GENERAL SUMMARY

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall
No of Buildings: 3
Date: 6-Oct-26

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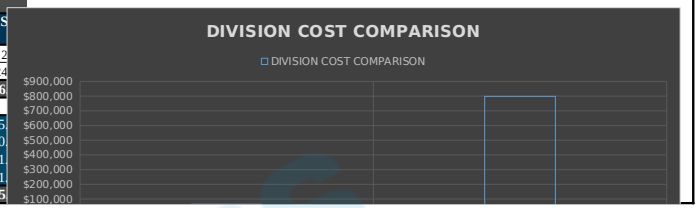
BUILDING GSF	**68,810**	**32,980**	**32,980**	**2,850**	
1st Floor (SF)	**11,060**				
2nd Floor (SF)	**10,960**	**Building 01**	**Building 02**	**Club House**	
3rd Floor (SF)	**10,960**				
DIVISION NO	**DESCRIPTION**	**TOTAL DIV. COST**	**TOTAL DIV. COST**	**TOTAL DIV. COST**	**TOTAL DIV. COS (PER SF)**
01 00 00	General Requirements	$ 65,000	$ 65,000	$ 11,500	$ 2
09 00 00	Finishes	$ 798,400	$ 798,299	$ 56,458	$ 24
	TOTAL TRADE COST	**$ 863,400**	**$ 863,299**	**$ 67,958**	**$ 26**
OVERHEAD AND PROFIT	**20%**	$ 172,680	$ 172,660	$ 13,592	$ 5
INSURANCE	**3%**	$ 25,902	$ 25,899	$ 2,039	$ 0
CONTINGENCY	**5%**	$ 43,170	$ 43,165	$ 3,398	$ 1
TAX	**7%**	$ 30,234	$ 30,230	$ 2,165	$ 1
	SUGGESTED BID	**$ 1,135,386**	**$ 1,135,253**	**$ 89,151**	**$ 35**



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DETAILED BREAKDOWN OF ITEMS

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall

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Date: 6-Oct-26

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	0.00	$ -	$ -	$ -	$ -	$ -
2			Supervision and Coordination	LS	1	0%	1	0.00	$ -	$ -	$ -	$ 30,500.00	$ 30,500.00
3			Submittals and Shop drawings	LS	1	0%	1	0.00	$ -	$ -	$ -	$ -	$ -
4			Final Cleaning	LS	1	0%	1	0.00	$ -	$ -	$ -	$ 3,000.00	$ 3,000.00
5			Mobilization Costs	LS	1	0%	1	0.00	$ -	$ -	$ -	$ 16,000.00	$ 16,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.00	$ -	$ -	$ -	$ 7,500.00	$ 7,500.00
7			Scaffolding	LS	1	0%	1	0.00	$ -	$ -	$ -	$ 8,000.00	$ 8,000
												SUBTOTAL	**$ 65,000**
			FINISHES										
			PLASTER AND GYPSUM BOARD										
			DRY WALL ASSEMBLIES										
			SHEAR WALL										
8			**Exterior Wall (8'-8" H)**	**LF**	**821**	**H**	**8.67**						
9			5/8" Gypsum Wall Board Interior Side	SF	7115	10%	7827						
10			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	245	0%	245	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 10,035
11			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	245	0%	245	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 7,460
12			Acoustical Sealant	LF	1642	10%	1806	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 1,806
13			Tapping	LF	3568	10%	3925						
14			Mudding	LBs	377	10%	415						
15			Screws	EA	11760	0%	11760						
16			1-1/2" Exterior Insulated Zip wall System Sheathing One Side	SF	7115	10%	7827						
17			Sheet Size: 4' x 8'	EA	245	0%	245	0.36	$ 55.00	$ 19.80	$ 80.72	$ 100.52	$ 24,627
18			Nailing's	EA	18375	0%	18375	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 1,240
19			1/2" Exterior CDX Plywood Sheathing	SF	7115	10%	7827						
20			Sheet Size: 4' x 8'	EA	245	0%	245	0.36	$ 55.00	$ 19.80	$ 21.88	$ 41.68	$ 10,212
21			Nailing's	EA	18375	0%	18375	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 1,240
22			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	618	0%	618	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 14,406
23			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	164	0%	164	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 3,826
24			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	82	0%	82	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 1,913
25			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	7115	10%	7827	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 14,167
26			6 Mil Polythene Vapor Barrier	SF	7115	10%	7827	0.01	$ 55.00	$ 0.55	$ 0.52	$ 1.07	$ 8,375
27			**SP-1: Shear Wall (8'-8" H)**	**LF**	**410**	**H**	**8.67**						
28			5/8" Gypsum Wall Board Interior Side	SF	3550	10%	3905						
29			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	123	0%	123	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 5,038
30			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	123	0%	123	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 3,745
31			Acoustical Sealant	LF	819	10%	901	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 901
32			Tapping	LF	1776	10%	1954						

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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
33			Mudding	LBs	188	10%	207						
34			Screws	EA	5904	0%	5904						
35			1/2" Structural 1 Sheathing One Side 8d Nails At 6" O.C. Edges 12" O.C. Fields	SF	3550	10%	3905						
36			Sheet Size: 4' x 8'	EA	123	0%	123	0.36	$ 55.00	$ 19.80	$ 25.19	$ 44.99	$ 5,534
37			Nailing's	EA	9225	0%	9225	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 623
38			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	309	0%	309	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 7,199
39			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	82	0%	82	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 1,909
40			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	41	0%	41	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 954
41			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	3550	10%	3905	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 7,068
42			6 Mil Polythene Vapor Barrier	SF	3550	10%	3905	0.01	$ 55.00	$ 0.55	$ 0.52	$ 1.07	$ 4,178
43			**SP-2: Shear Wall - Demising Wall (8'-8" H)**	**LF**	**440**	**H**	**8.67**						
44			2 Layer 5/8" Type "X" Gypsum Wall Board One Side	SF	7631	10%	8394						
45			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	263	0%	263	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 11,380
46			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	263	0%	263	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 8,561
47			Acoustical Sealant	LF	880	10%	969	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 969
48			Tapping	LF	3824	10%	4206						
49			Mudding	LBs	404	10%	445						
50			Screws	EA	12624	0%	12624						
51			1 Layer 5/8" Type "X" Gypsum Wall Board Other Side	SF	3815	10%	4197						
52			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	132	0%	132	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 5,712
53			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	132	0%	132	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 4,297
54			Acoustical Sealant	LF	880	10%	969	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 969
55			Tapping	LF	1920	10%	2112						
56			Mudding	LBs	202	10%	222						
57			Screws	EA	6336	0%	6336						
58			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	332	0%	332	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 6,208
59			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	88	0%	88	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 1,646
60			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	44	0%	44	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 823
61			1/2" 25 Ga. Metal Resilient Channel @ 24" O.C.	LF	1908	10%	2099	0.02	$ 55.00	$ 0.83	$ 1.05	$ 1.88	$ 3,935
62			1/2" 25 Ga. Metal Resilient Channel @ 24" O.C.	SF	3815	10%	4197	0.01	$ 55.00	$ 0.66	$ 1.45	$ 2.11	$ 8,856
63			**SP-2: Shear Wall - Exterior (8'-8" H)**	**LF**	**302**	**H**	**8.67**						
64			5/8" Gypsum Wall Board Interior Side	SF	2617	10%	2879						
65			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	90	0%	90	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 3,686
66			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	90	0%	90	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 2,741
67			Acoustical Sealant	LF	604	10%	664	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 664
68			Tapping	LF	1312	10%	1443						
69			Mudding	LBs	139	10%	153						
70			Screws	EA	4320	0%	4320						
71			1/2" Structural 1 Sheathing Other Side 8d Nails At 4" O.C. Edges 12" O.C. Fields	SF	2617	10%	2879						
72			Sheet Size: 4' x 8'	EA	90	0%	90	0.36	$ 55.00	$ 19.80	$ 25.19	$ 44.99	$ 4,049
73	**S1.5**	**S1.5 / Shear Wall Schedule**	Nailing's	EA	6750	0%	6750	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 456
74			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	228	0%	228	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 5,314

