1	0%	1	7.630	\$ 40.00	\$ 305.20	\$ 4,819.99	\$ 5,125.19	\$ 5,125	
WOOD RAILING														
22			36" H Deck Railing System (TBD) - Low Maintenance Material (Not Wood)	LF	34	10%	37	0.200	\$ 40.00	\$ 8.00	\$ 38.00	\$ 46.00	\$ 1,720	
ALLOWANCES														
23			Allowance for Simpson Hardware (2457 SF)	LS	1	0%	1	0.000	\$ 40.00	\$ 2,712.53	\$ 4,068.79	\$ 6,781.32	\$ 6,781	
FINISH CARPENTRY														
CABINETS & MILLWORK														
24			2'-0" Shaker Door Base Cabinets - Solid Color @ Bath	LF	6	10%	7	0.510	\$ 40.00	\$ 20.40	\$ 48.00	\$ 50.40	\$ 3,303	
25			(8) 1'-0" D Solid Shelving @ Laundry	LF	10	10%	10	0.160	\$ 40.00	\$ 6.40	\$ 72.00	\$ 78.40	\$ 822	
26	P6	Plan Notes	1'-0" D Closet Shelving - Home Owner will Provide and Install Closet System	LF	10	10%	11	0.160	\$ 40.00	\$ 6.40	\$ 72.00	\$ 78.40	\$ 862	
													SUBTOTAL	\$ 54,182

LABOR COST	MAT. COST
\$ -	\$ -
\$ 57.60	\$ 127.80
\$ 5.12	\$ 11.36
\$ 19.20	\$ 42.60
\$ 30.72	\$ 68.16
\$ 35.84	\$ 79.52
\$ 15.36	\$ 34.08
\$ 11.20	\$ 29.40
\$ 12.80	\$ 28.40
\$ 1.76	\$ 5.12
\$ 10.24	\$ 32.64
\$ 72.96	\$ 334.78
\$ -	\$ -
\$ 159.84	\$ 380.70
\$ 35.52	\$ 84.60
\$ -	\$ -
\$ 1,886.54	\$ 4,794.97
\$ 59.40	\$ 150.98
\$ -	\$ -
\$ 260.83	\$ 932.98
\$ -	\$ -
\$ 6,416.96	\$ 16,543.73
\$ -	\$ -
\$ 58.09	\$ 152.47
\$ 384.00	\$ 960.00
\$ 352.80	\$ 887.25
\$ -	\$ -
\$ 299.20	\$ 1,421.20
\$ -	\$ -
\$ 2,712.53	\$ 4,068.79
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 134.64	\$ 3,168.00
\$ 67.09	\$ 754.78
\$ 70.40	\$ 792.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 631.80	\$ 9,603.00
\$ 579.60	\$ 4,049.64
\$ 319.02	\$ 2,429.79
\$ -	\$ -
\$ 315.09	\$ 2,800.80
\$ 157.46	\$ 999.60
\$ 224.91	\$ 1,999.20
\$ 333.90	\$ 2,168.00
\$ 429.44	\$ 3,047.20
\$ 174.06	\$ 1,547.20
\$ 445.50	\$ 3,960.00
\$ 441.18	\$ 3,921.60
\$ 252.09	\$ 960.00
\$ 130.50	\$ 651.50
\$ 268.20	\$ 1,281.60
\$ 119.25	\$ 400.00
\$ 930.60	\$ 4,272.00
\$ 383.94	\$ 2,038.00
\$ 93.06	\$ 437.20
\$ 132.75	\$ 1,000.00
\$ 240.12	\$ 940.00
\$ 234.18	\$ 1,281.60
\$ 135.00	\$ 1,200.00
\$ 117.09	\$ 640.80
\$ 186.12	\$ 854.40
\$ 135.00	\$ 1,200.00
\$ -	\$ -

