GENERAL SUMMARY

Prepared for: Attached ADU Addition At 981 Stonebridge Circle, Cookeville, TN 38501
Project ID: 07242026
Scope: G.C
No. Of Floors: 1
Date: 24-Jul-26

USA ESTIMATORS
+1 (214) 556-2605

OVERALL PROJECT GSF	**1,804**		
SITE GSF	**589**		
BUILDING GSF	**1,215**		

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
01 00 00	General Requirements	$ 18,800	$ 10.42
02 00 00	Existing Condition	$ 10,907	$ 8.98
03 00 00	Concrete	$ 6,439	$ 5.30
04 00 00	Masonry	$ 22,123	$ 18.21
06 00 00	Wood, Plastics & Composites	$ 38,524	$ 31.71
07 00 00	Thermal & Moisture Protection	$ 20,431	$ 16.82
08 00 00	Opening	$ 78,580	$ 64.68
09 00 00	Finishes	$ 33,207	$ 27.33
23 00 00	HVAC	$ 9,045	$ 7.44
26 00 00	Electrical	$ 11,711	$ 9.64
27 00 00	Communications	$ 446	$ 0.37
28 00 00	Electronic Safety and Security	$ 720	$ 0.59
31 00 00	Earthwork	$ 4,944	$ 8.39
32 00 00	Exterior Improvements	$ 3,000	$ 5.09
	TOTAL TRADE COST	**$ 258,877**	**$ 214.96**
OVERHEAD AND PROFIT	**15%**	$ 38,831	$ 32.24
INSURANCE	**3%**	$ 7,766	$ 6.45
CONTINGENCY	**5%**	$ 12,944	$ 10.75
TAX	**10%**	$ 15,441	$ 0.83
	SUGGESTED BID	**$ 333,859**	**$ 265.24**