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75			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	60	0%	60	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 1,407
76			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	30	0%	30	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 704
77			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	2617	10%	2879	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 5,211
78			6 Mil Polythene Vapor Barrier	SF	2617	10%	2879	0.01	$ 55.00	$ 0.55	$ 0.52	$ 1.07	$ 3,081
79			**SP-3: Shear Wall (8'-0" H)**	**LF**	**22**	**H**	**8.00**						
80			1/2" Min. Gypsum Wall Board Interior Side Screw Type (W or S) at 7" O.C. Edges 7" O.C. Field	SF	172	10%	190						
81			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	6	0%	6	0.35	$ 55.00	$ 19.47	$ 18.41	$ 37.88	$ 227
82			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	6	0%	6	0.36	$ 55.00	$ 19.80	$ 9.75	$ 29.55	$ 177
83			Acoustical Sealant	LF	43	10%	47	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 47
84			Tapping	LF	96	10%	106						
85			Mudding	LBs	9	10%	10						
86			Screws	EA	288	0%	288						
87			5/8" Gypsum Wall Board Other Side	SF	172	10%	190						
88			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	6	0%	6	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 246
89			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	6	0%	6	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 183
90			Acoustical Sealant	LF	43	10%	47	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 47
91			Tapping	LF	96	10%	106						
92			Mudding	LBs	9	10%	10						
93			Screws	EA	288	0%	288						
94			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	17	0%	17	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 401
95			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	4	0%	4	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 100
96			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	2	0%	2	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 50
97			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	172	10%	190	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 343
98			**SP-3: Shear Wall (10'-0" H)**	**LF**	**42**	**H**	**10.00**						
99			1/2" Min. Gypsum Wall Board Interior Side Screw Type (W or S) at 7" O.C. Edges 7" O.C. Field	SF	418	10%	460						
100			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	15	0%	15	0.35	$ 55.00	$ 19.47	$ 18.41	$ 37.88	$ 568
101			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	15	0%	15	0.36	$ 55.00	$ 19.80	$ 9.75	$ 29.55	$ 443
102			Acoustical Sealant	LF	84	10%	92	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 92
103			Tapping	LF	224	10%	246						
104			Mudding	LBs	22	10%	24						
105			Screws	EA	720	0%	720						
106			5/8" Gypsum Wall Board Other Side	SF	418	10%	460						
107			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	15	0%	15	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 614
108			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	15	0%	15	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 457
109			Acoustical Sealant	LF	84	10%	92	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 92
110			Tapping	LF	224	10%	246						
111			Mudding	LBs	22	10%	24						
112			Screws	EA	720	0%	720						
113			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	32	0%	32	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 755
114			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	8	0%	8	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 195
115			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	4	0%	4	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 97

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116			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	418	10%	460	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 832
117			**SP-3: Shear Wall - Corridor (8'-8" H)**	**LF**	**1079**	**H**	**8.67**						
118			2 Layer 5/8" Type "X" Gypsum Wall Board One Side	SF	18701	10%	20571						
119			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	643	0%	643	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 27,823
120			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	643	0%	643	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 20,930
121			Acoustical Sealant	LF	2158	10%	2373	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 2,373
122			Tapping	LF	9360	10%	10296						
123			Mudding	LBs	991	10%	1090						
124			Screws	EA	30864	0%	30864						
125			1 Layer 5/8" Type "X" Gypsum Wall Board Other Side	SF	9350	10%	10285						
126			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	322	0%	322	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 13,933
127			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	322	0%	322	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 10,481
128			Acoustical Sealant	LF	2158	10%	2373	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 2,373
129			Tapping	LF	4688	10%	5157						
130			Mudding	LBs	496	10%	545						
131			Screws	EA	15456	0%	15456						
132			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	812	0%	812	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 18,923
133			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	216	0%	216	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 5,027
134			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	108	0%	108	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 2,514
135			1/2" 25 Ga. Metal Resilient Channel @ 24" O.C.	LF	4675	10%	5143	0.02	$ 55.00	$ 0.83	$ 1.05	$ 1.88	$ 9,643
136			5-1/2" Acoustic Batt Insulation	SF	9350	10%	10285	0.01	$ 55.00	$ 0.66	$ 2.35	$ 3.01	$ 30,959
			INTERIOR WALLS										
137			**Tag B: Unit Separation Walls (8'-8" H)**	**LF**	**297**	**H**	**8.67**						
138			2 Layer 5/8" Type "X" Gypsum Wall Board One Side	SF	5146	10%	5660						
139			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	177	0%	177	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 7,659
140			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	177	0%	177	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 5,761
141			Acoustical Sealant	LF	594	10%	653	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 653
142			Tapping	LF	2576	10%	2834						
143			Mudding	LBs	273	10%	300						
144			Screws	EA	8496	0%	8496						
145			1 Layer 5/8" Type "X" Gypsum Wall Board Other Side	SF	2573	10%	2830						
146			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	89	0%	89	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 3,851
147			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	89	0%	89	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 2,897
148			Acoustical Sealant	LF	594	10%	653	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 653
149			Tapping	LF	1296	10%	1426						
150			Mudding	LBs	136	10%	150						
151			Screws	EA	4272	0%	4272						
152			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	224	0%	224	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 4,192
153			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	59	0%	59	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 1,110
154			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	30	0%	30	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 555
155			1/2" 25 Ga. Metal Resilient Channel @ 24" O.C.	LF	1286	10%	1415	0.02	$ 55.00	$ 0.83	$ 1.05	$ 1.88	$ 2,653
156			3-1/2" Acoustic Batt Insulation	SF	2573	10%	2830	0.01	$ 55.00	$ 0.66	$ 1.45	$ 2.11	$ 5,972
157			**Tag D: Interior Walls (8'-8" H)**	**LF**	**2242**	**H**	**8.67**						

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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
158			5/8" Gypsum Wall Board Both Side	SF	38869	10%	42756						
159			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	1337	0%	1337	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 54,764
160			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	1337	0%	1337	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 40,712
161			Acoustical Sealant	LF	8968	10%	9865	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 9,865
162			Tapping	LF	19440	10%	21384						
163			Mudding	LBs	2060	10%	2266						
164			Screws	EA	64176	0%	64176						
165			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	1687	0%	1687	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 31,543
166			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	448	0%	448	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 8,385
167			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	224	0%	224	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 4,193
168			3-1/2" Fiber Glass Batt Insulation	SF	19435	10%	21378	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 36,556
169			**Tag D:2X6 Interior Walls (8'-8" H)**	**LF**	**49**	**H**	**8.67**						
170			5/8" Gypsum Wall Board Both Side	SF	847	10%	932						
171			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	30	0%	30	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 1,229
172			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	30	0%	30	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 914
173			Acoustical Sealant	LF	195	10%	215	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 215
174			Tapping	LF	432	10%	475						
175			Mudding	LBs	45	10%	49						
176			Screws	EA	1440	0%	1440						
177			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	38	0%	38	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 879
178			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	10	0%	10	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 228
179			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	5	0%	5	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 114
180			3-1/2" Fiber Glass Batt Insulation	SF	424	10%	466	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 797
181			**Tag D: 2X6 Interior Walls (8'-8" H)**	**LF**	**10**	**H**	**8.67**						
182			5/8" Gypsum Wall Board One Side	SF	85	10%	94						
183			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	3	0%	3	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 123
184			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	3	0%	3	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 91
185			Acoustical Sealant	LF	39	10%	43	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 43
186			Tapping	LF	48	10%	53						
187			Mudding	LBs	5	10%	5						
188			Screws	EA	144	0%	144						
189			1/2" Glass Matt-Faced Gypsum Wall Board	SF	85	10%	94						
190			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	3	0%	3	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 177
191			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	3	0%	3	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 113
192			Acoustical Sealant	LF	39	10%	43	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 43
193			Tapping	LF	48	10%	53						
194			Mudding	LBs	5	10%	5						
195			Screws	EA	144	0%	144						
196			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	8	0%	8	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 196
197			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	2	0%	2	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 46
198			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	1	0%	1	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 23

DETAILED BREAKDOWN OF ITEMS

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall

USA ESTIMATORS
+1 (214) 556-2605

Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
199			3-1/2" Fiber Glass Batt Insulation	SF	85	10%	94	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 161
200			**Tag D: 2X6 Interior Walls (8'-8" H)**	**LF**	**5**	**H**	**8.67**						
201			1/2" Glass Matt-Faced Gypsum Wall Board One Side	SF	45	10%	49						
202			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 118
203			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	2	0%	2	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 76
204			Acoustical Sealant	LF	21	10%	23	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 23
205			Tapping	LF	32	10%	35						
206			Mudding	LBs	2	10%	3						
207			Screws	EA	96	0%	96						
208			2x6 Wood Studs @ 16" O.C. Cut Length: 6'-0" H	EA	5	0%	5	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 113
209			2x6 Wood Studs @ Top Cut Length: 6'-0" L	EA	2	0%	2	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 40
210			2x6 Wood Studs @ Bottom Cut Length: 6'-0" L	EA	1	0%	1	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 20
211			3-1/2" Fiber Glass Batt Insulation	SF	45	10%	49	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 84
212			**Tag D: Interior Walls (8'-8" H)**	**LF**	**681**	**H**	**8.67**						
213	**A1.0, A1.1**	**G1.1 / WALL TYPE**	5/8" Gypsum Wall Board One Side	SF	5904	10%	6494						
214			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	203	0%	203	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 8,315
215			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	203	0%	203	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 6,181
216			Acoustical Sealant	LF	2724	10%	2997	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 2,997
217			Tapping	LF	2960	10%	3256						
218			Mudding	LBs	313	10%	344						
219			Screws	EA	9744	0%	9744						
220			1/2" Glass Matt-Faced Gypsum Wall Board	SF	5904	10%	6494						
221			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	203	0%	203	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 11,945
222			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	203	0%	203	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 7,673
223			Acoustical Sealant	LF	2724	10%	2997	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 2,997
224			Tapping	LF	2960	10%	3256						
225			Mudding	LBs	313	10%	344						
226			Screws	EA	9744	0%	9744						
227			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	513	0%	513	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 9,595
228			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	136	0%	136	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 2,547
229			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	68	0%	68	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 1,274
230			3-1/2" Fiber Glass Batt Insulation	SF	5904	10%	6494	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 11,105
231			**Tag D: 2x4 Knee Walls (3'-0" H)**	**LF**	**176**	**H**	**3.00**						
232			5/8" Gypsum Wall Board Both Side	SF	1054	10%	1159						
233			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	37	0%	37	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 1,516
234			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	37	0%	37	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 1,127
235			Acoustical Sealant	LF	703	10%	773	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 773
236			Tapping	LF	528	10%	581						
237			Mudding	LBs	56	10%	61						
238			Screws	EA	1776	0%	1776						
239			2x4 Wood Studs @ 16" O.C. Cut Length: 4'-0" H	EA	133	0%	133	0.06	$ 55.00	$ 3.08	$ 4.40	$ 7.48	$ 995