2ND FLOOR															
ALLOWANCE															
109	P6-P11	Spec Notes	Allowance for Piping & Fittings (1943 SF)	LS	1	0%	1	0.000	\$ 55.00	\$ 18,734.24	\$ 28,101.36	\$ 46,835.60	\$ 46,836		
PLUMBING FIXTURES															
110			Vanity Sink	EA	1	0%	1	3.810	\$ 55.00	\$ 209.55	\$ 809.83	\$ 1,019.38	\$ 1,019		
111			Bath Tub	EA	1	0%	1	5.230	\$ 55.00	\$ 287.65	\$ 1,865.00	\$ 2,152.65	\$ 2,153		
112	P6-P11	Spec Notes	Water Closet	EA	1	0%	1	3.019	\$ 55.00	\$ 166.05	\$ 895.00	\$ 1,061.05	\$ 1,061		
113			Faucet	EA	1	0%	1	2.120	\$ 55.00	\$ 116.60	\$ 249.82	\$ 366.42	\$ 366		
MISCELLANEOUS															
114	P6-P11		Shut-off Valves	EA	2	0%	2	0.620	\$ 55.00	\$ 34.10	\$ 113.99	\$ 148.09	\$ 296		
SUBTOTAL												\$ 51,731			
HVAC															
2ND FLOOR															
ALLOWANCE															
115	P11	Spec Manual	Allowance for Ductwork (1943 SF)	LS	1	0%	1	0.000	\$ 58.00	\$ 8,549.20	\$ 12,823.80	\$ 21,373.00	\$ 21,373		
MISCELLANEOUS															
116			Thermostat	EA	1	0%	1	1.850	\$ 58.00	\$ 107.30	\$ 250.00	\$ 357.30	\$ 357		
SUBTOTAL												\$ 21,730			
ELECTRICAL															
2ND FLOOR															
ALLOWANCE															
117	P11	Spec Manual	Allowance for Electrical Wiring and Fixtures (1943 SF)	LS	1	0%	1	0.000	\$ 58.00	\$ 4,974.08	\$ 7,461.12	\$ 12,435.20	\$ 12,435		
POWER															
DEVICE															
118					Duplex Outlet	EA	8	0%	8	0.350	\$ 58.00	\$ 20.30	\$ 35.00	\$ 55.30	\$ 442
119					Single Way Switch	EA	3	0%	3	0.290	\$ 58.00	\$ 16.82	\$ 22.50	\$ 39.32	\$ 118
120					Electrical Outlet	EA	4	0%	4	0.320	\$ 58.00	\$ 18.56	\$ 19.50	\$ 38.06	\$ 152
LIGHTING															
LIGHTING FIXTURES															
121					6" Round Cans with Soft-White 2700K Color-Temperature LED Bulbs	EA	24	0%	24	0.910	\$ 58.00	\$ 52.78	\$ 169.30	\$ 222.08	\$ 5,330
SUBTOTAL												\$ 18,478			
PROJECTED COST												\$251,993			
OVERHEAD AND PROFIT												20%	\$50,399		
INSURANCE												3%	\$7,560		
CONTINGENCY												5%	\$12,600		
ALLOWANCE FOR SUBCONTRACTOR												10%	\$25,199		
TAX												7%	\$12,480		
SUGGESTED BID												\$360,230			

\$ -	\$ -
\$ 18,734.24	\$ 28,101.36
\$ -	\$ -
\$ 209.55	\$ 809.83
\$ 287.65	\$ 1,865.00
\$ 166.05	\$ 895.00
\$ 116.60	\$ 249.82
\$ -	\$ -
\$ 68.20	\$ 227.98
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 8,549.20	\$ 12,823.80
\$ -	\$ -
\$ 107.30	\$ 250.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 4,974.08	\$ 7,461.12
\$ -	\$ -
\$ 162.40	\$ 280.00
\$ 50.46	\$ 67.50
\$ 74.24	\$ 78.00
\$ -	\$ -
\$ 1,266.72	\$ 4,063.20
\$ -	\$ -
\$ 73,711.82	\$ 178,281.05

DETAILED BREAKDOWN OF ITEMS

Prepared for: Lot 1 Wilder Road, Jackson, GA 30233
 Project ID: 9072024
 Scope: G.C