DETAILED BREAKDOWN OF ITEMS

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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS													
			ADMINISTRATIVE REQUIREMENTS										
1			Project Management & Coordination	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 6,200.00	$ 6,200.00
			QUALITY REQUIREMENTS										
2			Permits	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 1,400.00	$ 1,400.00
			TEMPORARY FACILITIES & CONTROLS										
3			Temporary Utilities	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 2,200.00	$ 2,200.00
			EXECUTION & CLOSEOUT REQUIREMENT										
4			Cleaning and Waste Management	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 1,200.00	$ 1,200.00
5			Final Cleaning	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 1,000.00	$ 1,000.00
6			Final Inspections & Certificate of Occupancy	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 800.00	$ 800.00
			MISC.										
7			Mobilization / Demobilization	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 4,000.00	$ 4,000.00
			ALLOWANCES										
8			Allowance For Temporary Structural Shoring Until New Framing is Installed	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 2,000.00	$ 2,000.00
												SUBTOTAL	**$ 18,800**
EXISTING CONDITIONS													
			DEMOLITION										
9			Demolish Existing (8" Sq.) x 10'-6" H. Exterior Wooden Columns	EA	5	0%	5	2.500	$ 42.00	$ 105.00	$ -	$ 105.00	$ 525
10			Demolish Existing 2"x10" Wooden Fascia	LF	93	0%	93	0.022	$ 42.00	$ 0.92	$ -	$ 0.92	$ 86
11			Demolish Existing 2"x12" Wooden Fascia	LF	69	0%	69	0.028	$ 42.00	$ 1.18	$ -	$ 1.18	$ 81
12			Demolish Existing 4"x4" Exterior Railing Post (4'-0"H Assumed)	EA	2	0%	2	0.500	$ 42.00	$ 21.00	$ -	$ 21.00	$ 42
13			Demolish Existing 6"x6" Exterior Railing Post (4'-0"H Assumed)	EA	2	0%	2	0.500	$ 42.00	$ 21.00	$ -	$ 21.00	$ 42
14			Demolish Existing 42"H. Exterior Patio Wood Railing	LF	65	0%	65	0.105	$ 42.00	$ 4.41	$ -	$ 4.41	$ 285
15			Demolish Existing Exterior Brick Veneer Finish In Its Entirety	SF	496	0%	496	0.038	$ 42.00	$ 1.60	$ -	$ 1.60	$ 792
16			Demolish Existing Exterior Horizontal Siding In Its Entirety	SF	188	0%	188	0.025	$ 42.00	$ 1.05	$ -	$ 1.05	$ 197
17			Demolish Existing Exterior Wall Sheathing After Removal of Wall Finishes (Assumed)	SF	462	0%	462	0.018	$ 42.00	$ 0.76	$ -	$ 0.76	$ 349
18			Saw Cut Concrete To Remove Rear Patio Slab From Existing Building	LF	66	0%	66	0.105	$ 42.00	$ 4.41	$ -	$ 4.41	$ 291
19			***Demolish Existing Exterior Raised Patio In Its Entirety, Including but Not Limited To;*** Reinforced Concrete Patio Slab 1'-6"H. Concrete Stem/ Foundation Wall (as existing) Concrete Footings and Foundations Connections to Existing Building/Foundation & Associated Fill Material	SF	479	0%	479	0.105	$ 42.00	$ 4.41	$ -	$ 4.41	$ 2,111
20	A1, A6, A7, A8	Plan Details	***Demolish Existing Rear Patio Roof System In Its Entirety, Including But Not Limited To;*** Roof Shingle Tiles Roof Underlayment's Roof Sealants & Flashings Roof Framing, Blocking, Trim and All Associated Framing Members.	SF	705	0%	705	0.082	$ 42.00	$ 3.44	$ -	$ 3.44	$ 2,428
21			Demolish Existing Downspouts	LF	38	0%	38	0.028	$ 42.00	$ 1.18	$ -	$ 1.18	$ 44
22			Demolish Existing Roof Gutters	LF	64	0%	64	0.026	$ 42.00	$ 1.09	$ -	$ 1.09	$ 70
23			Demolish Existing Soffit (1'-6"W. Assumed)	SF	151	0%	151	0.025	$ 42.00	$ 1.05	$ -	$ 1.05	$ 159
24			Allowance For The Removal of Exterior Patio Stairs w/ Railing in Its Entirety (6 Treads, 7 Risers)	EA	1	0%	1	4.000	$ 42.00	$ 168.00	$ -	$ 168.00	$ 168
			DISPOSAL & HAUL-OFF										
25			Allowance For Complete Disposal & Haul-Off Demolished Material From Site	LS	1	0%	1	0.000	$ 42.00	$ 1,200.00	$ -	$ 1,200.00	$ 1,200
26			Allowance For Dumpster	LS	1	0%	1	0.000	$ 42.00	$ 1,000.00	$ -	$ 1,000.00	$ 1,000
			PATCH & REPAIR										
27			***Allowance for Minor Patch & Repair of Existing Interior Finishes at Addition Tie-In (460 SF), Including but Not Limited To:*** Minor Gypsum Board Patching (As Required) Baseboard/ Trim Replacement Minor Texture Matching and Paint Touch-Up Adjacent to Construction Area	LS	1	0%	1	0.000	$ 42.00	$ 1,036.80	$ -	$ 1,036.80	$ 1,037
												SUBTOTAL	**$ 10,907**
CONCRETE													
			CAST IN PLACE CONCRETE										
			STRUCTURAL CONCRETE										
			Continuous Concrete Footing:										
			16" Wide x 12" Deep Continuous Concrete Footing:	**LF**	**101**								
28			Concrete (3000 PSI Compressive Strength at 28 Days)	CY	5	10%	5	2.850	$ 72.00	$ 205.20	$ 188.50	$ 393.70	$ 2,148.20
29	A2, A5	Assumed	Reinforcement: (2) #4 Bar Continuous at Bottom	LBS	161	10%	178	0.015	$ 48.00	$ 0.72	$ 0.88	$ 1.60	$ 284.14
30			Reinforcement: (2) #4 Bar Epoxy Coated Dowel Drilled Into Existing Footing (1'-0" Long) - No. of Locations = 2	LBS	3	10%	3	0.015	$ 48.00	$ 0.72	$ 0.88	$ 1.60	$ 4.70
31			Formwork	SF	201	10%	222	0.045	$ 35.00	$ 1.58	$ 2.10	$ 3.68	$ 814.16
32			Excavation	CY	20	10%	22	0.785	$ 45.00	$ 35.33	$ -	$ 35.33	$ 759.76
33			Backfill	CY	14	10%	15	1.100	$ 45.00	$ 49.50	$ -	$ 49.50	$ 750.27
			Concrete Pad Footing:										
			24" Wide x 24" Long x 12" Deep Pad Footing:	**EA**	**8**								