DETAILED BREAKDOWN OF ITEMS

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Date: 6-Oct-26

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240			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	35	0%	35	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 657
241			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	18	0%	18	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 328
242			3-1/2" Fiber Glass Batt Insulation	SF	527	10%	580	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 991
243			**Tag D: 2x6 Knee Walls (3'-0" H)**	**LF**	**21**	**H**	**3.00**						
244			5/8" Gypsum Wall Board Both Side	SF	129	10%	142						
245			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	5	0%	5	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 205
246			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	5	0%	5	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 152
247			Acoustical Sealant	LF	86	10%	95	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 95
248			Tapping	LF	80	10%	88						
249			Mudding	LBs	7	10%	8						
250			Screws	EA	240	0%	240						
251			2x6 Wood Studs @ 16" O.C. Cut Length: 4'-0" H	EA	17	0%	17	0.06	$ 55.00	$ 3.52	$ 5.80	$ 9.32	$ 160
252			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	4	0%	4	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 100
253			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	2	0%	2	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 50
254			3-1/2" Fiber Glass Batt Insulation	SF	64	10%	71	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 121
255			**Tag F: 2x4 Furring Walls (8'-8" H)**	**LF**	**180**	**H**	**8.67**						
256			1/2" Glass Matt-Faced Gypsum Wall Board	SF	1564	10%	1721						
257			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	54	0%	54	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 3,177
258			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	54	0%	54	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 2,041
259			Acoustical Sealant	LF	361	10%	397	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 397
260			Tapping	LF	784	10%	862						
261			Mudding	LBs	83	10%	91						
262			Screws	EA	2592	0%	2592						
263			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	137	0%	137	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 2,556
264			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	36	0%	36	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 675
265			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	18	0%	18	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 338
266			**Tag F: 2x6 Furring Walls (8'-8" H)**	**LF**	**82**	**H**	**8.67**						
267			1/2" Glass Matt-Faced Gypsum Wall Board	SF	714	10%	785						
268			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	25	0%	25	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 1,471
269			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	25	0%	25	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 945
270			Acoustical Sealant	LF	165	10%	181	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 181
271			Tapping	LF	368	10%	405						
272			Mudding	LBs	38	10%	42						
273			Screws	EA	1200	0%	1200						
274			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	63	0%	63	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 1,466
275			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	16	0%	16	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 384
276			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	8	0%	8	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 192
277			**Tag G: Tub Wall Furring Walls (8'-8" H)**	**LF**	**144**	**H**	**8.67**						
278			1/2" Glass Matt-Faced Gypsum Wall Board	SF	1244	10%	1369						
279			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	43	0%	43	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 2,530

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280			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	43	0%	43	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 1,625
281			Acoustical Sealant	LF	287	10%	316	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 316
282			Tapping	LF	624	10%	686						
283			Mudding	LBs	66	10%	73						
284			Screws	EA	2064	0%	2064						
285			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	109	0%	109	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 2,037
286			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	29	0%	29	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 537
287			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	14	0%	14	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 268
			DRY WALL										
			GYPSUM BOARD CEILING:										
288			**5/8" Thk Gypsum Board Ceiling**	**SF**	**23633**	10%	25997						
289			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	813	0%	813	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 33,300
290			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	813	0%	813	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 24,756
291			Tapping	LF	11824	10%	13006						
292			Mudding	LBs	1253	10%	1378						
293			Screws	EA	39024	0%	39024						
294			25 Gauge Resilient Channels @ 16" O.C.	LF	17769	10%	19546	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 25,606
295			**5/8" Thk Moisture Resistant Gypsum Board Ceiling**	**SF**	**2374**	10%	2611						
296			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	82	0%	82	0.35	$ 55.00	$ 19.47	$ 23.27	$ 42.74	$ 3,505
297			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	82	0%	82	0.36	$ 55.00	$ 19.80	$ 11.75	$ 31.55	$ 2,587
298			Tapping	LF	1200	10%	1320						
299			Mudding	LBs	126	10%	138						
300			Screws	EA	3936	0%	3936						
301			25 Gauge Resilient Channels @ 16" O.C.	LF	1785	10%	1963	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 2,572
302			**5/8" Thk Gypsum Board Ceiling @ Stair**	**SF**	**885**	10%	974						
303			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	31	0%	31	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 1,270
304	A1.6, A1.7	PLAN NOTES	Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	31	0%	31	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 944
305			Tapping	LF	448	10%	493						
306			Mudding	LBs	47	10%	52						
307			Screws	EA	1488	0%	1488						
308			25 Gauge Resilient Channels @ 16" O.C.	LF	666	10%	732	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 959
309			**5/8" Thk Suspended Gypsum Board Ceiling @ Corridor**	**SF**	**3119**	10%	3431						
310			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	108	0%	108	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 4,424
311			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	108	0%	108	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 3,289
312			Tapping	LF	1568	10%	1725						
313			Mudding	LBs	165	10%	182						
314			Screws	EA	5184	0%	5184						
315			25 Gauge Resilient Channels @ 16" O.C.	LF	2345	10%	2579	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 3,379
316			**5/8" Thk Gypsum Board Ceiling Soffit**	**SF**	**800**	10%	880						
317			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	28	0%	28	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 1,147

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
318			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	28	0%	28	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 853
319			Tapping	LF	400	10%	440						
320			Mudding	LBs	42	10%	47						
321			Screws	EA	1344	0%	1344						
322			25 Gauge Resilient Channels @ 16" O.C.	LF	601	10%	661	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 866
												SUBTOTAL	$ 798,400

PROJECTED COST		$863,400
OVERHEAD AND PROFIT	20%	$172,680
INSURANCE	3%	$25,902
CONTINGENCY	5%	$43,170
TAX	7%	$30,234
SUGGESTED BID		$1,135,386

Notes:

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			GENERAL REQUIREMENTS										
1			Permits	LS	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
2			Supervision and Coordination	LS	1	0%	1	0.00	0.00	$ -	$ -	$ 30,500.00	$ 30,500.00
3			Submittals and Shop drawings	LS	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
4			Final Cleaning	LS	1	0%	1	0.00	0.00	$ -	$ -	$ 3,000.00	$ 3,000.00
5			Mobilization Costs	LS	1	0%	1	0.00	0.00	$ -	$ -	$ 16,000.00	$ 16,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.00	0.00	$ -	$ -	$ 7,500.00	$ 7,500.00
7			Scaffolding	LS	1	0%	1	0.00	0.00	$ -	$ -	$ 8,000.00	$ 8,000
												SUBTOTAL	**$ 65,000**
			FINISHES										
			PLASTER AND GYPSUM BOARD										
			DRY WALL ASSEMBLIES										
			SHEAR WALL										
8			**Exterior Wall (8'-8" H)**	**LF**	**821**	**H**	**8.67**						
9			5/8" Gypsum Wall Board Interior Side	SF	7115	10%	7827						
10			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	245	0%	245	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 10,035
11			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	245	0%	245	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 7,460
12			Acoustical Sealant	LF	1642	10%	1806	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 1,806
13			Tapping	LF	3568	10%	3925						
14			Mudding	LBs	377	10%	415						
15			Screws	EA	11760	0%	11760						
16			1-1/2" Exterior Insulated Zip wall System Sheathing One Side	SF	7115	10%	7827						
17			Sheet Size: 4' x 8'	EA	245	0%	245	0.36	$ 55.00	$ 19.80	$ 80.72	$ 100.52	$ 24,627
18			Nailing's	EA	18375	0%	18375	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 1,240
19			1/2" Exterior CDX Plywood Sheathing	SF	7115	10%	7827						
20			Sheet Size: 4' x 8'	EA	245	0%	245	0.36	$ 55.00	$ 19.80	$ 21.88	$ 41.68	$ 10,212
21			Nailing's	EA	18375	0%	18375	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 1,240
22			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	618	0%	618	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 14,406
23			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	164	0%	164	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 3,826
24			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	82	0%	82	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 1,913
25			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	7115	10%	7827	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 14,167
26			6 Mil Polythene Vapor Barrier	SF	7115	10%	7827	0.01	$ 55.00	$ 0.55	$ 0.52	$ 1.07	$ 8,375
27			**SP-1: Shear Wall (8'-8" H)**	**LF**	**410**	**H**	**8.67**						
28			5/8" Gypsum Wall Board Interior Side	SF	3550	10%	3905						
29			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	123	0%	123	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 5,038
30			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	123	0%	123	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 3,745
31			Acoustical Sealant	LF	819	10%	901	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 901
32			Tapping	LF	1776	10%	1954						