Date: 19-Jul-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/ HOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
WOOD & PLASTIC													
ROOF LOOKOUT / THIRD FLOOR													
ROUGH CARPENTRY													
BEAM													
1			(2) Full Length LVL Beams, No Splice (32 LF EA) - 12" 2.0E LVL'S/ Screw Layer Together - w/ 2.5" Truss Lox Screws @ 12" O.C (Quantity has been Multiplied)	LF	64	10%	70	0.107	\$ 40.00	\$ 4.28	\$ 12.99	\$ 17.27	\$ 1,216
2			(2) LVL Beams Full Length, No Splice (12 LF EA) - 3 Ply - 12" 2.0E LVL'S/ Screw Layer Together - w/ 2.5" Truss Lox Screws @ 12" O.C (Quantity has been Multiplied)	LF	24	10%	26	0.107	\$ 40.00	\$ 4.28	\$ 12.99	\$ 17.27	\$ 456
HEADERS													
3	P12,P14	Plan Notes	(2) 2x6 x 3'-0" Header	EA	5	0%	5	0.096	\$ 40.00	\$ 3.84	\$ 8.52	\$ 12.36	\$ 62
POST													
4			6x6 @ Lookout Posts w/ Simpson Brackets for Post Beam Connection (12'-6" H)	EA	4	0%	4	0.914	\$ 40.00	\$ 36.56	\$ 96.43	\$ 132.99	\$ 532
SHEATHING													
5			5/4" T&G Plywood Subfloor Sheathing	SF	102	10%	112	0.018	\$ 40.00	\$ 0.72	\$ 1.83	\$ 2.55	\$ 286
JOISTS													
6			2x6 Floor Joists - #2 Southern Yellow Pine	LF	82	10%	90	0.016	\$ 40.00	\$ 0.64	\$ 1.42	\$ 2.06	\$ 186
ALLOWANCES													
7			Allowance for Simpson Hardware (102 SF)	LS	1	0%	1	0.000	\$ 40.00	\$ 5,493.54	\$ 8,240.31	\$ 13,733.85	\$ 13,734
ROOF FRAMING													
ROUGH CARPENTRY													
BEAM													
8			2x4 LVL Ridge Beam - #2 Southern Yellow Pine	LF	29	10%	32	0.014	\$ 40.00	\$ 0.56	\$ 1.10	\$ 1.66	\$ 53
9			2x8 LVL Ridge Beam - #2 Southern Yellow Pine	LF	23	10%	25	0.018	\$ 40.00	\$ 0.72	\$ 1.70	\$ 2.42	\$ 61
10			2x10 LVL Ridge Beam - #2 Southern Yellow Pine	LF	60	10%	66	0.020	\$ 40.00	\$ 0.80	\$ 2.10	\$ 2.90	\$ 191
11			2x12 LVL Ridge Beam - #2 Southern Yellow Pine	LF	36	10%	40	0.022	\$ 40.00	\$ 0.88	\$ 2.56	\$ 3.44	\$ 136
SHEATHING													
12			5/4" T&G Plywood Subfloor Sheathing @ Attic Floor	SF	1020	10%	1122	0.018	\$ 40.00	\$ 0.72	\$ 1.83	\$ 2.55	\$ 2,861
13			Roof Sheathing: 1/2" CDX INT-APA Rated 32/16.	SF	8648	10%	9513	0.018	\$ 40.00	\$ 0.72	\$ 1.83	\$ 2.55	\$ 24,258
JOISTS													
14			2x6 Floor Joists @ Attic Floor - #2 Southern Yellow Pine	LF	758	10%	834	0.016	\$ 40.00	\$ 0.64	\$ 1.42	\$ 2.06	\$ 1,718
RAFTERS													
15			2x4 Roof Rafters - #2 Southern Yellow Pine	LF	396	10%	436	0.014	\$ 40.00	\$ 0.56	\$ 1.10	\$ 1.66	\$ 723
16			2x8 Roof Rafters - #2 Southern Yellow Pine	LF	221	10%	243	0.018	\$ 40.00	\$ 0.72	\$ 1.70	\$ 2.42	\$ 588
17	P-16,P-17	Plan Notes	2x10 Roof Rafters - #2 Southern Yellow Pine	LF	754	10%	829	0.020	\$ 40.00	\$ 0.80	\$ 2.10	\$ 2.90	\$ 2,405
18			2x12 Roof Rafters - #2 Southern Yellow Pine	LF	1350	10%	1485	0.022	\$ 40.00	\$ 0.88	\$ 2.56	\$ 3.44	\$ 5,108
19			2x10 Hip Rafters - #2 Southern Yellow Pine	LF	102	10%	112	0.020	\$ 40.00	\$ 0.80	\$ 2.10	\$ 2.90	\$ 325
20			2x12 Hip Rafters - #2 Southern Yellow Pine	LF	14	10%	15	0.022	\$ 40.00	\$ 0.88	\$ 2.56	\$ 3.44	\$ 53
BOARDS													
21			2x12 Fascia Board - #2 Southern Yellow Pine	LF	352	10%	387	0.020	\$ 40.00	\$ 0.80	\$ 2.15	\$ 2.95	\$ 1,142
OUTLOOKERS													
22			2x8 Roof Outlookers	LF	20	10%	22	0.018	\$ 40.00	\$ 0.72	\$ 1.70	\$ 2.42	\$ 53
23			2x10 Roof Outlookers	LF	17	10%	18	0.020	\$ 40.00	\$ 0.80	\$ 2.10	\$ 2.90	\$ 53
24			2x12 Roof Outlookers	LF	60	10%	66	0.022	\$ 40.00	\$ 0.88	\$ 2.56	\$ 3.44	\$ 227
25			2x12 Roof Outlookers	LF	53	10%	59	0.022	\$ 40.00	\$ 0.88	\$ 2.56	\$ 3.44	\$ 202
ALLOWANCES													
26			Allowance for Simpson Hardware (8648 SF)	LS	1	0%	1	0.000	\$ 40.00	\$ 5,493.54	\$ 8,240.31	\$ 13,733.85	\$ 13,734
												SUBTOTAL	\$ 70,364
THERMAL & MOISTURE PROTECTION													
ROOFING & ACCESSORIES													
INSULATION													
27			Spray-Foam Insulation	SF	8647	10%	9512	0.015	\$ 42.00	\$ 0.63	\$ 1.65	\$ 2.28	\$ 21,687
28			3.5" Fiberglass Batt Insulation	SF	2150	10%	2365	0.015	\$ 42.00	\$ 0.63	\$ 1.15	\$ 1.78	\$ 4,210
ROOFING													
29			Asphalt Shingles	SF	8647	10%	9512	0.028	\$ 42.00	\$ 1.18	\$ 2.38	\$ 3.56	\$ 33,824
30			#15 Felt Paper	SF	8647	10%	9512	0.010	\$ 42.00	\$ 0.42	\$ 0.32	\$ 0.74	\$ 7,039
FLASHING & TRIMS													
31			Hip Flashing	LF	52	10%	57	0.025	\$ 42.00	\$ 1.05	\$ 2.25	\$ 3.30	\$ 190
32			Ridge Flashing	LF	196	10%	215	0.025	\$ 42.00	\$ 1.05	\$ 2.25	\$ 3.30	\$ 710
33			Valley Flashing	LF	136	10%	150	0.025	\$ 42.00	\$ 1.05	\$ 2.25	\$ 3.30	\$ 494
34			Step Flashing	LF	22	10%	24	0.025	\$ 42.00	\$ 1.05	\$ 2.25	\$ 3.30	\$ 78
ROOF ACCESSORIES													
35			1'-6" W Vented Soffit Note: Low maintenance (Vinyl, PVC, aluminum, or cedar) soffits	SF	440	10%	483	0.025	\$ 42.00	\$ 1.05	\$ 1.80	\$ 2.85	\$ 1,378
36	P-18	Spec Manual	1'-0" W Solid Soffit Note: Low maintenance (Vinyl, PVC, aluminum, or cedar) soffits	SF	327	10%	360	0.025	\$ 42.00	\$ 1.05	\$ 1.80	\$ 2.85	\$ 1,025
37			Drop Edge (Assumed)	LF	285	10%	314	0.035	\$ 42.00	\$ 1.47	\$ 3.25	\$ 4.72	\$ 1,480

