GENERAL SUMMARY

Prepared for: 643 E 10th Street Addition 643 E 10th Street Houston, TX 77008
Project ID: 08142026
Scope: Everything but Exclude: Appliances, windows and grotto millwork or any other thing related to it
No. Of Floors: 2 w/ Crawl Space
Date: 6-Oct-26

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OVERALL PROJECT GSF	2,002		
DIVISION NO	**DESCRIPTION**	**TOTAL DIV. COST**	**TOTAL DIV. COST (PER SF)**
01 00 00	General Requirements	$ 31,100	$ 16
02 00 00	Existing Condition	$ 16,049	$ 8
03 00 00	Concrete	$ 6,446	$ 3
04 00 00	Masonry	$ 7,934	$ 4
06 00 00	Wood, Plastics & Composites	$ 68,602	$ 34
07 00 00	Thermal & Moisture Protection	$ 13,938	$ 7
08 00 00	Opening	$ 4,874	$ 2
09 00 00	Finishes	$ 41,266	$ 21
10 00 00	Specialties	$ 17,885	$ 9
12 00 00	Furnishing	$ 17,914	$ 9
22 00 00	Plumbing	$ 12,101	$ 6
26 00 00	Electrical	$ 25,310	$ 13
31 00 00	Earthwork	$ 2,716	$ 1
32 00 00	Exterior Improvements	$ 863	$ 0
33 00 00	Utilities	$ 3,450	$ 2
	TOTAL TRADE COST	**$ 270,448**	**$ 135**
OVERHEAD AND PROFIT	**20%**	$ 54,090	$ 27
INSURANCE	**3%**	$ 8,113	$ 4
CONTINGENCY	**5%**	$ 13,522	$ 7
TAX	**8%**	$ 12,393	$ 6
	SUGGESTED BID	**$ 358,566**	**$ 179**