DETAILED BREAKDOWN OF ITEMS

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall

USA ESTIMATORS
+1 (214) 556-2605

Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
33			Mudding	LBs	188	10%	207						
34			Screws	EA	5904	0%	5904						
35			1/2" Structural 1 Sheathing One Side 8d Nails At 6" O.C. Edges 12" O.C. Fields	SF	3550	10%	3905						
36			Sheet Size: 4' x 8'	EA	123	0%	123	0.36	$ 55.00	$ 19.80	$ 25.19	$ 44.99	$ 5,534
37			Nailing's	EA	9225	0%	9225	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 623
38			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	309	0%	309	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 7,199
39			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	82	0%	82	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 1,909
40			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	41	0%	41	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 954
41			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	3550	10%	3905	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 7,068
42			6 Mil Polythene Vapor Barrier	SF	3550	10%	3905	0.01	$ 55.00	$ 0.55	$ 0.52	$ 1.07	$ 4,178
43			**SP-2: Shear Wall - Demising Wall (8'-8" H)**	**LF**	**440**	**H**	**8.67**						
44			2 Layer 5/8" Type "X" Gypsum Wall Board One Side	SF	7631	10%	8394						
45			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	263	0%	263	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 11,380
46			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	263	0%	263	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 8,561
47			Acoustical Sealant	LF	880	10%	969	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 969
48			Tapping	LF	3824	10%	4206						
49			Mudding	LBs	404	10%	445						
50			Screws	EA	12624	0%	12624						
51			1 Layer 5/8" Type "X" Gypsum Wall Board Other Side	SF	3815	10%	4197						
52			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	132	0%	132	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 5,712
53			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	132	0%	132	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 4,297
54			Acoustical Sealant	LF	880	10%	969	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 969
55			Tapping	LF	1920	10%	2112						
56			Mudding	LBs	202	10%	222						
57			Screws	EA	6336	0%	6336						
58			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	332	0%	332	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 6,208
59			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	88	0%	88	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 1,646
60			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	44	0%	44	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 823
61			1/2" 25 Ga. Metal Resilient Channel @ 24" O.C.	LF	1908	10%	2099	0.02	$ 55.00	$ 0.83	$ 1.05	$ 1.88	$ 3,935
62			3-1/2" Acoustic Batt Insulation	SF	3815	10%	4197	0.01	$ 55.00	$ 0.66	$ 1.45	$ 2.11	$ 8,856
63			**SP-2: Shear Wall - Exterior (8'-8" H)**	**LF**	**302**	**H**	**8.67**						
64			5/8" Gypsum Wall Board Interior Side	SF	2617	10%	2879						
65			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	90	0%	90	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 3,686
66			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	90	0%	90	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 2,741
67			Acoustical Sealant	LF	604	10%	664	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 664
68			Tapping	LF	1312	10%	1443						
69			Mudding	LBs	139	10%	153						
70			Screws	EA	4320	0%	4320						
71			1/2" Structural 1 Sheathing Other Side 8d Nails At 4" O.C. Edges 12" O.C. Fields	SF	2617	10%	2879						
72			Sheet Size: 4' x 8'	EA	90	0%	90	0.36	$ 55.00	$ 19.80	$ 25.19	$ 44.99	$ 4,049
73	**S1.5**	**S1.5 / Shear Wall Schedule**	Nailing's	EA	6750	0%	6750	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 456
74			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	228	0%	228	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 5,314

DETAILED BREAKDOWN OF ITEMS

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall

USA ESTIMATORS
+1 (214) 556-2605

Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
75			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	60	0%	60	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 1,407
76			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	30	0%	30	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 704
77			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	2617	10%	2879	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 5,211
78			6 Mil Polythene Vapor Barrier	SF	2617	10%	2879	0.01	$ 55.00	$ 0.55	$ 0.52	$ 1.07	$ 3,081
79			**SP-3: Shear Wall (8'-0" H)**	**LF**	**22**	**H**	**8.00**						
80			1/2" Min. Gypsum Wall Board Interior Side Screw Type (W or S) at 7" O.C. Edges 7" O.C. Field	SF	172	10%	190						
81			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	6	0%	6	0.35	$ 55.00	$ 19.47	$ 18.41	$ 37.88	$ 227
82			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	6	0%	6	0.36	$ 55.00	$ 19.80	$ 9.75	$ 29.55	$ 177
83			Acoustical Sealant	LF	43	10%	47	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 47
84			Tapping	LF	96	10%	106						
85			Mudding	LBs	9	10%	10						
86			Screws	EA	288	0%	288						
87			5/8" Gypsum Wall Board Other Side	SF	172	10%	190						
88			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	6	0%	6	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 246
89			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	6	0%	6	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 183
90			Acoustical Sealant	LF	43	10%	47	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 47
91			Tapping	LF	96	10%	106						
92			Mudding	LBs	9	10%	10						
93			Screws	EA	288	0%	288						
94			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	17	0%	17	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 401
95			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	4	0%	4	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 100
96			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	2	0%	2	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 50
97			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	172	10%	190	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 343
98			**SP-3: Shear Wall (10'-0" H)**	**LF**	**42**	**H**	**10.00**						
99			1/2" Min. Gypsum Wall Board Interior Side Screw Type (W or S) at 7" O.C. Edges 7" O.C. Field	SF	418	10%	460						
100			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	15	0%	15	0.35	$ 55.00	$ 19.47	$ 18.41	$ 37.88	$ 568
101			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	15	0%	15	0.36	$ 55.00	$ 19.80	$ 9.75	$ 29.55	$ 443
102			Acoustical Sealant	LF	84	10%	92	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 92
103			Tapping	LF	224	10%	246						
104			Mudding	LBs	22	10%	24						
105			Screws	EA	720	0%	720						
106			5/8" Gypsum Wall Board Other Side	SF	418	10%	460						
107			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	15	0%	15	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 614
108			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	15	0%	15	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 457
109			Acoustical Sealant	LF	84	10%	92	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 92
110			Tapping	LF	224	10%	246						
111			Mudding	LBs	22	10%	24						
112			Screws	EA	720	0%	720						
113			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	32	0%	32	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 755
114			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	8	0%	8	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 195
115			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	4	0%	4	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 97

DETAILED BREAKDOWN OF ITEMS

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Project ID: 07212025
Scope: Drywall

USA ESTIMATORS
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Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
116			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	418	10%	460	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 832
117			**SP-3: Shear Wall - Corridor (8'-8" H)**	**LF**	**1079**	**H**	**8.67**						
118			2 Layer 5/8" Type "X" Gypsum Wall Board One Side	SF	18701	10%	20571						
119			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	643	0%	643	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 27,823
120			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	643	0%	643	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 20,930
121			Acoustical Sealant	LF	2158	10%	2373	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 2,373
122			Tapping	LF	9360	10%	10296						
123			Mudding	LBs	991	10%	1090						
124			Screws	EA	30864	0%	30864						
125			1 Layer 5/8" Type "X" Gypsum Wall Board Other Side	SF	9350	10%	10285						
126			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	322	0%	322	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 13,933
127			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	322	0%	322	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 10,481
128			Acoustical Sealant	LF	2158	10%	2373	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 2,373
129			Tapping	LF	4688	10%	5157						
130			Mudding	LBs	496	10%	545						
131			Screws	EA	15456	0%	15456						
132			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	812	0%	812	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 18,923
133			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	216	0%	216	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 5,027
134			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	108	0%	108	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 2,514
135			1/2" 25 Ga. Metal Resilient Channel @ 24" O.C.	LF	4675	10%	5143	0.02	$ 55.00	$ 0.83	$ 1.05	$ 1.88	$ 9,643
136			5-1/2" Acoustic Batt Insulation	SF	9350	10%	10285	0.01	$ 55.00	$ 0.66	$ 2.35	$ 3.01	$ 30,959
			INTERIOR WALLS										
137			**Tag B: Unit Separation Walls (8'-8" H)**	**LF**	**297**	**H**	**8.67**						
138			2 Layer 5/8" Type "X" Gypsum Wall Board One Side	SF	5146	10%	5660						
139			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	177	0%	177	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 7,659
140			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	177	0%	177	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 5,761
141			Acoustical Sealant	LF	594	10%	653	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 653
142			Tapping	LF	2576	10%	2834						
143			Mudding	LBs	273	10%	300						
144			Screws	EA	8496	0%	8496						
145			1 Layer 5/8" Type "X" Gypsum Wall Board Other Side	SF	2573	10%	2830						
146			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	89	0%	89	0.35	$ 55.00	$ 19.47	$ 23.80	$ 43.27	$ 3,851
147			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	89	0%	89	0.36	$ 55.00	$ 19.80	$ 12.75	$ 32.55	$ 2,897
148			Acoustical Sealant	LF	594	10%	653	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 653
149			Tapping	LF	1296	10%	1426						
150			Mudding	LBs	136	10%	150						
151			Screws	EA	4272	0%	4272						
152			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	224	0%	224	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 4,192
153			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	59	0%	59	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 1,110
154			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	30	0%	30	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 555
155			1/2" 25 Ga. Metal Resilient Channel @ 24" O.C.	LF	1286	10%	1415	0.02	$ 55.00	$ 0.83	$ 1.05	$ 1.88	$ 2,653
156			3-1/2" Acoustic Batt Insulation	SF	2573	10%	2830	0.01	$ 55.00	$ 0.66	$ 1.45	$ 2.11	$ 5,972
157			**Tag D: Interior Walls (8'-8" H)**	**LF**	**2242**	**H**	**8.67**						