LABOR COST	MAT. COST
\$ -	\$ -
\$ -	\$ -
\$ 301.31	\$ 914.50
\$ -	\$ -
\$ 112.99	\$ 342.94
\$ -	\$ -
\$ 19.20	\$ 42.60
\$ -	\$ -
\$ 146.24	\$ 385.72
\$ -	\$ -
\$ 80.78	\$ 205.33
\$ -	\$ -
\$ 57.73	\$ 128.08
\$ -	\$ -
\$ 5,493.54	\$ 8,240.31
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 17.86	\$ 35.09
\$ 18.22	\$ 43.01
\$ 52.80	\$ 138.60
\$ 34.85	\$ 101.38
\$ -	\$ -
\$ 807.84	\$ 2,053.26
\$ 6,849.22	\$ 17,408.42
\$ -	\$ -
\$ 533.63	\$ 1,184.00
\$ -	\$ -
\$ 243.94	\$ 479.16
\$ 175.03	\$ 413.27
\$ 663.52	\$ 1,741.74
\$ 1,306.80	\$ 3,801.60
\$ 89.76	\$ 235.62
\$ 13.55	\$ 39.42
\$ -	\$ -
\$ 309.76	\$ 832.48
\$ -	\$ -
\$ 15.86	\$ 37.44
\$ 14.55	\$ 38.18
\$ 57.90	\$ 168.62
\$ 51.68	\$ 150.35
\$ -	\$ -
\$ 5,493.54	\$ 8,240.31
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 5,992.37	\$ 15,694.31
\$ 1,489.95	\$ 2,719.75
\$ -	\$ -
\$ 11,185.76	\$ 22,637.85
\$ 3,994.91	\$ 3,043.74
\$ -	\$ -
\$ 60.31	\$ 129.24
\$ 225.87	\$ 484.01
\$ 157.20	\$ 336.85
\$ 24.92	\$ 53.41
\$ -	\$ -
\$ 507.62	\$ 870.21
\$ 377.69	\$ 647.46
\$ 460.85	\$ 1,018.88