34			Concrete (3000 PSI Compressive Strength at 28 Days)	CY	1	10%	1	2.850	$ 72.00	$ 205.20	$ 188.50	$ 393.70	$ 513.27
35	A2, A5	Assumed	Reinforcement: (3) #4 Bar Each Way at Bottom	LBS	64	10%	71	0.015	$ 48.00	$ 0.72	$ 1.10	$ 1.82	$ 128.38
36			Formwork	SF	64	10%	70	0.045	$ 35.00	$ 1.58	$ 2.10	$ 3.68	$ 258.72
37			Excavation	CY	6	10%	7	0.785	$ 45.00	$ 35.33	$ -	$ 35.33	$ 233.15
38			Backfill	CY	5	10%	6	1.100	$ 45.00	$ 49.50	$ -	$ 49.50	$ 293.13
			Concrete Slab:										
39	A2, A5	Assumed	**12" x 12" Continuous Concrete Footing @ Bottom Step of Exterior Stair**	**LF**	**9**	**10%**	**10**						
40			Reinforced Concrete (3000 PSI Compressive Strength at 28 Days)	CY	0.3	10%	0	2.850	$ 72.00	$ 205.20	$ 188.50	$ 393.70	$ 144.36
41			12" High Edge Form	LF	22	10%	24	0.032	$ 45.00	$ 1.44	$ 2.98	$ 4.42	$ 106.96
												SUBTOTAL	**$ 6,439**
MASONRY													
			UNIT MASONRY										
			CONCRETE UNIT MASONRY										
			Stem Wall:										
42			8" Wide CMU Stem Wall @ Perimeter of ADU Addition (2'-5" High) - Block Size: 8" x 8" x 16" - No. of Blocks: 335 With Mortar as Required.	SF	244	10%	268	0.108	$ 48.00	$ 5.18	$ 3.85	$ 9.03	$ 2,421.68
43	A2, A5	Assumed	Reinforcement: #4 Vertical Bar @ 32" O.C.	LBS	63	10%	69	0.015	$ 48.00	$ 0.72	$ 0.88	$ 1.60	$ 110.96
44			9 GA Ladder Type Reinforcement	LF	201	10%	222	0.018	$ 48.00	$ 0.86	$ 0.65	$ 1.51	$ 335.41
45			2500 PSI Grout	CY	1	10%	1	1.720	$ 48.00	$ 82.56	$ 160.50	$ 243.06	$ 280.17
			Masonry Pier:										
46			8" x 16" CMU Pier (2'-5" High) - Block Size: 8" x 8" x 16" With Mortar, Grout & Reinforcement as Required.	EA	8	0%	8	1.500	$ 48.00	$ 72.00	$ 65.50	$ 137.50	$ 1,100.00
			BRICK VENEER										
47			Brick Veneer Exterior Finish w/ Type N Mortar	SF	885	10%	973	0.200	$ 48.00	$ 9.60	$ 6.75	$ 16.35	$ 15,910.61
48	A6,7,8	Assumed	Brick Ties @ 16" O.C.	EA	548	0%	548	0.045	$ 48.00	$ 2.16	$ 0.39	$ 2.55	$ 1,396.53
49			Weep Holes @ 2'-0" O.C.	EA	56	0%	56	0.075	$ 48.00	$ 3.60	$ 2.10	$ 5.70	$ 319.77
50			12" High Mortar Net	SF	102	10%	112	0.020	$ 48.00	$ 0.96	$ 1.25	$ 2.21	$ 247.96
												SUBTOTAL	**$ 22,123**
WOODS, PLASTICS AND COMPOSITES													
			ROUGH CARPENTRY										
			WOOD FRAMING:										
			Note: All Lumber is Assumed to be Southern Yellow Pine # 02. Please Verify & Modify Costs if Required.										
			BEAMS:										
51			(3) 2 x 10 Girder Beam *- Glued or Nailed, Quantity Not Multiplied*	LF	61	10%	67	0.084	$ 48.00	$ 4.03	$ 6.30	$ 10.33	$ 689
52			2 x 10 Ridge Beam	LF	21	10%	23	0.028	$ 48.00	$ 1.34	$ 2.10	$ 3.44	$ 81
			POSTS:										
53			4 x 4 Wood Posts @ 2'-0" H. - For Supporting Exterior Stair Landing	EA	4	0%	4	0.350	$ 48.00	$ 16.80	$ 10.00	$ 26.80	$ 107
54			4 x 4 Gable End Wood Posts @ 6'-0" H.	EA	2	0%	2	0.500	$ 48.00	$ 24.00	$ 25.50	$ 49.50	$ 99
			JOISTS:										
55			2 x 10 Wood Floor Joists @ 16" O.C. **(1215 SF)**	LF	914	10%	1005	0.030	$ 48.00	$ 1.44	$ 2.56	$ 4.00	$ 4,020
56			2 x 8 Wood Ceiling Joists @ 16" O.C. **(1120 SF)**	LF	842	10%	926	0.028	$ 48.00	$ 1.34	$ 1.68	$ 3.02	$ 2,801
			RAFTERS:										
57	A2, A5	Assumed	2 x 12 Wood Rafters @ 16" O.C. **(1550 SF)- 2/12 Slope**	LF	1165	10%	1282	0.032	$ 48.00	$ 1.54	$ 2.85	$ 4.39	$ 5,623
58			2 x 12 Wood Rafters @ 16" O.C. **(384 SF)- 9/12 Slope**	LF	289	10%	318	0.032	$ 48.00	$ 1.54	$ 2.85	$ 4.39	$ 1,393
			SOFFIT FRAMING:										
59			2 x 4 Wood Soffit Framing @ 16" O.C. **(150 SF)**	LF	113	10%	124	0.025	$ 48.00	$ 1.20	$ 1.32	$ 2.52	$ 313
			HEADERS:										
60			(3) 2 x 8 Wood Header @ Exterior Openings *- Glued or Nailed, Quantity Not Multiplied*	LF	53	10%	58	0.084	$ 48.00	$ 4.03	$ 5.55	$ 9.58	$ 558
61			(2) 2 x 6 Wood Header @ Interior Openings *- Glued or Nailed, Quantity Not Multiplied*	LF	10	10%	11	0.048	$ 48.00	$ 2.30	$ 2.50	$ 4.80	$ 54
			BLOCKINGS:										
62			2 x 6 PT Sill Plate @ Top of Stem Wall w/ Sill Sealer, Termite Shield & 1/2" Dia AB as Required	LF	101	10%	111	0.024	$ 48.00	$ 1.15	$ 1.32	$ 2.47	$ 274
63			2 x 10 PT Rim Board @ Perimeter	LF	102	10%	113	0.030	$ 48.00	$ 1.44	$ 2.72	$ 4.16	$ 469
64			2 x 10 PT Ledger Board @ Existing Wall	LF	129	10%	142	0.030	$ 48.00	$ 1.44	$ 2.72	$ 4.16	$ 591
65			2 x 8 Sub Fascia	LF	112	10%	123	0.028	$ 48.00	$ 1.34	$ 3.52	$ 4.86	$ 599
66			2 x 6 Collar Ties @ Roof Gable	LF	42	10%	46	0.024	$ 48.00	$ 1.15	$ 1.25	$ 2.40	$ 111
67			2 x 6 Blocking @ Roof Valley	LF	22	10%	24	0.024	$ 48.00	$ 1.15	$ 1.25	$ 2.40	$ 57
			SHEATHING:										
68			**3/4 T & G APA Rated Floor Sheathing**	**SF**	**1215**	**10%**	**1337**						
69			No. of Sheets (4' x 8')	EA	42	0%	42	0.500	$ 48.00	$ 24.00	$ 48.50	$ 72.50	$ 3,045
70	A2, A5	Assumed	Nails	EA	3150	0%	3150	0.001	$ 48.00	$ 0.05	$ 0.07	$ 0.12	$ 372
71			**7/16" OSB Plywood Sheathing**	**SF**	**1550**	**10%**	**1705**						
72			No. of Sheets (4' x 8')	EA	54	0%	54	0.500	$ 48.00	$ 24.00	$ 28.50	$ 52.50	$ 2,835
73			Nails	EA	4050	0%	4050	0.001	$ 48.00	$ 0.05	$ 0.07	$ 0.12	$ 478
			STAIR FRAMING:										
74			2 x 12 Stair Stringer	LF	23	10%	26	0.062	$ 48.00	$ 2.98	$ 6.50	$ 9.48	$ 244
75			4-6" Wide x 10" Deep Plywood Stair Treads	EA	6	0%	6	0.650	$ 48.00	$ 31.20	$ 76.50	$ 107.70	$ 646
76			4'-6" Wide x 7" High Plywood Stair Risers - White Finish	EA	8	0%	8	0.350	$ 48.00	$ 16.80	$ 38.50	$ 55.30	$ 442