DETAILED BREAKDOWN OF ITEMS

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Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
158			5/8" Gypsum Wall Board Both Side	SF	38869	10%	42756						
159			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	1337	0%	1337	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 54,764
160			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	1337	0%	1337	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 40,712
161			Acoustical Sealant	LF	8968	10%	9865	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 9,865
162			Tapping	LF	19440	10%	21384						
163			Mudding	LBs	2060	10%	2266						
164			Screws	EA	64176	0%	64176						
165			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	1687	0%	1687	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 31,543
166			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	448	0%	448	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 8,385
167			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	224	0%	224	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 4,193
168			3-1/2" Fiber Glass Batt Insulation	SF	19435	10%	21378	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 36,556
169			**Tag D:2X6 Interior Walls (8'-8" H)**	**LF**	**49**	**H**	**8.67**						
170			5/8" Gypsum Wall Board Both Side	SF	847	10%	932						
171			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	30	0%	30	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 1,229
172			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	30	0%	30	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 914
173			Acoustical Sealant	LF	195	10%	215	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 215
174			Tapping	LF	432	10%	475						
175			Mudding	LBs	45	10%	49						
176			Screws	EA	1440	0%	1440						
177			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	38	0%	38	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 879
178			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	10	0%	10	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 228
179			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	5	0%	5	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 114
180			3-1/2" Fiber Glass Batt Insulation	SF	424	10%	466	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 797
181			**Tag D: 2X6 Interior Walls (8'-8" H)**	**LF**	**10**	**H**	**8.67**						
182			5/8" Gypsum Wall Board One Side	SF	85	10%	94						
183			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	3	0%	3	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 123
184			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	3	0%	3	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 91
185			Acoustical Sealant	LF	39	10%	43	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 43
186			Tapping	LF	48	10%	53						
187			Mudding	LBs	5	10%	5						
188			Screws	EA	144	0%	144						
189			1/2" Glass Matt-Faced Gypsum Wall Board	SF	85	10%	94						
190			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	3	0%	3	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 177
191			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	3	0%	3	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 113
192			Acoustical Sealant	LF	39	10%	43	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 43
193			Tapping	LF	48	10%	53						
194			Mudding	LBs	5	10%	5						
195			Screws	EA	144	0%	144						
196			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	8	0%	8	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 196
197			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	2	0%	2	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 46
198			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	1	0%	1	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 23

DETAILED BREAKDOWN OF ITEMS

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall

USA ESTIMATORS
+1 (214) 556-2605

Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
199			3-1/2" Fiber Glass Batt Insulation	SF	85	10%	94	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 161
200			**Tag D: 2X6 Interior Walls (8'-8" H)**	**LF**	**5**	**H**	**8.67**						
201			1/2" Glass Matt-Faced Gypsum Wall Board One Side	SF	45	10%	49						
202			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 118
203			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	2	0%	2	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 76
204			Acoustical Sealant	LF	21	10%	23	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 23
205			Tapping	LF	32	10%	35						
206			Mudding	LBs	2	10%	3						
207			Screws	EA	96	0%	96						
208			2x6 Wood Studs @ 16" O.C. Cut Length: 6'-0" H	EA	5	0%	5	0.10	$ 55.00	$ 5.28	$ 8.70	$ 13.98	$ 68
209			2x6 Wood Studs @ Top Cut Length: 6'-0" L	EA	2	0%	2	0.10	$ 55.00	$ 5.28	$ 8.70	$ 13.98	$ 24
210			2x6 Wood Studs @ Bottom Cut Length: 6'-0" L	EA	1	0%	1	0.10	$ 55.00	$ 5.28	$ 8.70	$ 13.98	$ 12
211			3-1/2" Fiber Glass Batt Insulation	SF	45	10%	49	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 84
212			**Tag D: Interior Walls (8'-8" H)**	**LF**	**681**	**H**	**8.67**						
213	**A1.0, A1.1**	**G1.1 / WALL TYPE**	5/8" Gypsum Wall Board One Side	SF	5904	10%	6494						
214			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	203	0%	203	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 8,315
215			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	203	0%	203	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 6,181
216			Acoustical Sealant	LF	2724	10%	2997	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 2,997
217			Tapping	LF	2960	10%	3256						
218			Mudding	LBs	313	10%	344						
219			Screws	EA	9744	0%	9744						
220			1/2" Glass Matt-Faced Gypsum Wall Board	SF	5904	10%	6494						
221			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	203	0%	203	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 11,945
222			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	203	0%	203	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 7,673
223			Acoustical Sealant	LF	2724	10%	2997	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 2,997
224			Tapping	LF	2960	10%	3256						
225			Mudding	LBs	313	10%	344						
226			Screws	EA	9744	0%	9744						
227			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	513	0%	513	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 9,595
228			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	136	0%	136	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 2,547
229			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	68	0%	68	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 1,274
230			3-1/2" Fiber Glass Batt Insulation	SF	5904	10%	6494	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 11,105
231			**Tag D: 2x4 Knee Walls (3'-0" H)**	**LF**	**176**	**H**	**3.00**						
232			5/8" Gypsum Wall Board Both Side	SF	1054	10%	1159						
233			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	37	0%	37	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 1,516
234			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	37	0%	37	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 1,127
235			Acoustical Sealant	LF	703	10%	773	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 773
236			Tapping	LF	528	10%	581						
237			Mudding	LBs	56	10%	61						
238			Screws	EA	1776	0%	1776						
239			2x4 Wood Studs @ 16" O.C. Cut Length: 4'-0" H	EA	133	0%	133	0.06	$ 55.00	$ 3.08	$ 4.40	$ 7.48	$ 995

DETAILED BREAKDOWN OF ITEMS

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Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
240			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	35	0%	35	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 657
241			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	18	0%	18	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 328
242			3-1/2" Fiber Glass Batt Insulation	SF	527	10%	580	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 991
243			**Tag D: 2x6 Knee Walls (3'-0" H)**	**LF**	**21**	**H**	**3.00**						
244			5/8" Gypsum Wall Board Both Side	SF	129	10%	142						
245			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	5	0%	5	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 205
246			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	5	0%	5	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 152
247			Acoustical Sealant	LF	86	10%	95	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 95
248			Tapping	LF	80	10%	88						
249			Mudding	LBs	7	10%	8						
250			Screws	EA	240	0%	240						
251			2x6 Wood Studs @ 16" O.C. Cut Length: 4'-0" H	EA	17	0%	17	0.06	$ 55.00	$ 3.08	$ 4.40	$ 7.48	$ 128
252			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	4	0%	4	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 100
253			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	2	0%	2	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 50
254			3-1/2" Fiber Glass Batt Insulation	SF	64	10%	71	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 121
255			**Tag F: 2x4 Furring Walls (8'-8" H)**	**LF**	**180**	**H**	**8.67**						
256			1/2" Glass Matt-Faced Gypsum Wall Board	SF	1564	10%	1721						
257			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	54	0%	54	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 3,177
258			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	54	0%	54	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 2,041
259			Acoustical Sealant	LF	361	10%	397	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 397
260			Tapping	LF	784	10%	862						
261			Mudding	LBs	83	10%	91						
262			Screws	EA	2592	0%	2592						
263			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	137	0%	137	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 2,556
264			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	36	0%	36	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 675
265			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	18	0%	18	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 338
266			**Tag F: 2x6 Furring Walls (8'-8" H)**	**LF**	**82**	**H**	**8.67**						
267			1/2" Glass Matt-Faced Gypsum Wall Board	SF	714	10%	785						
268			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	25	0%	25	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 1,471
269			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	25	0%	25	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 945
270			Acoustical Sealant	LF	165	10%	181	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 181
271			Tapping	LF	368	10%	405						
272			Mudding	LBs	38	10%	42						
273			Screws	EA	1200	0%	1200						
274			2x6 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	63	0%	63	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 1,466
275			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	16	0%	16	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 384
276			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	8	0%	8	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 192
277			**Tag G: Tub Wall Furring Walls (8'-8" H)**	**LF**	**144**	**H**	**8.67**						
278			1/2" Glass Matt-Faced Gypsum Wall Board	SF	1244	10%	1369						
279			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	43	0%	43	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 2,530