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	$ -	$ -	$ -	$ 9,500.00	$ 9,500.00
2			Submittals	LS	1	0%	1	0.000	$ -	$ -	$ -		$ -
3			Shop Drawings	LS	1	0%	1	0.000	$ -	$ -	$ -		$ -
4			Owner/Governmental Safety Requirements	LS	1	0%	1	0.000	$ -	$ -	$ -		$ -
5			Special Permits (like Building Service Lift)	LS	1	0%	1	0.000	$ -	$ -	$ -		$ -
6			Traffic Management (Lane Closure, Flaggers, Diversion Barriers)	LS	1	0%	1	0.000	$ -	$ -	$ -		$ -
7			CPM Construction Schedule & Updates	LS	1	0%	1	0.000	$ -	$ -	$ -		$ -
8			Progress Photos & Documentation	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 350.00	$ 350.00
			QUALITY REQUIREMENTS										
9			Permits	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 1,000.00	$ 1,000.00
10			Testing, Commissioning & Inspection Services	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 850.00	$ 850.00
11			Mock-ups	LS	1	0%	1	0.000	$ -	$ -	$ -		$ -
			TEMPORARY FACILITIES & CONTROLS										
12			Temporary Utilities	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 1,500.00	$ 1,500.00
13			Construction Facilities	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 750.00	$ 750.00
14			Temporary Barriers and Enclosures	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
15			Lifting Equipment	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 1,000.00	$ 1,000.00
16			Rental Equipment	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 2,000.00	$ 2,000.00
17			Field Office / Job Trailer	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
18			Temporary Fencing & Site Security	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
19			Project Signage	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 300.00	$ 300.00
20			Temporary Fire Protection & Weather Protection	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 650.00	$ 650.00
			EXECUTION & CLOSEOUT REQUIREMENT										
21			Surveying, Layout & Field Engineering	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 500.00	$ 500.00
22			Cleaning and Waste Management	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 850.00	$ 850.00
23			Closeout Submittals	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 450.00	$ 450.00
24			Demonstration & Training	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 300.00	$ 300.00
25			Final Cleaning	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 1,000.00	$ 1,000.00
26			As-Built / Record Drawings	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
27			O&M Manuals	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
28			Final Inspections & Certificate of Occupancy	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 550.00	$ 550.00
			MISC.										
29			Bid Bonds	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
30			Scaffolding	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 2,000.00	$ 2,000.00
31			Performance & Payment Bonds	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
32			Mobilization / Demobilization	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 4,500.00	$ 4,500.00
33			Allowance For Providing Temporary Stairs At The Rear Of The House As Required To Maintain Safe Access During Construction.	EA	1	0%	1	0.000	$ -	$ -	$ -	$ 1,300.00	$ 1,300.00
34			Allowance For Temporary Protection Of Existing Building Components, Finishes, Fixtures, And Adjacent Areas To Prevent Damage During Construction, Including Necessary Coverings, Barriers, And Protective Measures. **(1061 SF)**	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 1,750.00	$ 1,750.00
												SUBTOTAL	**$ 31,100**
			EXISTING CONDITIONS										
			DEMOLITION										
			REMOVAL:										
35			Tag 1: Remove Existing Flooring In Its Entirety	SF	1526	0%	1526	0.03	$ 32.00	$ 0.96	$ -	$ 0.96	$ 1,465.37
36			Remove Existing Wall Base In It's Entirety	LF	307	0%	307	0.02	$ 32.00	$ 0.64	$ -	$ 0.64	$ 196.64
37			Tag 3: Remove Existing columns On Patio In Its Entirety - 10'-0" H	EA	3	0%	3	2.20	$ 32.00	$ 70.40	$ -	$ 70.40	$ 211.20
38			Tag 3: Remove Existing columns On Patio In Its Entirety - 8'-0" H	EA	3	0%	3	1.50	$ 32.00	$ 48.00	$ -	$ 48.00	$ 144.00
39			Tag 10: Remove Existing Carpet From Stairs And Prepare For New Hardwood Risers And Runners	SF	74	0%	74	0.05	$ 32.00	$ 1.60	$ -	$ 1.60	$ 118.27
40			Tag 11 & 18: Remove Existing 12" Deep Pantry Including Door And Shelving In Its Entirety - Do Not Salvage	LF	13	0%	13	0.46	$ 32.00	$ 14.72	$ -	$ 14.72	$ 184.00
41			Tag 12: Remove Existing Fridge & Fridge Surroundings In Its Entirety	EA	1	0%	1	2.30	$ 32.00	$ 73.60	$ -	$ 73.60	$ 73.60
42			Tag 13: Remove Existing Double Oven And Tower In Its Entirety	EA	1	0%	1	2.30	$ 32.00	$ 73.60	$ -	$ 73.60	$ 73.60
43			Tag 19: Remove Existing Single Leaf Door In Its Entirety - Do Not Salvage	EA	1	0%	1	1.85	$ 32.00	$ 59.20	$ -	$ 59.20	$ 59.20
44			Tag 16: Remove Existing 1'-0" Deep Wall Mounted Cabinets In Its Entirety	LF	19	0%	19	0.20	$ 32.00	$ 6.40	$ -	$ 6.40	$ 122.94
45			Tag 16: Remove Existing 2'-0" Deep Base Cabinets In Its Entirety	LF	12	0%	12	0.22	$ 32.00	$ 7.04	$ -	$ 7.04	$ 86.17
46			Tag 16: Remove Existing Countertop In Its Entirety	SF	26	0%	26	0.25	$ 32.00	$ 8.00	$ -	$ 8.00	$ 209.84
47			Tag 16: Remove Existing 4" High Backsplash In Its Entirety	LF	20	0%	20	0.10	$ 32.00	$ 3.20	$ -	$ 3.20	$ 65.18
48			Tag 17: Remove Existing 8'-0" x 3'-6" Existing Kitchen Island Including Lower Cabinets & Countertops In Its Entirety.	EA	1	0%	1	3.45	$ 32.00	$ 110.40	$ -	$ 110.40	$ 110.40
49			Tag 2: Remove Existing 3'-0"W Windows In Its Entirety - Do Not Salvage	EA	5	0%	5	2.10	$ 32.00	$ 67.20	$ -	$ 67.20	$ 336.00
50			Tag 4: Remove Existing Railing In Its Entirety - 2'-8"H	LF	40	0%	40	0.15	$ 32.00	$ 4.80	$ -	$ 4.80	$ 192.10
51			Remove Existing Drywall In Its Entirety	SF	801	0%	801	0.02	$ 32.00	$ 0.54	$ -	$ 0.54	$ 435.91
52			Remove Existing Drywall In Its Entirety - Fore New Opening	SF	27	0%	27	0.02	$ 32.00	$ 0.74	$ -	$ 0.74	$ 20.09
53			Remove Existing Patio/Balcony Flooring In Its Entirety	SF	253	0%	253	0.02	$ 32.00	$ 0.74	$ -	$ 0.74	$ 186.05
54			Remove Existing Ceiling In Its Entirety	SF	729	0%	729	0.02	$ 32.00	$ 0.54	$ -	$ 0.54	$ 396.71
55			Remove Existing Single Leaf Door In Its Entirety	EA	1	0%	1	1.80	$ 32.00	$ 57.60	$ -	$ 57.60	$ 57.60