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77			2 x 6 Stair Landing Joists @ 12" O.C. **(24 SF)**	LF	24	10%	26	0.024	$ 48.00	$ 1.15	$ 1.25	$ 2.40	$ 63
78	A2, A5	Assumed	Wood Decking @ Stair Landing	SF	24	10%	26	0.065	$ 48.00	$ 3.12	$ 6.25	$ 9.37	$ 247
79			2 x 8 Stair Supporting Beam	LF	9	10%	10	0.032	$ 48.00	$ 1.54	$ 1.98	$ 3.52	$ 35
80			32" High Exterior Stair Guardrail - w/ Top Rails, Intermediate Pickets @ 4" O.C. - White Finish	LF	23	10%	25	0.223	$ 48.00	$ 10.70	$ 49.25	$ 59.95	$ 1,517
			HARDWARE:										
81			Allowance For Wood Framing Nailing & Hardware as Required	LS	1	0%	1	0.000	$ 48.00	$ 551.58	$ 827.37	$ 1,378.95	$ 1,379
			FINISH CARPENTRY										
	A2	A15	**MILLWORK:**										
82			1'-2" Deep Full Height Walk in Closet Shelving w/ Hanging Rod	LF	40	10%	44	0.210	$ 48.00	$ 10.08	$ 176.50	$ 186.58	$ 8,210
			ARCHITECTURAL WOODWORK										
	A2	A15	**WOOD TRIMS:**										
83			1" x 2" Door Trim @ Interior Side of Openings	LF	110	10%	121	0.020	$ 48.00	$ 0.96	$ 1.85	$ 2.81	$ 341
84	A6,7,8	Plan Notes	2" Wide Trim @ Exterior Openings	LF	42	10%	46	0.022	$ 48.00	$ 1.06	$ 2.45	$ 3.51	$ 162
			FASCIA										
85			2 x 12 Fascia Trim	LF	113	10%	124	0.032	$ 48.00	$ 1.54	$ 3.85	$ 5.39	$ 669
												SUBTOTAL	$ 38,524