DETAILED BREAKDOWN OF ITEMS

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Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
280			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	43	0%	43	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 1,625
281			Acoustical Sealant	LF	287	10%	316	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 316
282			Tapping	LF	624	10%	686						
283			Mudding	LBs	66	10%	73						
284			Screws	EA	2064	0%	2064						
285			2x4 Wood Studs @ 16" O.C. Cut Length: 10'-0" H	EA	109	0%	109	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 2,037
286			2x4 Wood Studs @ Top Cut Length: 10'-0" L	EA	29	0%	29	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 537
287			2x4 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	14	0%	14	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 268
			DRY WALL										
			GYPSUM BOARD CEILING:										
288			**5/8" Thk Gypsum Board Ceiling**	**SF**	**23633**	10%	25997						
289			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	813	0%	813	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 33,300
290			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	813	0%	813	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 24,756
291			Tapping	LF	11824	10%	13006						
292			Mudding	LBs	1253	10%	1378						
293			Screws	EA	39024	0%	39024						
294			25 Gauge Resilient Channels @ 16" O.C.	LF	17769	10%	19546	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 25,606
295			**5/8" Thk Moisture Resistant Gypsum Board Ceiling**	**SF**	**2374**	10%	2611						
296			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	82	0%	82	0.35	$ 55.00	$ 19.47	$ 23.27	$ 42.74	$ 3,505
297			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	82	0%	82	0.36	$ 55.00	$ 19.80	$ 11.75	$ 31.55	$ 2,587
298			Tapping	LF	1200	10%	1320						
299			Mudding	LBs	126	10%	138						
300			Screws	EA	3936	0%	3936						
301			25 Gauge Resilient Channels @ 16" O.C.	LF	1785	10%	1963	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 2,572
302			**5/8" Thk Gypsum Board Ceiling @ Stair**	**SF**	**885**	10%	974						
303			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	31	0%	31	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 1,270
304	A1.6, A1.7	PLAN NOTES	Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	31	0%	31	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 944
305			Tapping	LF	448	10%	493						
306			Mudding	LBs	47	10%	52						
307			Screws	EA	1488	0%	1488						
308			25 Gauge Resilient Channels @ 16" O.C.	LF	666	10%	732	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 959
309			**5/8" Thk Suspended Gypsum Board Ceiling @ Corridor**	**SF**	**3119**	10%	3431						
310			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	108	0%	108	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 4,424
311			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	108	0%	108	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 3,289
312			Tapping	LF	1568	10%	1725						
313			Mudding	LBs	165	10%	182						
314			Screws	EA	5184	0%	5184						
315			25 Gauge Resilient Channels @ 16" O.C.	LF	2345	10%	2579	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 3,379
316			**5/8" Thk Gypsum Board Ceiling Soffit**	**SF**	**800**	10%	880						
317			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	28	0%	28	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 1,147

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318			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	28	0%	28	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 853
319			Tapping	LF	400	10%	440						
320			Mudding	LBs	42	10%	47						
321			Screws	EA	1344	0%	1344						
322			25 Gauge Resilient Channels @ 16" O.C.	LF	601	10%	661	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 866
												SUBTOTAL	$ 798,299

PROJECTED COST		$863,299
OVERHEAD AND PROFIT	20%	$172,660
INSURANCE	3%	$25,899
CONTINGENCY	5%	$43,165
TAX	7%	$30,230
SUGGESTED BID		$1,135,253

Notes:

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GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
2			Supervision and Coordination	LS	1	0%	1	0.00	0.00	$ -	$ -	$ 4,500.00	$ 4,500.00
3			Submittals and Shop drawings	LS	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
4			Final Cleaning	LS	1	0%	1	0.00	0.00	$ -	$ -	$ 1,000.00	$ 1,000.00
5			Mobilization Costs	LS	1	0%	1	0.00	0.00	$ -	$ -	$ 2,500.00	$ 2,500.00
6			Temporary Control & Facilities	LS	1	0%	1	0.00	0.00	$ -	$ -	$ 1,500.00	$ 1,500.00
7			Scaffolding	LS	1	0%	1	0.00	0.00	$ -	$ -	$ 2,000.00	$ 2,000
												SUBTOTAL	**$ 11,500**
FINISHES													
			PLASTER AND GYPSUM BOARD										
			DRY WALL ASSEMBLIES										
			SHEAR WALL										
8			**Exterior Wall**	**LF**	**91**	**H**	**10.83**						
9			5/8" Gypsum Wall Board Interior Side	SF	986	10%	1084						
10			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	34	0%	34	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 1,393
11			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	34	0%	34	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 1,035
12			Acoustical Sealant	LF	182	10%	200	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 200
13			Tapping	LF	496	10%	546						
14			Mudding	LBs	52	10%	57						
15			Screws	EA	1632	0%	1632						
16			1-1/2" Exterior Insulated Zip wall System Sheathing One Side	SF	986	10%	1084						
17	**S1.5**	**S1.5/SHEAR WALL SCHEDULE**	Sheet Size: 4' x 8'	EA	34	0%	34	0.36	$ 55.00	$ 19.80	$ 80.72	$ 100.52	$ 3,418
18			Nailing's	EA	2550	0%	2550	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 172
19			1/2" Exterior CDX Plywood Sheathing	SF	986	10%	1084						
20			Sheet Size: 4' x 8'	EA	34	0%	34	0.36	$ 55.00	$ 19.80	$ 21.88	$ 41.68	$ 1,417
21			Nailing's	EA	2550	0%	2550	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 172
22			2x6 Wood Studs @ 16" O.C. Cut Length: 12'-0" H	EA	69	0%	69	0.19	$ 55.00	$ 10.56	$ 17.40	$ 27.96	$ 1,941
23			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	18	0%	18	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 424
24			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	9	0%	9	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 212
25			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	986	10%	1084	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 1,963
26			6 Mil Polythene Vapor Barrier	SF	986	10%	1084	0.01	$ 55.00	$ 0.55	$ 0.52	$ 1.07	$ 1,160
27			**SP-1: Shear Wall**	**LF**	**49**	**H**	**10.83**						
28			5/8" Gypsum Wall Board Interior Side	SF	531	10%	584						
29			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	19	0%	19	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 778
30			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	19	0%	19	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 579
31			Acoustical Sealant	LF	98	10%	108	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 108
32			Tapping	LF	272	10%	299						

DETAILED BREAKDOWN OF ITEMS

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall

USA ESTIMATORS
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Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
33	S1.5	S1.5/SHEAR WALL SCHEDULE	Mudding	LBs	28	10%	31						
34			Screws	EA	912	0%	912						
35			1/2" Structural 1 Sheathing One Side 8d Nails At 6" O.C. Edges 12" O.C. Fields	SF	531	10%	584						
36			Sheet Size: 4' x 8'	EA	19	0%	19	0.36	$ 55.00	$ 19.80	$ 25.19	$ 44.99	$ 855
37			Nailing's	EA	1425	0%	1425	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 96
38			2x6 Wood Studs @ 16" O.C. Cut Length: 12'-0" H	EA	38	0%	38	0.19	$ 55.00	$ 10.56	$ 17.40	$ 27.96	$ 1,058
39			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	10	0%	10	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 228
40			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	5	0%	5	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 114
41			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	531	10%	584	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 1,057
42			6 Mil Polythene Vapor Barrier	SF	531	10%	584	0.01	$ 55.00	$ 0.55	$ 0.52	$ 1.07	$ 625
43			**SP-2: Shear Wall - Exterior**	**LF**	**56**	**H**	**10.83**						
44			5/8" Gypsum Wall Board Interior Side	SF	608	10%	669						
45			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	21	0%	21	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 860
46			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	21	0%	21	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 639
47			Acoustical Sealant	LF	112	10%	123	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 123
48			Tapping	LF	304	10%	334						
49			Mudding	LBs	32	10%	35						
50			Screws	EA	1008	0%	1008						
51			1/2" Structural 1 Sheathing Other Side 8d Nails At 4" O.C. Edges 12" O.C. Fields	SF	608	10%	669						
52			Sheet Size: 4' x 8'	EA	21	0%	21	0.36	$ 55.00	$ 19.80	$ 25.19	$ 44.99	$ 945
53			Nailing's	EA	1575	0%	1575	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 106
54			2x6 Wood Studs @ 16" O.C. Cut Length: 12'-0" H	EA	43	0%	43	0.19	$ 55.00	$ 10.56	$ 17.40	$ 27.96	$ 1,207
55			2x6 Wood Studs @ Top Cut Length: 10'-0" L	EA	11	0%	11	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 261
56			2x6 Wood Studs @ Bottom Cut Length: 10'-0" L	EA	6	0%	6	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 131
57			Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	608	10%	669	0.01	$ 55.00	$ 0.66	$ 1.15	$ 1.81	$ 1,210
58			6 Mil Polythene Vapor Barrier	SF	608	10%	669	0.01	$ 55.00	$ 0.55	$ 0.52	$ 1.07	$ 715
			INTERIOR WALL										
59			**2x4 Interior Wall Type D**	**LF**	**86**	**H**	**11**						
60			5/8" Gypsum Wall Board Both Side	SF	1858	10%	2044						
61			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	64	0%	64	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 2,621
62			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	64	0%	64	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 1,949
63			Acoustical Sealant	LF	343	10%	377	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 377
64			Tapping	LF	944	10%	1038						
65			Mudding	LBs	98	10%	108						
66			Screws	EA	3072	0%	3072						
67			2x4 Wooden Studs @ 16" O.C. Cut Length: 12'-0" H	EA	65	0%	65	0.17	$ 55.00	$ 9.24	$ 13.20	$ 22.44	$ 1,470
68			2x4 Wooden Studs @ Top Cut Length: 10'-0" L	EA	17	0%	17	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 321
69			2x4 P.T.D.F Sill @ Bottom Cut Length: 10'-0" L	EA	9	0%	9	0.14	$ 55.00	$ 7.70	$ 12.50	$ 20.20	$ 173
70			Underside Of Deck W/ 3-1/2" Fiber Glass Batt Insulation	SF	929	10%	1022	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 1,747
71			**2x4 Interior Wall Type F1**	**LF**	**16**	**H**	**11**						
72			1/2" Glass Matt-Faced Gypsum Wall Board	SF	354	10%	390						
73			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	13	0%	13	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 765