56			Tag 32: Remove 3'-0"W Existing Window In Its Entirety	EA	2	0%	2	2.12	$ 32.00	$ 67.84	$ -	$ 67.84	$ 135.68
57			Tag 34: Remove Existing Single Leaf Door In Its Entirety. - Prepare Opening For New Scheduled Framing	EA	1	0%	1	1.85	$ 32.00	$ 59.20	$ -	$ 59.20	$ 59.20
58			Tag 28: Remove Existing Shower And Shower Surroundings Including: Shower Floor And Curb In Its Entirety - Framed Shower Glass Surround W/ Glass Door In Its Entirety (9'-0"H)	SF	24	0%	24	0.17	$ 32.00	$ 5.54	$ -	$ 5.54	$ 132.20
59			Tag 28: Remove Existing Shower Tile Surround In Its Entirety	SF	107	0%	107	0.04	$ 32.00	$ 1.28	$ -	$ 1.28	$ 136.40
60			Tag 24: Remove Existing 12" Deep Closet Including Closet Doors And Shelving In It's Entirety	LF	16	0%	16	0.22	$ 32.00	$ 7.04	$ -	$ 7.04	$ 114.82
61			Tag 25: Remove Existing Air Chase At Closet - Prepare To Relocate Existing Ducting As Necessary To Run Through New Framed Air Chase Per Plan	SF	55	0%	55	0.07	$ 32.00	$ 2.21	$ -	$ 2.21	$ 122.41
62			Remove Existing Drywall In Its Entirety - 1'-0" H - To Raise The Header Height	SF	13	0%	13	0.06	$ 32.00	$ 1.92	$ -	$ 1.92	$ 24.29
63	A1.3	As Per Plan Tags	Remove Existing Double Leaf Door In Its Entirety	EA	1	0%	1	2.55	$ 32.00	$ 81.60	$ -	$ 81.60	$ 81.60
64			Remove Existing Wood Trims In Its Entirety - At Cased Opening	LF	89	0%	89	0.03	$ 32.00	$ 1.09	$ -	$ 1.09	$ 97.20
65			Tag 14: Remove Existing Gas Range Top - Prepare Existing Gas Line To Be Relocated To New Location	EA	1	0%	1	2.30	$ 32.00	$ 73.60	$ -	$ 73.60	$ 73.60
			REMOVE & SALVAGE:										
66			Tag 6: Remove Existing Railing And Store During Construction To Avoid Damage	LF	10	0%	10	0.29	$ 32.00	$ 9.22	$ -	$ 9.22	$ 95.48
			MEP DEMOLITION										
67			Existing Sink To Be Removed	EA	1	0%	1	1.73	$ 58.00	$ 100.05	$ -	$ 100.05	$ 100.05
68			Existing Vanity Sink, Cabinet And Faucet To Be Removed	EA	2	0%	2	2.30	$ 58.00	$ 133.40	$ -	$ 133.40	$ 266.80
69			Existing Water Closet To Be Removed	EA	1	0%	1	2.55	$ 58.00	$ 147.90	$ -	$ 147.90	$ 147.90
70			Existing Alcove Raisedd Soaker Tub To Be Removed With All Associated Piping ANd Fittings	EA	1	0%	1	3.45	$ 58.00	$ 200.10	$ -	$ 200.10	$ 200.10
71			Existing Shower To Be Removed	EA	1	0%	1	2.88	$ 58.00	$ 166.75	$ -	$ 166.75	$ 166.75
			RELOCATION							$ -			
72			Existing Condensing Unit To Be Relocate With All Associated Accesories	EA	2	0%	2	6.90	$ 58.00	$ 400.20	$ -	$ 400.20	$ 800.40
73			Existing Gas Genrator To Be Relocate With All Associated Piping And Accessories	EA	1	0%	1	11.50	$ 58.00	$ 667.00	$ -	$ 667.00	$ 667.00
74			Existing Island Sink To Be Relocate With All Associated Piping And Fittings	EA	1	0%	1	5.75	$ 58.00	$ 333.50	$ -	$ 333.50	$ 333.50
75			Relocation Of Existing 2P/30A Disconnection Switch, NEMA 3R (For AC Condenser Units) (Disconnect R	EA	2	0%	2	1.12	$ 58.00	$ 64.96	$ -	$ 64.96	$ 129.92
76			Relocation Of Existing Gas Generator (KVA Rating not Shown)	EA	1	0%	1	9.20	$ 58.00	$ 533.60	$ -	$ 533.60	$ 533.60
77			Relocation Of Existing Duplex Receptacle (For Fridge)	EA	1	0%	1	0.33	$ 58.00	$ 18.85	$ -	$ 18.85	$ 18.85
78			Relocation Of Existing Duplex Receptacle	EA	3	0%	3	0.33	$ 58.00	$ 18.85	$ -	$ 18.85	$ 56.55
79			Relocation Of Existing Duplex Receptacle (For Freezer)	EA	1	0%	1	0.33	$ 58.00	$ 18.85	$ -	$ 18.85	$ 18.85
80			Repair And Relocation Of Existing Low Voltage And Alarm Panel	EA	1	0%	1	3.50	$ 58.00	$ 203.00	$ -	$ 203.00	$ 203.00
			ADJUSTMENT							$ -			
81			Adjustment Of All Switching/ Lights & Outlets In This Area	SF	1585.13	0%	1585	0.03	$ 58.00	$ 1.45	$ -	$ 1.45	$ 2,298.44
82			Adjustment Of All Can Lights To Be LED	SF	270.83	0%	271	0.03	$ 58.00	$ 1.86	$ -	$ 1.86	$ 502.66
			ALLOWANCES:							$ -			
83			Tag 20: Allowance For Complete Removal Of Existing Rear Deck, Including All Stairs, Ramps, Railings, And Associated Components, With No Materials To Be Salvaged Or Reused. **(375 SF)**	LS	1	0%	1	16.88	$ 32.00	$ 540.00	$ -	$ 540.00	$ 540.00
84			Allowance For Patch And Repair Of Existing GWB Ceiling Following Wall Removal, Including Required Surface Preparation And Finish Restoration. Extent Of Repairs Is Unknown, Verify Existing Conditions In The Field. **(63 SF)**	LS	1	0%	1	6.90	$ 32.00	$ 220.80	$ 172.50	$ 393.30	$ 393.30
										$ -			
			DISPOSAL & HAUL OFF:										
			Allowance For Disposal And Haul-Off demolished Material	CY	33	0%	33	1.85	$ 32.00	$ 59.20		$ 59.20	$ 1,953.60
										$ -			
			DISPOSAL:										
			Truck To Disposed Off Material 1 Truck = 20 CY	Truck	2	0%	2	0.00	$ 32.00	$ 450.00	$ -	$ 450.00	$ 900.00
												SUBTOTAL	**$ 16,049**
			CONCRETE										
			CAST IN PLACE CONCRETE										
			STRUCTURAL CONCRETE										
			Cont. Concrete CMU Wall Footing:										
85			**30" Wide x 12" Deep Cont. Concrete Footing:**	**LF**	**62**	**10%**	**68**						
86			Concrete 3000 psi	CY	6	10%	6	2.85	$ 45.00	$ 128.25	$ 189.75	$ 318.00	$ 1,992.56
87			Reinforcement: #5 Cont. @ 12" O.C.E.W. (Spacing Assumed)	LBS	320	10%	352	0.02	$ 38.00	$ 0.57	$ 1.10	$ 1.67	$ 587.66
88			Formwork	SF	123.04	10%	135	0.06	$ 32.00	$ 1.76	$ -	$ 1.76	$ 238.21
89			Excavation	CY	12	10%	13	0.58	$ 35.00	$ 20.13	$ -	$ 20.13	$ 264.81
90			Backfill	CY	8	10%	8	0.46	$ 35.00	$ 16.10	$ -	$ 16.10	$ 133.16
			Concrete CMU Pad Footing:										
91			**30" Wide x 24" Long x 12" Deep Pad Footing:**	**EA**	**2**	**0%**	**2**						
92			Concrete 3000 psi	CY	0.4	10%	0	2.85	$ 45.00	$ 128.25	$ 189.75	$ 318.00	$ 129.56
93			Reinforcement: #5 Cont. @ 12" O.C.E.W. (Spacing Assumed)	LBS	23.1	10%	25	0.02	$ 38.00	$ 0.57	$ 1.10	$ 1.67	$ 42.41
94			Formwork	SF	9.0	10%	10	0.06	$ 32.00	$ 1.76	$ -	$ 1.76	$ 17.42
95			Excavation	CY	0.6	10%	1	0.58	$ 35.00	$ 20.13	$ -	$ 20.13	$ 12.91
96			Backfill	CY	0.3	10%	0	0.46	$ 35.00	$ 16.10	$ -	$ 16.10	$ 4.53
			Concrete Slab:										
97			**4" Thk. Slab On Grade As:**	**SF**	**440**	**10%**	**484**						
98	S1.0 - S3.2	Plan Notes	Concrete 2500 psi	CY	5	10%	6	2.78	$ 45.00	$ 125.10	$ 180.00	$ 305.10	$ 1,806.19
99			Reinforcement: #4 @ 16" O.C.E.W.	LBS	444	10%	488	0.02	$ 38.00	$ 0.57	$ 1.10	$ 1.67	$ 814.97
100			10 Mil Poly Vapor Barrier	SF	440	10%	484	0.00	$ 32.00	$ 0.06	$ 0.12	$ 0.18	$ 89.12
101			Expansion Joint w/ Compressible Filler	LF	50	10%	55	0.03	$ 38.00	$ 1.29	$ 1.44	$ 2.73	$ 150.74