THERMAL & MOISTURE PROTECTION

			THERMAL PROTECTION										
			THERMAL INSULATION:										
86			R-19 Batt Insulation @ Floor	SF	1215	10%	1337	0.015	$ 48.00	$ 0.72	$ 1.15	$ 1.87	$ 2,499
87	A2, A5	Assumed	R-49 Blown Ceiling Insulation	SF	1120	10%	1232	0.040	$ 48.00	$ 1.92	$ 2.85	$ 4.77	$ 5,877
			VAPOR RETARDERS:										
88			6 Mil Vapor Barrier @ Crawl Ground & Stem Wall	SF	431	10%	474	0.008	$ 48.00	$ 0.38	$ 0.30	$ 0.68	$ 325
			ROOFING & ACCESSORIES										
			ASPHALT SHINGLE ROOF										
89			Asphalt Shingle Roofing	SF	1554	10%	1709	0.020	$ 48.00	$ 0.96	$ 1.50	$ 2.46	$ 4,205
90			#15 Felt Paper	SF	1554	10%	1709	0.008	$ 48.00	$ 0.38	$ 0.28	$ 0.66	$ 1,135
91			3' Wide Ice & Water Shield	SF	462	10%	508	0.013	$ 48.00	$ 0.62	$ 1.15	$ 1.77	$ 902
			Roof Assembly Assumed										
			RIDGE										
92			Asphalt Ridge Cap	LF	22	10%	24	0.024	$ 48.00	$ 1.15	$ 3.76	$ 4.91	$ 119
			FLASHING										
93	A5	A5	Step Flashing @ Roof To Wall	LF	68	10%	75	0.028	$ 48.00	$ 1.34	$ 2.65	$ 3.99	$ 299
94			Valley Flashing	LF	55	10%	61	0.032	$ 48.00	$ 1.54	$ 3.25	$ 4.79	$ 290
95			Pan Flashing @ Openings Sill	LF	49	10%	54	0.025	$ 48.00	$ 1.20	$ 1.85	$ 3.05	$ 164
96			Drip Cap Flashing @ Openings Head	LF	49	10%	54	0.025	$ 48.00	$ 1.20	$ 2.10	$ 3.30	$ 178
97			Self Adhered Flashing Membrane @ Exterior Openings Jambs	LF	96	10%	106	0.020	$ 48.00	$ 0.96	$ 1.85	$ 2.81	$ 297
98			Through-wall Flashing	LF	102	10%	113	0.025	$ 48.00	$ 1.20	$ 2.45	$ 3.65	$ 411
			ROOF ACCESSORIES										
99			Metal Drip Edge	LF	90	10%	99	0.024	$ 48.00	$ 1.15	$ 2.10	$ 3.25	$ 322
100			4"W K-Style Aluminum Gutter	LF	90	10%	99	0.062	$ 48.00	$ 2.98	$ 6.85	$ 9.83	$ 973
101			2"x3" Aluminum Downspout	LF	35	0%	35	0.052	$ 48.00	$ 2.50	$ 5.70	$ 8.20	$ 283
			SOFFIT										
102			1'-4" Deep Vented Soffit - Assumed At Eaves	SF	125	10%	138	0.032	$ 48.00	$ 1.54	$ 2.50	$ 4.04	$ 555
103			1'-4" Deep Solid Soffit - Assumed At Rakes/ Gable	SF	25	10%	28	0.032	$ 48.00	$ 1.54	$ 2.85	$ 4.39	$ 122
			WEATHER BARRIER										
	A6-A8	A6-A8	**BUILDING WRAP**										
104			Double Layer Grade D Building Paper (Assumed)	SF	1316	10%	1448	0.008	$ 48.00	$ 0.38	$ 0.30	$ 0.68	$ 990
			JOINT PROTECTION										
			JOINT SEALANT:										
105	A2	A15	Sealant @ Door	LF	221	10%	243	0.010	$ 48.00	$ 0.48	$ 0.42	$ 0.90	$ 218
106			Sealant @Window	LF	270	10%	297	0.010	$ 48.00	$ 0.48	$ 0.42	$ 0.90	$ 267
												SUBTOTAL	$ 20,431

OPENINGS

			DOORS AND FRAMES										
			EXTERIOR WOOD DOORS AND FRAMES:										
107			Tag: D1 Door Type: Single Leaf Exterior Wood/Glass Doors With Hollow Metal Frame & Hardware Glazing Area= 13 SF Size: 36" x 84"	EA	1	0%	1	3.500	$ 48.00	$ 168.00	$ 3,223.02	$ 3,391.02	$ 3,391
108			Tag: D3 Door Type: Double Leaf Wood/Glass Doors With Hollow Metal Frame & Hardware Glazing Area = 20 SF Size: 60" x 84"	EA	1	0%	1	10.250	$ 48.00	$ 492.00	$ 5,642.70	$ 6,134.70	$ 6,135
			Note: Material for Door & Frame is Assumed, Please Verify & Modify Costs as Required.										
			INTERIOR WOOD DOORS AND FRAMES:										
109			Tag: D1 Door Type: Single Leaf Interior Wood/Glass Doors With Wood Frame & Hardware Glazing Area= 13 SF Size: 36" x 84"	EA	1	0%	1	3.500	$ 48.00	$ 168.00	$ 3,223.02	$ 3,391.02	$ 3,391
			Note: Material for Door & Frame is Assumed, Please Verify & Modify Costs as Required.										
			SPECIAL DOORS & FRAME:										
110	A2	A15	Tag: D2 Door Type: Interior Automatic Bifold Folding Doors With Frame & Hardware Glazing Area = 36 SF Size: 70" x 106" Manufacturer: Gilgen FFM	EA	1	0%	1	15.850	$ 48.00	$ 760.80	$ 24,565.00	$ 25,325.80	$ 25,326
			WINDOWS										
			EXTERIOR WINDOWS:										
111			Tag: W0 Window Type: Alum. Fixed Window Size: 1'-0" x 2'-6"	EA	1	0%	1	1.250	$ 48.00	$ 60.00	$ 120.00	$ 180.00	$ 180
112			Tag: W1 Window Type: Alum. Double Hung Window Size: 2'-6" x 5'-2"	EA	2	0%	2	2.584	$ 48.00	$ 124.01	$ 620.04	$ 744.05	$ 1,488
113			Tag: W2 Window Type: Aluprof MB-79SI Window 3sash T&T Fix T&T R-00661 With Their Hardware Size: 10'-0" x 6'-6" Manufacturer: Aluprof SA Model: MB-79N SI	EA	3	0%	3	26.850	$ 48.00	$ 1,288.80	$ 9,653.80	$ 10,942.60	$ 32,828
			GLAZING										
			GLASS GLAZING:										
114			Tag: D4 Description: Exterior Door Sidelight Size: 15" x 84"	EA	2	0%	2	3.520	$ 48.00	$ 168.96	$ 2,752.00	$ 2,920.96	$ 5,842
												SUBTOTAL	$ 78,580