DETAILED BREAKDOWN OF ITEMS

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall

USA ESTIMATORS
+1 (214) 556-2605

Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
74			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	13	0%	13	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 491
75			Acoustical Sealant	LF	65	10%	72	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 72
76			Tapping	LF	192	10%	211						
77			Mudding	LBs	19	10%	21						
78			Screws	EA	624	0%	624						
79			2x4 Wooden Studs @ 16" O.C. Cut Length: 12'-0" H	EA	13	0%	13	0.17	$ 55.00	$ 9.24	$ 13.20	$ 22.44	$ 298
80			2x4 Wooden Studs @ Top Cut Length: 10'-0" L	EA	3	0%	3	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 61
81			2x4 P.T.D.F Sill @ Bottom Cut Length: 10'-0" L	EA	2	0%	2	0.14	$ 55.00	$ 7.70	$ 12.50	$ 20.20	$ 33
82			**2x6 Interior Wall Type D**	**LF**	**100**	**H**	**11**						
83			5/8" Gypsum Wall Board Both Side	SF	2161	10%	2377						
84			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	75	0%	75	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 3,072
85			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	75	0%	75	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 2,284
86			Acoustical Sealant	LF	399	10%	439	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 439
87			Tapping	LF	1088	10%	1197						
88			Mudding	LBs	115	10%	126						
89			Screws	EA	3600	0%	3600						
90			2x6 Wooden Studs @ 16" O.C. Cut Length: 12'-0" H	EA	76	0%	76	0.19	$ 55.00	$ 10.56	$ 17.40	$ 27.96	$ 2,126
91			2x6 Wooden Studs @ Top Cut Length: 10'-0" L	EA	20	0%	20	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 465
92			2x6 P.T.D.F Sill @ Bottom Cut Length: 10'-0" L	EA	10	0%	10	0.16	$ 55.00	$ 8.80	$ 15.50	$ 24.30	$ 242
93			Underside Of Deck W/ 3-1/2" Fiber Glass Batt Insulation	SF	1081	10%	1189	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 2,033
94			**2X4 Interior Wall Type D**	**LF**	**20**	**H**	**11**						
95			5/8" Gypsum Wall Board One Side	SF	217	10%	238						
96			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	8	0%	8	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 328
97			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	8	0%	8	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 244
98			Acoustical Sealant	LF	80	10%	88	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 88
99	**A1.5**	**G1.1/WALL TYPES**	Tapping	LF	112	10%	123						
100			Mudding	LBs	11	10%	13						
101			Screws	EA	384	0%	384						
102			1/2" Glass Matt-Faced Gypsum Board on one Side (Thickness Assumed)	SF	217	10%	238						
103			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	8	0%	8	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 471
104			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	8	0%	8	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 302
105			Tapping	LF	112	10%	123						
106			Mudding	LBs	11	10%	13						
107			Screws	EA	384	0%	384						
108			2x4 Wooden Studs @ 16" O.C. Cut Length: 10'-0" H	EA	16	0%	16	0.17	$ 55.00	$ 9.24	$ 13.20	$ 22.44	$ 360
109			2x4 Wooden Studs @ Top Cut Length: 10'-0" L	EA	4	0%	4	0.14	$ 55.00	$ 7.70	$ 11.00	$ 18.70	$ 75
110			2x4 P.T.D.F Sill @ Bottom Cut Length: 10'-0" L	EA	2	0%	2	0.14	$ 55.00	$ 7.70	$ 12.50	$ 20.20	$ 40
111			**2x6 Interior Wall Type F1**	**LF**	**7**	**H**	**11**						
112			1/2" Glass-Matt Faced Gypsum Board On Both Side	SF	152	10%	167						
113			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	6	0%	6	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 353

DETAILED BREAKDOWN OF ITEMS

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall

USA ESTIMATORS
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Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
114			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	6	0%	6	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 227
115			Acoustical Sealant	LF	28	10%	31	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 31
116			Tapping	LF	80	10%	88						
117			Mudding	LBs	8	10%	9						
118			Screws	EA	288	0%	288						
119			2x6 Wooden Studs @ 16" O.C. Cut Length: 12'-0" H	EA	6	0%	6	0.19	$ 55.00	$ 10.56	$ 17.40	$ 27.96	$ 175
120			2x6 Wooden Studs @ Top Cut Length: 8'-0" L	EA	2	0%	2	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 41
121			2x6 P.T.D.F Sill @ Bottom Cut Length: 8'-0" L	EA	1	0%	1	0.16	$ 55.00	$ 8.80	$ 15.50	$ 24.30	$ 21
122			**2X6 Interior Wall Type D**	**LF**	**18**	**H**	**11**						
123			5/8" Gypsum Wall Board One Side	SF	195	10%	214						
124			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	7	0%	7	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 287
125			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	7	0%	7	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 213
126			Acoustical Sealant	LF	72	10%	79	0.01	$ 55.00	$ 0.55	$ 0.45	$ 1.00	$ 79
127			Tapping	LF	112	10%	123						
128			Mudding	LBs	10	10%	11						
129			Screws	EA	336	0%	336						
130			1/2" Glass Matt-Faced Gypsum Board on one Side (Thickness Assumed)	SF	195	10%	214						
131			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	7	0%	7	0.38	$ 55.00	$ 21.12	$ 37.72	$ 58.84	$ 412
132			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	7	0%	7	0.39	$ 55.00	$ 21.45	$ 16.35	$ 37.80	$ 265
133			Tapping	LF	112	10%	123						
134			Mudding	LBs	10	10%	11						
135			Screws	EA	336	0%	336						
136			2x6 Wooden Studs @ 16" O.C. Cut Length: 12'-0" H	EA	15	0%	15	0.19	$ 55.00	$ 10.56	$ 17.40	$ 27.96	$ 406
137			2x6 Wooden Studs @ Top Cut Length: 10'-0" L	EA	4	0%	4	0.16	$ 55.00	$ 8.80	$ 14.50	$ 23.30	$ 84
138			2x6 P.T.D.F Sill @ Bottom Cut Length: 10'-0" L	EA	2	0%	2	0.16	$ 55.00	$ 8.80	$ 15.50	$ 24.30	$ 44
139			Underside Of Deck W/ 3-1/2" Fiber Glass Batt Insulation	SF	29	0%	29	0.01	$ 55.00	$ 0.66	$ 1.05	$ 1.71	$ 49
			DRY WALL										
			GYPSUM BOARD CEILING:										
140			**5/8" Thk Gypsum Board Ceiling**	**SF**	**1342**	10%	1476						
141			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	47	0%	47	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 1,925
142			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	47	0%	47	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 1,431
143			Tapping	LF	672	10%	739						
144			Mudding	LBs	71	10%	78						
145			Screws	EA	2256	0%	2256						
146			25 Gauge Resilient Channels @ 16" O.C.	LF	1009	10%	1110	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 1,454
	A1.9	PLAN NOTES											
147			**5/8" Thk Gypsum Board Ceiling Soffit**	**SF**	**221**	10%	243						
148			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	8	0%	8	0.35	$ 55.00	$ 19.47	$ 21.49	$ 40.96	$ 328
149			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	8	0%	8	0.36	$ 55.00	$ 19.80	$ 10.65	$ 30.45	$ 244
150			Tapping	LF	112	10%	123						
151			Mudding	LBs	12	10%	13						
152			Screws	EA	384	0%	384						