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
			Concrete Pads:										
102			**4" Thk. AC Concrete Pad On Grade As:**	**SF**	**12**	**10%**	**14**						
103			Concrete 3000 psi	CY	0.15	10%	0	2.85	$ 45.00	$ 128.25	$ 189.75	$ 318.00	$ 53.01
104			Reinforcement: 6x6-W1.4xW1.4 WWM (If Required)	SF	12	10%	14	0.01	$ 38.00	$ 0.23	$ 0.40	$ 0.63	$ 8.57
105			10 Mil Poly Vapor Barrier (If Required)	SF	12	10%	14	0.01	$ 38.00	$ 0.19	$ 0.22	$ 0.41	$ 5.59
			4" Compacted crushed limestone @ 95%	SF	12	10%	14	0.01	$ 38.00	$ 0.46	$ 0.69	$ 1.15	$ 15.63
106			Formwork	SF	7	10%	7	0.06	$ 32.00	$ 1.76	$ -	$ 1.76	$ 12.78
107			**4" Thk. Generator Concrete Pad On Grade As:**	**SF**	**9**	**10%**	**10**						
108			Concrete 3000 psi	CY	0.11	10%	0	2.85	$ 45.00	$ 128.25	$ 189.75	$ 318.00	$ 37.02
109			Reinforcement: 6x6-W1.4xW1.4 WWM	SF	9	10%	10	0.01	$ 38.00	$ 0.23	$ 0.40	$ 0.63	$ 5.98
110			10 Mil Poly Vapor Barrier	SF	9	10%	10	0.01	$ 38.00	$ 0.19	$ 0.22	$ 0.41	$ 3.91
			4" Compacted crushed limestone @ 95%	SF	9	10%	10	0.01	$ 38.00	$ 0.46	$ 0.69	$ 1.15	$ 10.92
111			Formwork	SF	4	10%	4	0.06	$ 32.00	$ 1.76	$ -	$ 1.76	$ 7.87
												SUBTOTAL $	**6,446**