FINISHES

			PLASTER AND GYPSUM BOARD										
			DRY WALL ASSEMBLIES										
			EXTERIOR WALL										
115			**1/2" Plywood Sheathing On Exterior Side**	**SF**	**658**	**10%**	**724**						
116			Plywood Hanging & Nails - Sheet Size: 4' x 8'	EA	23	0%	23	0.400	$ 40.00	$ 16.00	$ 30.50	$ 46.50	$ 1,070
117			Nails	EA	1725	0%	1725						
118			**5/8" Gypsum Wall Board**	**SF**	**767**	**10%**	**844**						
119			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	27	0%	27	0.352	$ 40.00	$ 14.08	$ 16.00	$ 30.08	$ 812
120			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	27	0%	27	0.425	$ 40.00	$ 17.00	$ 12.50	$ 29.50	$ 797
121			Tapping	LF	384	10%	422						
122			Joint Compound (Lightweight)	LBs	41	10%	45						
123			Screws	EA	1296	0%	1296						
124			2 x 6 Wood Studs @ 16" O.C. (9'-0" Long)	EA	62	0%	62	0.216	$ 40.00	$ 8.64	$ 11.25	$ 19.89	$ 1,227
125			(2) 2 x 6 Wood Stud Top Plate (10'-0" Long) - *Glued or Nailed, Quantity is Multiplied*	EA	18	0%	18	0.240	$ 40.00	$ 9.60	$ 12.50	$ 22.10	$ 392
126			2 x 6 Wood Stud Bottom Plate (10'-0" Long)	EA	9	0%	9	0.240	$ 40.00	$ 9.60	$ 12.50	$ 22.10	$ 196
127			6" Thk. Batt Insulation	SF	726	10%	799	0.013	$ 40.00	$ 0.52	$ 1.32	$ 1.84	$ 1,470
128			Sealant At All Drywall Penetrations	LF	161	10%	178	0.010	$ 40.00	$ 0.40	$ 0.42	$ 0.82	$ 146
			INTERIOR WALL										
129			**5/8" Gypsum Wall Board**	**SF**	**924**	**10%**	**1017**						
130			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	32	0%	32	0.352	$ 40.00	$ 14.08	$ 16.00	$ 30.08	$ 963
131			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	32	0%	32	0.425	$ 40.00	$ 17.00	$ 12.50	$ 29.50	$ 944
132			Tapping	LF	464	10%	510						
133			Joint Compound (Lightweight)	LBs	49	10%	54						
134			Screws	EA	1536	0%	1536						
135			2 x 6 Wood Studs @ 16" O.C. (9'-0" Long)	EA	38	0%	38	0.216	$ 40.00	$ 8.64	$ 11.25	$ 19.89	$ 747
136			(2) 2 x 6 Wood Stud Top Plate (10'-0" Long) - *Glued or Nailed, Quantity is Multiplied*	EA	11	0%	11	0.240	$ 40.00	$ 9.60	$ 12.50	$ 22.10	$ 236
137			2 x 6 Wood Stud Bottom Plate (10'-0" Long)	EA	5	0%	5	0.240	$ 40.00	$ 9.60	$ 12.50	$ 22.10	$ 118
138			6" Thk. Batt Insulation	SF	438	10%	482	0.013	$ 40.00	$ 0.52	$ 1.32	$ 1.84	$ 886
139			Sealant At All Drywall Penetrations	LF	195	10%	214	0.010	$ 40.00	$ 0.40	$ 0.42	$ 0.82	$ 175
			EXTERIOR INFILL WALL										
140			**5/8" Gypsum Wall Board**	**SF**	**462**	**10%**	**508**						
141			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	16	0%	16	0.352	$ 40.00	$ 14.08	$ 16.00	$ 30.08	$ 481
142			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	16	0%	16	0.425	$ 40.00	$ 17.00	$ 12.50	$ 29.50	$ 472
143			Tapping	LF	240	10%	264						

DETAILED BREAKDOWN OF ITEMS

Prepared for: Attached ADU Addition At 981 Stonebridge Circle, Cookeville, TN 38501
Project ID: 07242026
Scope: G.C