DETAILED BREAKDOWN OF ITEMS

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall

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Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
153			25 Gauge Resilient Channels @ 16" O.C.	LF	166	10%	183	0.01	$ 55.00	$ 0.66	$ 0.65	$ 1.31	$ 239
												SUBTOTAL	$ 56,458

PROJECTED COST		$67,958
OVERHEAD AND PROFIT	20%	$13,592
INSURANCE	3%	$2,039
CONTINGENCY	5%	$3,398
TAX	7%	$2,165
SUGGESTED BID		$89,151

Notes:

MATERIAL LIST

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
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Date: 1-Jan-25

SR #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE
	FINISHES				
	DRYWALL ASSEMBLIES				
	DRYWALL:				
1	5/8" Gypsum Board	**SF**	**89198**	**10%**	**98118**
2	No of Sheets (4'x8')	EA	3067	0%	3067
3	5/8" Type "X" Gypsum Board	**SF**	**47216**	**10%**	**51938**
4	No of Sheets (4'x8')	EA	1624	0%	1624
5	1/2" Min. Gypsum Wall Board Interior Side Screw Type (W or S) at 7" O.C. Edges 7" O.C. Field	**SF**	**590**	**10%**	**649**
6	No of Sheets (4'x8')	EA	21	0%	21
7	1/2" Glass Matt-Faced Gypsum Wall Board	**SF**	**9556**	**10%**	**10512**
8	No of Sheets (4'x8')	EA	329	0%	329
9	5/8" MR Gypsum Board	**SF**	**2374**	**10%**	**2611**
10	No of Sheets (4'x8')	EA	82	0%	82
	DRYWALL FINISHES:				
11	Tapping (500 LF Roll) - 1 Roll Every 1,350 Sq Ft Of Drywall	Roll	146	0%	146
12	Mudding (3.5 Gallon Box)	Box	439	0%	439
13	Drywall Screws - 48 Drywall Screws Per 4' x 8' Sheet	EA	7006576	0%	7006576
14	Drywall Adhesive (29 Oz Tubes) - 31 Tubes Per 1,000 Sq Ft	Tubes	4526	0%	4526
15	Wall Texture - 2 Bags Per 1,000 Sq Ft	Bags	292	0%	292
	DRYWALL FRAMING:				
16	2x6 Wood Studs @ 16" O.C. (10'-0" High)	EA	2149	0%	2149
17	2x4 Wood Studs @ 16" O.C. (10'-0" High)	EA	3135	0%	3135
18	1/2" 25 Ga. Metal Resilient Channel @ 24" O.C.	LF	7869	0%	7869
19	25 Gauge Resilient Channels @ 16" O.C.	LF	31035	0%	31035
20	2x4 Wood Runner (10'-0" Long)	EA	1248	0%	1248
21	2x6 Wood Runner Top & Bottom (10'-0" Long)	EA	855	0%	855
	INSULATION & SEALANT				
22	1-1/2" Exterior Insulated Zip wall System Sheathing One Side	SF	7115	10%	7827
23	3-1/2" Fiber Glass Batt Insulation	SF	26483	10%	29132
24	6 Mil Polythene Vapor Barrier	SF	13283	10%	14611
25	Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	13873	10%	15260
26	3-1/2" Acoustic Batt Insulation	SF	6388	10%	7027
27	5-1/2" Acoustic Batt Insulation	SF	9350	10%	10285
	SHEATHING				
28	1/2" Exterior CDX Plywood Sheathing	SF	7115	10%	7827
29	1/2" Structural 1 Sheathing One Side	SF	6167	10%	6784

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SR #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE
	FINISHES				
	DRYWALL ASSEMBLIES				
	DRYWALL:				
1	5/8" Gypsum Board	**SF**	**89198**	**10%**	**98118**
2	No of Sheets (4'x8')	EA	3067	0%	3067
3	5/8" Type "X" Gypsum Board	**SF**	**47216**	**10%**	**51938**
4	No of Sheets (4'x8')	EA	1624	0%	1624
3	1/2" Min. Gypsum Wall Board Interior Side Screw Type (W or S) at 7" O.C. Edges 7" O.C. Field	**SF**	**590**	**10%**	**649**
5	No of Sheets (4'x8')	EA	21	0%	21
5	1/2" Glass Matt-Faced Gypsum Wall Board	**SF**	**9556**	**10%**	**10512**
6	No of Sheets (4'x8')	EA	329	0%	329
6	5/8" MR Gypsum Board	**SF**	**2374**	**10%**	**2611**
7	No of Sheets (4'x8')	EA	82	0%	82
	DRYWALL FINISHES:				
8	Tapping (500 LF Roll) - 1 Roll Every 1,350 Sq Ft Of Drywall	Roll	146	0%	146
9	Mudding (3.5 Gallon Box)	Box	439	0%	439
10	Drywall Screws - 48 Drywall Screws Per 4' x 8' Sheet	EA	7006576	0%	7006576
11	Drywall Adhesive (29 Oz Tubes) - 31 Tubes Per 1,000 Sq Ft	Tubes	4526	0%	4526
12	Wall Texture - 2 Bags Per 1,000 Sq Ft	Bags	292	0%	292
	DRYWALL FRAMING:				
13	2x6 Wood Studs @ 16" O.C. (10'-0" High)	EA	2149	0%	2149
13	2x4 Wood Studs @ 16" O.C. (10'-0" High)	EA	3135	0%	3135
	1/2" 25 Ga. Metal Resilient Channel @ 24" O.C.	LF	7869	0%	7869
	25 Gauge Resilient Channels @ 16" O.C.	LF	31035	0%	31035
14	2x4 Wood Runner (10'-0" Long)	EA	1248	0%	1248
14	2x6 Wood Runner Top & Bottom (10'-0" Long)	EA	855	0%	855
	INSULATION & SEALANT				
15	1-1/2" Exterior Insulated Zip wall System Sheathing One Side	SF	7115	10%	7827
15	3-1/2" Fiber Glass Batt Insulation	SF	26483	10%	29132
16	6 Mil Polythene Vapor Barrier	SF	13283	10%	14611
16	Fill Cavity W/ Dense Packed Cellulose Insulation R-20	SF	13873	10%	15260
17	3-1/2" Acoustic Batt Insulation	SF	6388	10%	7027
17	5-1/2" Acoustic Batt Insulation	SF	9350	10%	10285
	SHEATHING				
18	1/2" Exterior CDX Plywood Sheathing	SF	7115	10%	7827
18	1/2" Structural 1 Sheathing One Side	SF	6167	10%	6784

MATERIAL LIST

Prepared for: Southpoint Commons, 107 Wells Street, Westerly, RI 02891
Project ID: 07212025
Scope: Drywall

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Date: 1-Jan-25

SR #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE
	FINISHES				
	DRYWALL ASSEMBLIES				
	DRYWALL:				
1	5/8" Gypsum Board	**SF**	**6555**	**10%**	**7210**
2	No of Sheets (4'x8')	EA	226	0%	226
3	1/2" Glass Matt-Faced Gypsum Board	**SF**	**917**	**10%**	**1009**
4	No of Sheets (4'x8')	EA	32	0%	32
	DRYWALL FINISHES:				
5	Tapping (500 LF Roll) - 1 Roll Every 1,350 Sq Ft Of Drywall	Roll	7	0%	7
6	Mudding (3.5 Gallon Box)	Box	22	0%	22
7	Drywall Screws - 48 Drywall Screws Per 4' x 8' Sheet	EA	358648	0%	358648
8	Drywall Adhesive (29 Oz Tubes) - 31 Tubes Per 1,000 Sq Ft	Tubes	232	0%	232
9	Wall Texture - 2 Bags Per 1,000 Sq Ft	Bags	15	0%	15
	DRYWALL FRAMING:				
10	2x6 Wood Studs @ 16" O.C. (12'-0" High)	EA	97	0%	97
10	2x4 Wood Studs @ 16" O.C. (12'-0" High)	EA	95	0%	95
11	2x4 Wood Runner (10'-0" Long)	EA	38	0%	38
11	2x6 Wood Runner Top & Bottom (10'-0" Long)	EA	97	0%	97
	INSULATION & SEALANT				
12	1-1/2" Exterior Insulated Zip wall System Sheathing One Side	EA	986	0%	986
12	Fill Cavity W/ Dense Packed Cellulose Insulation R-20	EA	2124	0%	2124
13	Underside Of Deck W/ 3-1/2" Fiber Glass Batt Insulation	EA	2038	0%	2038
13	6 Mil Polythene Vapor Barrier	SF	2124.2043	10%	2337
	SHEATHING				
14	1/2" Exterior CDX Plywood Sheathing	SF	986	10%	1084
14	1/2" Structural 1 Sheathing One Side 8d Nails At 6" O.C. Edges 12" O.C. Fields	SF	1138	10%	1252