MASONRY

			UNIT MASONRY										
			BRICK MASONRY										
112	**A1.3**	**A1.3**	5-1/2" Brick Veneer (To Match Existing)	SF	174	10%	192	0.18	$ 40.00	$ 7.36	$ 7.48	$ 14.84	$ 2,848.21
113			4"H Brick Cap @ Top Of Brick Veneer	LF	51	10%	57	0.14	$ 40.00	$ 5.52	$ 5.75	$ 11.27	$ 638.07
			CONCRETE UNIT MASONRY										
114			**STEM WALL**	**LF**	**59**	**H**	**3**						
115			8"x8"x16" CMU Wall	SF	192	10%	212						
116			No. Of Blocks (8" x 8" x 16")	EA	239	0%	239	0.08	$ 40.00	$ 3.24	$ 2.76	$ 6.00	$ 1,431.68
117			Reinforcement: - #5 Bars @ 24" O.C	LBS	103	10%	113	0.02	$ 38.00	$ 0.57	$ 1.10	$ 1.67	$ 188.54
118			Reinforcement: - Durawall (Truss Type) Joint Reinforcing @ 16" O.C	LF	145	10%	159	0.01	$ 40.00	$ 0.24	$ 0.52	$ 0.76	$ 120.96
119			3000 PSI Grout	CY	2	10%	3	1.65	$ 40.00	$ 66.00	$ 200.00	$ 266.00	$ 698.18
120			80 LBS Mortar Mix Bag Type "M", 2500PSI	BAG	17	0%	17	0.29	$ 40.00	$ 11.52	$ 10.93	$ 22.45	$ 374.98
121			8"x16" Flood Vent	EA	7	0%	7	0.58	$ 40.00	$ 23.00	$ 86.25	$ 109.25	$ 764.75
122	**S1.0**	**S2.0**	**8"x16"Bond Beam**	**LF**	**59**	10%	65	0.10	$ 40.00	$ 4.16	$ 3.68	$ 7.84	$ 510.63
123			Reinforcement: - (2) #5 Cont. Bars	LBS	124	10%	136	0.02	$ 38.00	$ 0.57	$ 1.10	$ 1.67	$ 226.89
124			**8"x8"X16" PEDESTAL FILL SOLID**	**LF**	**2.66**	**H**	**3**						
125			8" CMU Wall	SF	9	10%	10						
126			No. Of Blocks (8" x 8" x 16")	EA	11	0%	11	0.08	$ 40.00	$ 3.24	$ 2.76	$ 6.00	$ 64.32
127			Reinforcement: - #5 Bars @ 24" O.C	LBS	7	10%	8	0.02	$ 38.00	$ 0.57	$ 1.10	$ 1.67	$ 13.39
128			Reinforcement: - Durawall (Truss Type) Joint Reinforcing @ 16" O.C	LF	7	10%	7	0.01	$ 40.00	$ 0.24	$ 0.52	$ 0.76	$ 5.43
129			3000 PSI Grout	CY	0.1	10%	0	1.65	$ 40.00	$ 66.00	$ 200.00	$ 266.00	$ 31.37
130			80 LBS Mortar Mix Bag Type "M", 2500PSI	BAG	1	0%	1	0.29	$ 40.00	$ 11.52	$ 10.93	$ 22.45	$ 16.85
												SUBTOTAL $	**7,934**