38		6" Gutters	LF	285	10%	314	0.065	\$ 42.00	\$ 2.73	\$ 6.25	\$ 8.98	\$ 2,815
39		4"x4" 22' Downspout	EA	7	0%	7	1.056	\$ 42.00	\$ 44.35	\$ 106.70	\$ 151.05	\$ 1,057
40		4"x4" 11' Downspout	EA	3	0%	3	0.528	\$ 42.00	\$ 22.18	\$ 53.35	\$ 75.53	\$ 227
41		4"x4" 7' Downspout	EA	4	0%	4	0.336	\$ 42.00	\$ 14.11	\$ 33.95	\$ 48.06	\$ 192
42		4"x4" 12' Downspout	EA	4	0%	4	0.576	\$ 42.00	\$ 24.19	\$ 58.20	\$ 82.39	\$ 330
43		4"x4" 9' Downspout	EA	6	0%	6	0.432	\$ 42.00	\$ 18.14	\$ 43.65	\$ 61.79	\$ 371
44		4"x4" 18' Downspout	EA	1	0%	1	0.864	\$ 42.00	\$ 36.29	\$ 87.30	\$ 123.59	\$ 124
											SUBTOTAL	\$ 77,228

\$	855.86	\$	1,959.38
\$	310.46	\$	746.90
\$	66.53	\$	160.05
\$	56.45	\$	135.80
\$	96.77	\$	232.80
\$	108.86	\$	261.90
\$	36.29	\$	87.30
\$	-	\$	-
\$	48,970.83	\$	98,621.25

		PROJECTED COST		\$147,592
OVERHEAD AND PROFIT		20%		\$29,518
INSURANCE		3%		\$4,428
CONTINGENCY		5%		\$7,380
ALLOWANCE FOR SUBCONTRACTOR		10%		\$14,759
TAX		7%		\$6,903
SUGGESTED BID				\$210,581

DETAILED BREAKDOWN OF ITEMS

Prepared for: Lot 1 Wilder Road, Jackson, GA 30233
 Project ID: 9072024
 Scope: G.C



Date: 19-Jul-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
EARTHWORK													
CAST IN PLACE CONCRETE													
1			Allowance for Site Grading (7096 SF)	LS	1	0%	1	0.000	\$ 40.00	\$ 3,548.00	\$ -	\$ 3,548.00	\$ 3,548
												SUBTOTAL	\$ 3,548
SITE IMPROVEMENTS													
DRIVEWAY													
2	P-1	Specification Note, No. 10	Typical Concrete Driveway - Thickness not Specified (4" Th Standard Assumed) - Note: Driveway permit has already been approved and paid	SF	4640	10%	5104	0.050	\$ 40.00	\$ 2.00	\$ 5.00	\$ 7.00	\$ 35,728
												SUBTOTAL	\$ 35,728
UTILITIES													
PIPING													
3	P-1	Specification Note, No. 8	4" Perforated Ground Water Drain Pipe - Surrounded by Stone around Entire Foundation Footing - Feeding Two Solid 4" PVC Sewer Drain Pipes (not soft corrugated black plastic) at either end of the home and then Daylight	LF	438	10%	482	0.333	\$ 40.00	\$ 13.32	\$ 21.50	\$ 34.82	\$ 16,776
SEPTIC TANK													
4	P-1	Specification Note, No. 7	Allowance for Installation of Septic Tank (1 EA) - Conventional septic system to be installed - Gravity fed (no ejector pumps) - Drain field to be in a south direction at the natural lower elevation of the property - Note: This area has already had a soil test verifying suitability for a conventional septic system	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 15,779.00	\$ 15,779
												SUBTOTAL	\$ 32,555
												PROJECTED COST	\$71,831
OVERHEAD AND PROFIT												20%	\$14,366
INSURANCE												3%	\$2,155
CONTINGENCY												5%	\$3,592
ALLOWANCE FOR SUBCONTRACTOR												10%	\$7,183
TAX												7%	\$2,512
SUGGESTED BID													\$101,639

LABOR COST	MAT. COST
\$ 3,548.00	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 10,208.00	\$ 25,520.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 6,417.58	\$ 10,358.70
\$ -	\$ -
\$ -	\$ -
\$ 20,173.58	\$ 35,878.70