USA ESTIMATORS
+1 (214) 556-2605

Date: 24-Jul-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
144			Joint Compound (Lightweight)	LBs	24	10%	27						
145			Screws	EA	768	0%	768						
146			Sealant At All Drywall Penetrations	LF	93	10%	103	0.010	$ 40.00	$ 0.40	$ 0.42	$ 0.82	$ 84
			GABLE END WALL										
147			**5/8" Gypsum Wall Board**	**SF**	**45**	**10%**	**50**						
148			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.352	$ 40.00	$ 14.08	$ 16.00	$ 30.08	$ 60
149			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	2	0%	2	0.425	$ 40.00	$ 17.00	$ 12.50	$ 29.50	$ 59
150			Tapping	LF	32	10%	35						
151			Joint Compound (Lightweight)	LBs	2	10%	3						
152			Screws	EA	96	0%	96						
153			2 x 6 Wood Studs @ 16" O.C. (10'-0" Long)	EA	4	0%	4	0.240	$ 40.00	$ 9.60	$ 12.50	$ 22.10	$ 83
154	A2, A6, A7, A8	A3, A15	(2) 2 x 6 Wood Stud Top Plate (10'-0" Long) *- Glued or Nailed, Quantity is Multiplied*	EA	4	0%	4	0.240	$ 40.00	$ 9.60	$ 12.50	$ 22.10	$ 79
155			2 x 6 Wood Stud Bottom Plate (10'-0" Long)	EA	1	0%	1	0.240	$ 40.00	$ 9.60	$ 12.50	$ 22.10	$ 31
156			6" Thk. Batt Insulation	SF	45	10%	49	0.013	$ 40.00	$ 0.52	$ 1.32	$ 1.84	$ 90
157			Sealant At All Drywall Penetrations	LF	64	10%	70	0.010	$ 40.00	$ 0.40	$ 0.42	$ 0.82	$ 58
			Note: No wall partition or wall assembly details are provided in the drawings. Therefore, the insulation, and gypsum board thickness have been assumed. Please verify all assumptions before installation.										
			CEILINGS										
			DRYWALL CEILING:										
158			**5/8" Gypsum Board Ceiling**	**SF**	**1093**	**10%**	**1202**						
159			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	38	0%	38	0.410	$ 40.00	$ 16.40	$ 16.00	$ 32.40	$ 1,231
160			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	38	0%	38	0.520	$ 40.00	$ 20.80	$ 12.50	$ 33.30	$ 1,265
161			Tapping	LF	840	10%	924						
162			Joint Compound (Lightweight)	LBs	58	10%	64						
163			Screws	EA	1824	0%	1824						
			Note: The Thickness of the Gypsum Board Is Assumed Due to It Not Being Specified on the Drawings. Please Verify Before Installation.										
			FLOORING & WALL BASE										
			FLOORING										
164			Wood Flooring	SF	1060	10%	1166	0.085	$ 48.00	$ 4.08	$ 6.85	$ 10.93	$ 12,743
			WALL BASE										
165			4" Pressure Treated Wood Wall Base	LF	216	10%	238	0.025	$ 48.00	$ 1.20	$ 2.25	$ 3.45	$ 820
			TRANSITION										
166			Transition From Wood Flooring To Existing Flooring	LF	11	10%	12	0.032	$ 48.00	$ 1.54	$ 4.20	$ 5.74	$ 71
			THRESHOLD										
167			Threshold @ Exterior Door (Assumed)	LF	8	10%	9	0.045	$ 48.00	$ 2.16	$ 12.25	$ 14.41	$ 128
			PAINTING AND COATING										
			PAINTING:										
			WALL PAINT:										
168			Acrylic Latex Paint @ Drywall *1 Coat of Primer & 2 Coats of Paint* Mfg.: Sherwin Williams	SF	1730	10%	1904	0.016	$ 46.00	$ 0.74	$ 0.62	$ 1.36	$ 2,581
			CEILING PAINT:										
169			Paint @ Drywall Ceiling *1 Coat of Primer & 2 Coats of Paint* Mfg.: Sherwin Williams	SF	1093	10%	1202	0.020	$ 46.00	$ 0.92	$ 0.62	$ 1.54	$ 1,852
			WALL BASE PAINT:										
170			Paint @ 4" Wood Wall Base *1 Coat of Primer & 2 Coats of Paint* Mfg.: Sherwin Williams	LF	216	10%	238	0.012	$ 46.00	$ 0.55	$ 0.45	$ 1.00	$ 238
			EXTERIOR DOOR & FRAME PAINT:										
171			Paint @ 36" X 84 Exterior Single Leaf Wood Doors With Glazing (13 SF) With Frame *1 Coat of Primer & 2 Coats of Paint* Mfg.: Sherwin Williams	EA	1	0%	1	1.260	$ 46.00	$ 57.96	$ 20.40	$ 78.36	$ 78
172			Paint @ 60" X 84 Exterior Double Leaf Wood Doors With Glazing (20 SF) With Frame *1 Coat of Primer & 2 Coats of Paint* Mfg.: Sherwin Williams	EA	1	0%	1	2.100	$ 46.00	$ 96.60	$ 35.98	$ 132.58	$ 133
			INTERIOR DOOR & FRAME PAINT:										
173			Paint @ 36" X 84 Interior Single Leaf Wood Doors With Glazing (13 SF) With Frame *1 Coat of Primer & 2 Coats of Paint* Mfg.: Sherwin Williams	EA	1	0%	1	1.260	$ 46.00	$ 57.96	$ 20.40	$ 78.36	$ 78
			TRIM PAINT:										
174			Paint @ 1" x 2" Interior Wood Door Trims *1 Coat of Primer & 2 Coats of Paint* Mfg.: Sherwin Williams	LF	110	10%	121	0.014	$ 46.00	$ 0.64	$ 0.42	$ 1.06	$ 129
175			Paint @ 1"x 2" Exterior Trims *1 Coat Of Primer & 2 Coats Of Paint* Mfg.: Sherwin Williams	LF	42	10%	46	0.014	$ 46.00	$ 0.64	$ 0.42	$ 1.06	$ 49
176			Paint @ 2 x 12 Fascia Trim *1 Coat Of Primer & 2 Coats Of Paint* Mfg.: Sherwin Williams	LF	113	10%	124	0.014	$ 46.00	$ 0.64	$ 0.42	$ 1.06	$ 132
			Note: Paint Manufacturer is Assumed, Please Verify & Modify Costs as Required.										
												SUBTOTAL	**$ 33,207**
			HVAC										
			REFRIGERANT PIPE										
			Type "ACR" Copper Pipe W/ ASTM Standards & Fittings										
177			3/8" Dia Suction Refrigerant Line	LF	41	10%	45	0.076	$ 70.00	$ 5.32	$ 3.80	$ 9.12	$ 408.80
178			5/8" Dia Liquid Refrigerant Line	LF	41	10%	45	0.084	$ 70.00	$ 5.88	$ 4.65	$ 10.53	$ 472.01
			3/4" Thick Fiberglass Insulation W/ ASTM Standards & Fittings										
179			3/8" Dia Suction Refrigerant Line	LF	41	10%	45	0.056	$ 70.00	$ 3.92	$ 1.85	$ 5.77	$ 258.64
180			5/8" Dia Liquid Refrigerant Line	LF	41	10%	45	0.058	$ 70.00	$ 4.06	$ 2.25	$ 6.31	$ 282.85
			REFRIGERANT PIPE FITTINGS										
			ELBOW										
181			3/8" Dia Suction Refrigerant Line 90 Degree Elbow	EA	4	0%	4	0.250	$ 70.00	$ 17.50	$ 3.25	$ 20.75	$ 83.00
182			5/8" Dia Liquid Refrigerant Line 90 Degree Elbow	EA	4	0%	4	0.300	$ 70.00	$ 21.00	$ 4.01	$ 25.01	$ 100.04
			CONDENSATE DRAIN PIPE										
			Type "M" Copper Pipe W/ ASTM Standards & Fittings										
183	From Sheet # A3	From Architecture Plans	3/4" Dia Condensate Pipe	LF	33	10%	36	0.105	$ 70.00	$ 7.35	$ 5.76	$ 13.11	$ 472.43
			1/2" Thick Fiberglass Insulation W/ ASTM Standards & Fittings										
184			3/4" Dia Condensate Pipe	LF	33	10%	36	0.060	$ 70.00	$ 4.20	$ 2.35	$ 6.55	$ 236.04
			CONDENSATE DRAIN FITTINGS										
			ELBOW										
185			3/4" Dia Condensate Pipe 90 Degree Elbow	EA	4	0%	4	0.350	$ 70.00	$ 24.50	$ 4.80	$ 29.30	$ 117.20
			CEILING FAN (ASSUMED)										
186			CF-1, Ceiling Fan , Size: 52"	EA	2	0%	2	1.850	$ 70.00	$ 129.50	$ 285.50	$ 415.00	$ 830.00
			AIR HANDLING UNIT (ASSUMED)										
187			AHU, Air Handling Unit, 1.5 Tons	EA	1	0%	1	3.500	$ 70.00	$ 245.00	$ 1,250.00	$ 1,495.00	$ 1,495.00
188			AHU, Air Handling Unit, 1.5 Tons	EA	1	0%	1	3.500	$ 70.00	$ 245.00	$ 1,250.00	$ 1,495.00	$ 1,495.00
			CONDENSING UNIT (ASSUMED)										
189			CU, Condensing Unit, 3 Tons	EA	1	0%	1	4.000	$ 70.00	$ 280.00	$ 2,450.00	$ 2,730.00	$ 2,730.00
			MISCELLANEOUS										
190			Splitter for Refrigerant Pipes	EA	1	0%	1	0.500	$ 70.00	$ 35.00	$ 28.50	$ 63.50	$ 63.50
												SUBTOTAL	**$ 9,045**
			ELECTRICAL										
			DISTRIBUTION										
			CONDUIT										
191			1-1/4" EMT Conduit	LF	33	10%	37	0.080	$ 72.00	$ 5.76	$ 4.20	$ 9.96	$ 365.71
			CONDUCTOR										
192			#6 CU THHN/THWN	LF	100	10%	110	0.010	$ 72.00	$ 0.72	$ 0.98	$ 1.70	$ 187.26
193			#10 CU THHN/THWN	LF	33	10%	37	0.008	$ 72.00	$ 0.58	$ 0.32	$ 0.90	$ 32.90
			LUGS										
194			Compression Lug CU With 1-Hole , #6 CU Wire	EA	6	0%	6	0.185	$ 72.00	$ 13.32	$ 2.98	$ 16.30	$ 97.80
195			Heat Shrink Tubing for #6 CU Wire	EA	6	0%	6	0.050	$ 72.00	$ 3.60	$ 0.50	$ 4.10	$ 24.60
			CIRCUIT BREAKER										
196			1P/60A Main Circuit Breaker	EA	1	0%	1	0.685	$ 72.00	$ 49.32	$ 120.25	$ 169.57	$ 169.57
			PANEL										
197			Panel 60A MCB, 120/208V, 1 Phase, 3 Wire, 24 Poles, Surface Mounted NEMA 1 Along W/ AFCI, GFCI Circuit Breakers	EA	1	0%	1	2.100	$ 72.00	$ 151.20	$ 498.25	$ 649.45	$ 649.45
			DISCONNECT SWITCH (Assumed)										
198			2P/20A Non Fused Disconnect Switch NEMA 1	EA	1	0%	1	1.000	$ 72.00	$ 72.00	$ 102.25	$ 174.25	$ 174.25
199			2P/30A Non Fused Disconnect Switch NEMA 3R	EA	1	0%	1	1.350	$ 72.00	$ 97.20	$ 125.50	$ 222.70	$ 222.70
			GROUNDING										
200			#6 Grounding Conductor	LF	20	10%	22	0.012	$ 72.00	$ 0.86	$ 1.02	$ 1.88	$ 41.45
201			3/4" X 10' Copper Ground Rod	EA	1	0%	1	0.500	$ 72.00	$ 36.00	$ 62.50	$ 98.50	$ 98.50
202			Exothermic Weld	EA	3	0%	3	0.685	$ 72.00	$ 49.32	$ 45.25	$ 94.57	$ 283.71
			POWER										
			CONDUIT										
203	From Sheet # A3	From Architecture Plans	3/4" EMT Conduit	LF	164	10%	180	0.062	$ 72.00	$ 4.46	$ 1.75	$ 6.21	$ 1,121.01
204			3/4" FLEX-S Conduit	LF	5	10%	6	0.060	$ 72.00	$ 4.32	$ 1.25	$ 5.57	$ 30.64
205			3/4" LFMC Conduit	LF	5	10%	6	0.062	$ 72.00	$ 4.46	$ 2.25	$ 6.71	$ 36.93
206			3/4" RGS Conduit	LF	5	10%	6	0.062	$ 72.00	$ 4.46	$ 3.76	$ 8.22	$ 45.23
			CONDUCTOR										
207			#10 CU HHN/THWN	LF	288	10%	317	0.008	$ 72.00	$ 0.58	$ 0.32	$ 0.90	$ 283.85
208			#12 CU THHN/THWN	LF	234	10%	257	0.007	$ 72.00	$ 0.50	$ 0.25	$ 0.75	$ 194.08
209			3#12 NM Cable	LF	362	10%	398	0.016	$ 72.00	$ 1.15	$ 1.52	$ 2.67	$ 1,063.99
			DEVICE (Assumed)										
210			Duplex Receptacle, Wall Mounted, Tamper Resistant	EA	17	0%	17	0.350	$ 72.00	$ 25.20	$ 32.50	$ 57.70	$ 980.90
211			Quad Receptacle, Wall Mounted, Tamper Resistant	EA	1	0%	1	0.400	$ 72.00	$ 28.80	$ 62.50	$ 91.30	$ 91.30