WOODS, PLASTICS AND COMPOSITES

			ROUGH CARPENTRY										
			WOOD FRAMING:										
			BEAMS:										
131			2-2x12 No.2 SYP : **SYP-412 DB** - *Cut Length: 12'-0" L* - *Field Cut: 11'-8" L*	EA	1	0%	1	1.15	$ 32.00	$ 36.80	$ 52.90	$ 89.70	$ 90
132			2-2x12 No.2 SYP : **SYP-412 FB** - *Cut Length: 16'-0" L* - *Field Cut: 6'-4" (2 EA) , 8'-2" (2 EA)*	EA	2	0%	2	1.38	$ 32.00	$ 44.16	$ 71.30	$ 115.46	$ 231
133			5-1/2 x 11 1/4 Glulam : **GLU-412 DB** - *Cut Length: 14'-0" L*	EA	1	0%	1	1.73	$ 32.00	$ 55.20	$ 212.75	$ 267.95	$ 268
134			5-1/2 x 11 1/4 Glulam : **GLU-612 FB** - *Cut Length: 16'-0" L* - *Field Cut: 16'-0" L (1 EA) , 15'-6" (1 EA)*	EA	2	0%	2	2.30	$ 32.00	$ 73.60	$ 368.00	$ 441.60	$ 883
135			2 - 1 3/4" x 11 7/8" LVL Beams Cut Length: 12'-0" Field Cut: 6'-0" L	EA	1	0%	1	1.73	$ 32.00	$ 55.20	$ 195.50	$ 250.70	$ 251
136			2 - 1 3/4" x 11 7/8" LVL Beams Cut Length: 18'-0"	EA	1	0%	1	2.30	$ 32.00	$ 73.60	$ 287.50	$ 361.10	$ 361
			HIP BEAM										
137			2x6 SYP Hip Beam Cut Length: 20'-0" L Field Cut: 18'-4" L	EA	2	0%	2	0.86	$ 32.00	$ 27.58	$ 20.70	$ 48.28	$ 97
			BOARDS										
138			2x12 SYP Rim Board Cut Length: 16'-0"	EA	8	0%	8	0.58	$ 32.00	$ 18.40	$ 35.65	$ 54.05	$ 432
			POSTS:										
139			8x8 Wood Post - Cut Length: 10'-0" H - Field Cut: 9'-4"	EA	1	0%	1	1.73	$ 32.00	$ 55.20	$ 126.50	$ 181.70	$ 182
			KING STUDS										
140			2x6 King Stud - *Cut Length: 10'-0" L* - *Field Cut: 9'-0" L (10 EA) , 10'-0" L (24 EA)*	EA	34	0%	34	0.29	$ 32.00	$ 9.22	$ 9.77	$ 18.99	$ 646
141			2x4 King Stud - *Cut Length: 10'-0" L*	EA	10	0%	10	0.29	$ 32.00	$ 9.22	$ 6.32	$ 15.54	$ 155
			JACK STUDS										
142			2x6 Jack Stud - *Cut Length: 8'-0" L* - *Field Cut: 7'-0" L (10 EA) , 8'-0" L (24 EA)*	EA	34	0%	34	0.23	$ 32.00	$ 7.36	$ 8.05	$ 15.41	$ 524
143			2x4 Jack Stud - *Cut Length: 8'-0"*	EA	6	0%	6	0.23	$ 32.00	$ 7.36	$ 4.89	$ 12.25	$ 74
144			2x4 Jack Stud - *Cut Length: 10'-0"* - *Field Cut: 9'-0" L (4 EA)*	EA	4	0%	4	0.23	$ 32.00	$ 7.36	$ 6.32	$ 13.68	$ 55
			JOISTS:										
			FLOOR										
			2x12 FJ: Floor Joists @ 16" O.C.	**SF**	**595**								
145			2x12 P.T. Floor Joists - Cut Length: 8'-0" L	EA	12	0%	12	0.46	$ 32.00	$ 14.72	$ 28.75	$ 43.47	$ 522
146			2x12 P.T. Floor Joists - Cut Length: 14'-0" L	EA	23	0%	23	0.58	$ 32.00	$ 18.40	$ 51.75	$ 70.15	$ 1,613
147			2x12 Floor Joists - Cut Length: 8'-0" L	EA	13	0%	13	0.46	$ 32.00	$ 14.72	$ 18.40	$ 33.12	$ 431
			CEILING										
			2x12 CJ: Ceiling Joists @ 16" O.C. (Pressure Treated)	**SF**	**177**								
148			2x12 CJ (Treated) - Cut Length: 14'-0" L	EA	10	0%	10	0.58	$ 32.00	$ 18.40	$ 51.75	$ 70.15	$ 702
			2x12 CJ: Ceiling Joists @ 16" O.C.	**SF**	**190**								
149			2x12 CJ - Cut Length: 14'-0" L	EA	11	0%	11	0.58	$ 32.00	$ 18.40	$ 32.20	$ 50.60	$ 557
			2x6 CJ: Ceiling Joists @ 16" O.C.	**SF**	**122**								
150			2x6 CJ - Cut Length: 8'-0" L	EA	14	0%	14	0.40	$ 32.00	$ 12.86	$ 8.05	$ 20.91	$ 293
			ROOF FRAMING:										
			2x6 SYP Roof Rafters @ 16" O.C.	**SF**	**417**								
151			2x6 SYP Roof Rafters Cut Length: 8'-0" L	EA	5	0%	5	0.46	$ 32.00	$ 14.72	$ 8.05	$ 22.77	$ 114
152			2x6 SYP Roof Rafters Cut Length: 10'-0" L	EA	8	0%	8	0.52	$ 32.00	$ 16.58	$ 9.77	$ 26.35	$ 211
153			2x6 SYP Roof Rafters Cut Length: 12'-0" L	EA	6	0%	6	0.58	$ 32.00	$ 18.40	$ 12.08	$ 30.48	$ 183
154			2x6 SYP Roof Rafters Cut Length: 14'-0" L	EA	4	0%	4	0.63	$ 32.00	$ 20.26	$ 14.95	$ 35.21	$ 141
155			2x6 SYP Roof Rafters Cut Length: 16'-0" L	EA	10	0%	10	0.69	$ 32.00	$ 22.08	$ 17.25	$ 39.33	$ 393
			PURLINS										
156			2x8 Purlins @ Roof Rafters Cut Length: 12'-0" Field Cut: 6'-0" L	EA	1	0%	1	0.58	$ 32.00	$ 18.40	$ 14.95	$ 33.35	$ 33
157			2x8 Purlins @ Roof Rafters Cut Length: 18'-0"	EA	1	0%	1	0.69	$ 32.00	$ 22.08	$ 23.00	$ 45.08	$ 45
			BRACES										
158	**S3.0 - S3.2**	**S3.0 - S3.2**	1-2x4 Wood Braces @ 48" O.C. Cut Length: 8'-0" L Field Cut: 7'-0" L	EA	8	0%	8	0.29	$ 32.00	$ 9.22	$ 4.89	$ 14.11	$ 106
			COLLAR TIES										
159			2x6 Collar Ties @ 48" O.C.	EA	5	0%	5	0.35	$ 32.00	$ 11.04	$ 8.05	$ 19.09	$ 95
			LEDGER BOARD										
160			2x8 P.T. SYP Ledger Board Cut Length: 16'-0" L	EA	3	0%	3	0.86	$ 32.00	$ 27.58	$ 32.20	$ 59.78	$ 168
			HEADERS:										
161			2-2x8 No. 2 SYP-48 Header - *Cut Length: 12'-0"*	EA	1	0%	1	1.15	$ 32.00	$ 36.80	$ 29.90	$ 66.70	$ 67
162			2-2x8 No. 2 SYP-48 Header - *Cut Length: 14'-0"*	EA	1	0%	1	1.15	$ 32.00	$ 36.80	$ 35.65	$ 72.45	$ 72
			Field Cuts: *- 2'-2" = 1 EA* *- 3'-0" = 4 EA* *- 3'-2" = 3 EA*										