DETAILED BREAKDOWN OF ITEMS

Prepared for: Attached ADU Addition At 981 Stonebridge Circle, Cookeville, TN 38501
Project ID: 07242026
Scope: G.C

USA ESTIMATORS
+1 (214) 556-2605

Date: 24-Jul-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
212			Equipment Connection	EA	2	0%	2	0.500	$ 72.00	$ 36.00	$ -	$ 36.00	$ 72.00
213			Junction Box	EA	2	0%	2	0.200	$ 72.00	$ 14.40	$ 18.50	$ 32.90	$ 65.80
			LIGHTING										
			CONDUCTOR										
214			3#12 NM Cable	LF	334	10%	367	0.016	$ 72.00	$ 1.15	$ 1.52	$ 2.67	$ 980.49
			LIGHTING FIXTURES										
215			Exterior Wall Mounted Light Fixture **(Assumed)**	EA	2	0%	2	1.000	$ 72.00	$ 72.00	$ 85.50	$ 157.50	$ 315.00
216			10" Dia Down Recessed Downlight, Ceiling Mounted	EA	25	0%	25	0.852	$ 72.00	$ 61.34	$ 59.20	$ 120.54	$ 3,013.60
217			6" Dia Down Recessed Downlight, Ceiling Mounted **(Assumed)**	EA	4	0%	4	0.750	$ 72.00	$ 54.00	$ 35.20	$ 89.20	$ 356.80
			LIGHTING CONTROL (Assumed)										
218			Single Pole Switch Wall Mounted	EA	7	0%	7	0.288	$ 72.00	$ 20.74	$ 6.25	$ 26.99	$ 188.90
219			2 Pole Switch Wall Mounted	EA	1	0%	1	0.320	$ 72.00	$ 23.04	$ 12.52	$ 35.56	$ 35.56
220			Occupancy Sensor Ceiling Mounted	EA	4	0%	4	0.752	$ 72.00	$ 54.14	$ 52.50	$ 106.64	$ 426.58
221			Single Pole Dimmer Switch Wall Mounted	EA	1	0%	1	0.350	$ 72.00	$ 25.20	$ 35.50	$ 60.70	$ 60.70
												SUBTOTAL	**$ 11,711**
			COMMUNICATION										
			TELECOMMUNICATION										
			CONDUIT										
222			3/4" EMT Conduit	LF	15	10%	17	0.062	$ 72.00	$ 4.46	$ 1.75	$ 6.21	$ 102.53
			CONDUCTOR										
223	**From Sheet # A3**	**From Architecture Plans**	CAT6 Cable	LF	84	10%	92	0.012	$ 72.00	$ 0.86	$ 0.35	$ 1.21	$ 111.81
			DEVICES (Assumed)										
224			TV Outlet Wall Mounted	EA	1	0%	1	0.252	$ 72.00	$ 18.14	$ 14.50	$ 32.64	$ 32.64
225			F Connectors	EA	1	0%	1	0.080	$ 72.00	$ 5.76	$ 1.25	$ 7.01	$ 7.01
226			Junction Box	EA	1	0%	1	0.152	$ 72.00	$ 10.94	$ 4.85	$ 15.79	$ 15.79
227			Faceplates	EA	1	0%	1	0.100	$ 72.00	$ 7.20	$ 3.20	$ 10.40	$ 10.40
228			J-Hook	EA	14	0%	14	0.120	$ 72.00	$ 8.64	$ 3.20	$ 11.84	$ 165.76
												SUBTOTAL	**$ 446**
			ELECTRONIC SAFETY AND SECURITY										
			FIRE ALARM										
			DEVICES (Assumed)										
229	**From Sheet # A3**	**From Architecture Plans**	Carbon Monoxide Detector Ceiling Mounted	EA	2	0%	2	0.785	$ 72.00	$ 56.52	$ 68.25	$ 124.77	$ 249.54
230			Smoke Detector Ceiling Mounted	EA	3	0%	3	0.785	$ 72.00	$ 56.52	$ 52.25	$ 108.77	$ 326.31
231			Junction Box	EA	5	0%	5	0.320	$ 72.00	$ 23.04	$ 5.85	$ 28.89	$ 144.45
												SUBTOTAL	**$ 720**
			EARTHWORK										
			SITE CLEARING AND PREPARATION										
			CLEAR & GRUBBING:										
232			Allowance Included For Clearing And Grubbing Within The Proposed Construction Limits, Including Removal Of Minor Vegetation, Surface Debris, And Other Minor Obstructions Necessary To Prepare The Site For Construction. **(1218 SF)**	LS	1	0%	1	0.000	$ 45.00	$ 500.00	$ -	$ 500.00	$ 500
			TOP SOIL STRIPPING:										
233			Allowance Included For 4" Topsoil Stripping Within The Limits Of Disturbance Associated With The Proposed Construction. This Allowance Includes Removal And Stockpiling Of Existing Topsoil Necessary For Construction Activities. **(1218 SF)**	CY	15	10%	16	0.785	$ 45.00	$ 35.33	$ -	$ 35.33	$ 578
			EARTH MOVING										
			FINE GRADING:										
234	**A2**	**ASSUMED**	Allowance Included For Limited Fine Grading Of All Areas Disturbed By The Proposed Construction To Establish Final Finished Grades. This Allowance Includes Minor Surface Shaping And Grade Adjustments Required To Facilitate Topsoil Placement And Final Landscape Restoration. **(1804 SF)**	LS	1	0%	1	0.000	$ 45.00	$ 1,000.00	$ -	$ 1,000.00	$ 1,000
			EROSION & SEDIMENT CONTROL										
			TEMPORARY FENCE:										
235			Allowance For Temporary 6'-0" High Chain-Link Construction Fencing Around The Active Work Area Only. Final Extent And Duration Shall Be As Directed By The Contractor's Site Logistics Plan. **(104 LF)**	LS	1	0%	1	10.400	$ 45.00	$ 468.00	$ 2,080.00	$ 2,548.00	$ 2,548
			CONCRETE WASHOUT:										
236			Allowance Included For Temporary Concrete Washout Facility (Assumed 4' × 4' × 1.5') For Construction Use. Actual Size And Location Shall Be Verified In The Field. **(1 EA)**	LS	1	0%	1	1.500	$ 45.00	$ 67.50	$ 250.00	$ 317.50	$ 318
			Note: As No Detailed Site Plan Was Provided In The Contract Documents, Allowances Have Been Included For Site Preparation Activities Based On Standard Construction Practice. Kindly Verify In The Field.										
												SUBTOTAL	**$ 4,944**
			EXTERIOR IMPROVEMENTS										
			LANDSCAPE										
			LANDSCAPE RESTORATION:										
237	**A2**	**ASSUMED**	Allowance Included For Restoration Of Landscape Areas Disturbed By Construction, Including Topsoil Placement, Seeding, And Straw Mulch To Match Existing Site Conditions. **(583 SF)**	LS	1	0%	1	0.000	$ -	$ 1,200.00	$ 1,800.00	$ 3,000.00	$ 3,000
			Note: As No Detailed Site Plan Was Provided In The Contract Documents, Allowances Have Been Included For Site Preparation Activities Based On Standard Construction Practice. Kindly Verify In The Field.										
												SUBTOTAL	**$ 3,000**

	PROJECTED COST	**$258,877**
OVERHEAD AND PROFIT	**15%**	**$38,831**
INSURANCE	**3%**	**$7,766**
CONTINGENCY	**5%**	**$12,944**
TAX	**9.75%**	**$15,441**
SUGGESTED BID		**$333,859**

Notes:

1. Structural details are not provided in the available drawing set. For bidding purposes, the complete structural system has been assumed based on standard construction practices. The structural assumptions are as follows:

a. A continuous masonry stem wall with strip footing is assumed, connected to the existing footing using epoxy-coated dowels.
b. A crawl space floor framing system is assumed, as indicated in the sections on Sheet A3. 2x10 floor joists with all required framing accessories have been included.
c. An intermediate girder beam supported by masonry piers on concrete pad footings has been assumed to provide additional support for the floor joists.
d. For the 2:12 roof slope, a mono-slope roof, as shown on Sheet A3, is assumed. 2x12 rafters with all required framing accessories have been included.
e. For the 9:12 roof slope, a 2x10 ridge beam with 2x12 rafters and gable-end post framing has been assumed.
f. Exterior stairs are assumed to be wood-framed, including typical stringers, treads, risers, and landing joists, with supporting beams and posts at the landing and a concrete footing at the bottom of the stairs.