DETAILED BREAKDOWN OF ITEMS

Prepared for: 643 E 10th Street Addition 643 E 10th Street Houston, TX 77008
Project ID: 08142026
Scope: Everything but Exclude: Appliances, windows and grotto millwork or any other thing related to it

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
163			2-2x10 No. 2 SYP-410 Header - Cut Length: 10'-0"	EA	2	0%	2	1.15	$ 32.00	$ 36.80	$ 36.80	$ 73.60	$ 147
164			2-2x10 No. 2 SYP-410 Header - Cut Length: 14'-0"	EA	2	0%	2	1.27	$ 32.00	$ 40.48	$ 50.60	$ 91.08	$ 182
165			2-2x10 No. 2 SYP-410 Header - Cut Length: 16'-0"	EA	1	0%	1	1.38	$ 32.00	$ 44.16	$ 57.50	$ 101.66	$ 102
			Field Cuts: *- 2'-8" = 1 EA* *- 3'-0" = 7 EA* *- 3'-2" = 2 EA* *- 5'-2" = 2 EA*										
			WOOD STAIR FRAMING										
166			2x6 P.T. Stairs Landing Joists - Cut Length: 6'-0" L - *Field Cut: 4'-4" L*	EA	3	0%	3	0.46	$ 32.00	$ 14.72	$ 10.35	$ 25.07	$ 75
167			2x10 Stairs Stringers *Field Cut: 7'-0" Long*	EA	2	0%	2	0.86	$ 32.00	$ 27.58	$ 17.25	$ 44.83	$ 90
168			2x10 Beams @ Stairs Cut Length: 8'-0" Field Cuts: 3'-6" 1 EA , 4'-0" 1 EA	EA	1	0%	1	0.86	$ 32.00	$ 27.58	$ 17.25	$ 44.83	$ 45
169			4x4 Wood Post - Cut Length: 8'-0" L - Field: Cut: 3'-0" L Note: Exterior Stairs Framing At The Side Of New Covered Patio Is Not Provided In The Plans. Hence Assumed As Per The Best Assumptions	EA	2	0%	2	0.58	$ 32.00	$ 18.40	$ 16.10	$ 34.50	$ 69
			SHEATHING:										
170			**1 1/8" T&G APA Rated Stur-I-Floor Exposure 1, Sheathing**	**SF**	**595**	**10%**	**655**						
171			No. of Sheets (4' x 8')	EA	21	0%	21	0.81	$ 32.00	$ 25.76	$ 74.75	$ 100.51	$ 2,111
172			Nails	EA	1575	0%	1575	0.00	$ 32.00	$ -	$ 0.02	$ 0.02	$ 32
173			**15/32" APA Rated, Exposure 1, Roof Sheathing**	**SF**	**474**	**10%**	**521**						
174			No. of Sheets (4' x 8')	EA	17	0%	17	0.69	$ 32.00	$ 22.08	$ 32.20	$ 54.28	$ 923
175			Nails	EA	1275	0%	1275	0.00	$ 32.00	$ -	$ 0.02	$ 0.02	$ 26
176			**1 1/8" T&G APA Rated Stur-I-Floor Exposure 1, Sheathing @ Stairs (Assumed)**	**SF**	**15**	**10%**	**17**						
177			No. of Sheets (4' x 8')	EA	1	0%	1	0.92	$ 32.00	$ 29.44	$ 74.75	$ 104.19	$ 104
178			Nails	EA	75	0%	75	0.00	$ 32.00	$ -	$ 0.02	$ 0.02	$ 2
			SHEAR WALL:										
179			**7/16" APA Rated Exposure 1, Sheathing (Plywood or OSB)**	**SF**	**450**	**10%**	**495**						
180			No. of Sheets (4' x 8')	EA	16	0%	16	0.69	$ 32.00	$ 22.08	$ 25.30	$ 47.38	$ 758
181			Nails	EA	1200	0%	1200	0.00	$ 32.00	$ -	$ 0.02	$ 0.02	$ 24
182			5/8" x12" Drilled and Epoxy Anchor Bolts @ 32" O.C.	EA	17	0%	17	0.58	$ 32.00	$ 18.40	$ 10.35	$ 28.75	$ 486
			HARDWARE										
183			Simpson Strap CS18X28"	EA	9	0%	9	0.46	$ 32.00	$ 14.72	$ 20.70	$ 35.42	$ 319
184			HU212-2	EA	8	0%	8	0.46	$ 32.00	$ 14.72	$ 25.30	$ 40.02	$ 320
185			HGUS-410	EA	1	0%	1	0.58	$ 32.00	$ 18.40	$ 32.20	$ 50.60	$ 51
186			HGUS-5.5/8	EA	2	0%	2	0.58	$ 32.00	$ 18.40	$ 40.25	$ 58.65	$ 117
187			HU28-2	EA	2	0%	2	0.46	$ 32.00	$ 14.72	$ 17.25	$ 31.97	$ 64
188			LUS212	EA	138	0%	138	0.17	$ 32.00	$ 5.54	$ 4.02	$ 9.56	$ 1,319
189			LUS26	EA	94	0%	94	0.14	$ 32.00	$ 4.42	$ 1.61	$ 6.03	$ 566
190			MTS12	EA	10	0%	10	0.17	$ 32.00	$ 5.54	$ 2.88	$ 8.42	$ 84
191			H2.5A	EA	11	0%	11	0.12	$ 32.00	$ 3.68	$ 0.92	$ 4.60	$ 52
			HOLDOWNS:										
192			HDU4-SFS2.5	EA	9	0%	9	0.86	$ 32.00	$ 27.58	$ 32.20	$ 59.78	$ 538
			MISC.										
193			2x8 P.T. Sill Plate Cut Length: 16'-0" L	EA	4	0%	4	0.58	$ 32.00	$ 18.40	$ 32.20	$ 50.60	$ 202
194			5/8" Anchor Bolts @ 32" O.C.	EA	21	0%	21	0.29	$ 32.00	$ 9.22	$ 4.02	$ 13.24	$ 275
195			1-2x4 Window Sill Plate *- Cut Length: 16'-0"* *- Field Cut: 3'-2" (4 EA) , 3'-0" (7 EA) 2'-2" (2 EA)*	EA	3	0%	3	0.46	$ 32.00	$ 14.72	$ 9.77	$ 24.49	$ 73
			FINISH CARPENTRY										
			OPENINGS TRIM:										
196			2 1/4" Wide Wood Trim Note: Width Has Been Assumed	LF	211	10%	232	0.04	$ 32.00	$ 1.28	$ 1.61	$ 2.89	$ 671
			CASED OPENING:										
197			(3'-0" x 9'-0") Wooden Cased Opening Trim	LF	21	10%	23	0.05	$ 32.00	$ 1.60	$ 2.44	$ 4.04	$ 93
198			(2'-6" x 9'-0") Wooden Cased Opening Trim	LF	21	10%	23	0.06	$ 32.00	$ 1.76	$ 2.12	$ 3.88	$ 90
199			(9'-6" x 9'-0") Wooden Cased Opening Trim Note: Thickness Is 4" Throughout For Casing	LF	28	10%	31	0.06	$ 32.00	$ 1.92	$ 2.88	$ 4.80	$ 148
			MILLWORK:										
200			(2'-0" Deep x 3'-0" High) Drawer Base Cabinets	LF	24	10%	26	1.86	$ 32.00	$ 59.57	$ 322.00	$ 381.57	$ 10,019
201			(2'-0" Deep x 3'-0" High) Base Cabinets	LF	3	10%	3	1.49	$ 32.00	$ 47.66	$ 257.60	$ 305.26	$ 994
202			(1'-2" Deep x 2'-6" High) Wall Mounted Cabinet	LF	7	10%	8	1.12	$ 32.00	$ 35.74	$ 193.20	$ 228.94	$ 1,831
203			(1'-0" Deep 2'-6" High) Upper Open Cabinet	LF	12	10%	13	0.93	$ 32.00	$ 29.79	$ 161.00	$ 190.79	$ 2,470
204	A1.4	Plan Notes	(2'-0" Deep x 3'-0" High) Lower Open Cabinet	LF	11	10%	12	1.30	$ 32.00	$ 41.70	$ 225.40	$ 267.10	$ 3,317
205			(1'-6" Deep x 3'-0" High) Lower Open Cabinet	LF	4	10%	4	1.21	$ 32.00	$ 38.72	$ 209.30	$ 248.02	$ 1,086
206			(2'-0" Deep x 3'-0" High) Lower Island Cabinet	LF	1	10%	2	1.49	$ 32.00	$ 47.66	$ 257.60	$ 305.26	$ 500
207			(2'-0" Deep x 3'-0" High) Island Drawer	LF	2	10%	2	2.05	$ 32.00	$ 65.53	$ 354.20	$ 419.73	$ 983
208			(1'-0" Deep x 3'-0" High) Island Cabinet	LF	9	10%	10	1.30	$ 32.00	$ 41.70	$ 225.40	$ 267.10	$ 2,541
209			(1'-10" Deep x 3'-0" High) Vanity Cabinet	LF	10	10%	11	1.68	$ 32.00	$ 53.61	$ 289.80	$ 343.41	$ 3,827
210			(2'-0" Deep x 9'-0" High) Wardrobe System	LF	9	10%	10	2.79	$ 32.00	$ 89.36	$ 483.00	$ 572.36	$ 5,578
211			(1'-0" Deep x 9'-0" High) Single Hang Closet System	LF	6	10%	7	1.12	$ 32.00	$ 35.74	$ 193.20	$ 228.94	$ 1,556
212			(1'-0" Deep x 9'-0" High) Double Hang Closet System	LF	22	10%	24	1.30	$ 32.00	$ 41.70	$ 225.40	$ 267.10	$ 6,455
213			(1'-0" Deep x 5'-0" High) Shoe Rack Shelving System	LF	5	10%	6	0.84	$ 32.00	$ 26.81	$ 144.90	$ 171.71	$ 946
214			(2'-6" Deep x 3'-0" High) Dresser System Note: Height Has Been Assumed Throughout	LF	3	10%	3	2.33	$ 32.00	$ 74.46	$ 402.50	$ 476.96	$ 1,584
			ROUGH CARPENTRY										
			WALL BLOCKING:										
215			2 x 4 Fire Retardant Wood Blocking	LF	191	10%	210	0.03	$ 32.00	$ 1.09	$ 1.26	$ 2.35	$ 494
216			4'-0" x 4'-0" Fire Retarded Wall Blocking @ Shower Area Accessories/ Hardware	EA	1	0%	1	2.30	$ 32.00	$ 73.60	$ 69.00	$ 142.60	$ 143
			ARCHITECTURAL WOODWORK										
			WOOD STAIRS AND RAILINGS:										
217	A1.3, A1.6	A1.6	3'-0" High Wooden Guardrail W/ - Wood Balusters @ 4-1/2" O.C. - 4x4 x 3'-4" High Wood Posts (4 EA) Note: Adjust Existing Salvaged Railing To New Length.	LF	35	10%	38	0.65	$ 32.00	$ 20.80	$ 55.85	$ 76.65	$ 2,948
			WOOD TRIMS:										
218	A1.6	A1.6	4"W Wood Trims @ Exterior Doors	LF	38	10%	42	0.05	$ 32.00	$ 1.47	$ 2.07	$ 3.54	$ 148
219			4"W Wood Trims @ Exterior Windows	LF	231	10%	254	0.05	$ 32.00	$ 1.47	$ 2.07	$ 3.54	$ 900
220			6"W Wood Trims @ Exterior Windows	LF	27	10%	30	0.05	$ 32.00	$ 1.66	$ 2.76	$ 4.42	$ 131
												SUBTOTAL	**$ 68,602**

THERMAL & MOISTURE PROTECTION

			SIDING PANELS										
			SIDINGS:										
221			Fiber Cement Lap Horizontal Siding Colour: Beige (Referred From Images Provided)	SF	954	10%	1049	0.06	$ 35.00	$ 2.00	$ 2.99	$ 4.99	$ 5,230
	A1.6	A1.6	**TRIMS:**										
222			4" Inside Corner Trim	LF	49	10%	54	0.06	$ 35.00	$ 2.00	$ 2.30	$ 4.30	$ 232
223			4" Outside Corner Trim	LF	87	10%	96	0.06	$ 35.00	$ 2.00	$ 2.53	$ 4.53	$ 433
224			4" Siding End Trim Note: All Exterior Siding Trims Are White Colour. (Referred From Images Provided)	LF	22	10%	24	0.06	$ 35.00	$ 2.00	$ 2.30	$ 4.30	$ 104
			SHEET WATERPROOFING										
			TERMITE BARRIER										
225			Termite Barrier @ Crawl Space	SF	41	10%	45	0.02	$ 35.00	$ 0.81	$ 1.26	$ 2.07	$ 93
			FLASHING										
			FLASHING AT EXTERIOR OPENINGS:										
226	A1.6	Plan Notes	Sill Pan Flashing	LF	8	10%	9	0.09	$ 35.00	$ 3.22	$ 4.02	$ 7.24	$ 66
227			Jamb Flashing Membrane Tape	LF	33	10%	36	0.02	$ 35.00	$ 0.81	$ 0.92	$ 1.73	$ 62
228			Drip Cap Head Flashing	LF	8	10%	9	0.06	$ 35.00	$ 2.00	$ 2.53	$ 4.53	$ 42
			ROOFING										
			ROOF SHINGLE										
229			Architectural Roof Shingles (To Match Existing)	SF	474	10%	521	0.05	$ 35.00	$ 1.58	$ 2.21	$ 3.79	$ 1,973
230			#15 Underlayment Felt	SF	474	10%	521	0.01	$ 35.00	$ 0.18	$ 0.12	$ 0.30	$ 154
231			Hip Cap Shingles	LF	37	10%	40	0.07	$ 35.00	$ 2.42	$ 3.45	$ 5.87	$ 237
			FLASHING AND SHEET METAL										
			SHEET METAL FLASHING AND TRIM:										
232			Step Flashing	LF	45	10%	50	0.09	$ 35.00	$ 3.22	$ 2.88	$ 6.10	$ 302
233			Starter Strip	LF	60	10%	66	0.02	$ 35.00	$ 0.81	$ 1.61	$ 2.42	$ 159
			ROOF AND WALL SPECIALTIES & ACCESSORIES										
			ROOF SPECIALTIES:										
234			Metal Gutters	LF	60	10%	66	0.09	$ 35.00	$ 3.22	$ 6.32	$ 9.54	$ 630
235	A1.2 - S3.2	Plan Notes	2x6 Fascia	LF	60	10%	66	0.07	$ 35.00	$ 2.42	$ 1.95	$ 4.37	$ 288
236			Metal Drip Edge	LF	60	10%	66	0.03	$ 35.00	$ 1.19	$ 1.73	$ 2.92	$ 193
237			Metal Downspouts (14'-0" L)	EA	2	0%	2	0.91	$ 35.00	$ 31.85	$ 73.92	$ 105.77	$ 212
			EXTERIOR SOFFIT										
238			12" W Exterior Vented Soffit	SF	54	10%	59	0.08	$ 35.00	$ 2.84	$ 3.68	$ 6.52	$ 387
239			Soffit @ Covered Patio	SF	177	10%	195	0.07	$ 35.00	$ 2.42	$ 3.45	$ 5.87	$ 1,142
			ALLOWANCE										

DETAILED BREAKDOWN OF ITEMS

Prepared for: 643 E 10th Street Addition 643 E 10th Street Houston, TX 77008
Project ID: 08142026
Scope: Everything but Exclude: Appliances, windows and grotto millwork or any other thing related to it

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
240			New Shingle Roof Tie-In To Existing Shingle Roof – Allowance: Provide complete labor and materials for tie-in of new asphalt shingle roof to existing shingle roof, including localized removal and replacement of existing shingles, underlayment/ice & water membrane, metal flashing, integration of new shingles with existing roofing, sealants, fasteners, and all incidental work required for a watertight connection (45 LF)	LS	1	0%	1	27.60	$ 35.00	$ 966.00	$ 1,035.00	$ 2,001.00	$ 2,001
			Note: Scope Of Work Originally Specified A Metal Roof At New Addition; However, Based On Existing Field Conditions, A Pitched Asphalt Shingle Roof Has Been Provided Instead.										
												SUBTOTAL	$ 13,938
			OPENINGS										
			DOORS AND FRAMES										
			WOOD DOOR W/ FRAME:										
241			(2'-8" x 8'-0") Solid Core Wood Door W/ Hollow Metal Frame W/ Glazing (14 SF)	EA	1	0%	1	4.03	$ 38.00	$ 152.95	$ 977.50	$ 1,130.45	$ 1,130
242			(5'-0" x 8'-0") Double Leaf French Solid Core Wood Door W/ Hollow Metal Frame W/ Glazing (30 SF)	EA	1	0%	1	5.75	$ 38.00	$ 218.50	$ 1,840.00	$ 2,058.50	$ 2,059
243	A1.4	Plan Notes	(3'-0" x 6'-8") Double Leaf Solid Core Wood Door W/ Hollow Metal Frame	EA	1	0%	1	4.60	$ 38.00	$ 174.80	$ 805.00	$ 979.80	$ 980
			HARDWARE										
			WOOD DOOR HARDWARE:										
244			Allowance For Required New Door Hardware	EA	2	0%	2	1.15	$ 38.00	$ 43.70	$ 172.50	$ 216.20	$ 432
245			Allowance For Required New Door Hardware Including: Ball Catch (2)	EA	1	0%	1	1.73	$ 38.00	$ 65.55	$ 207.00	$ 272.55	$ 273
												SUBTOTAL	$ 4,874
			FINISHES										
			PLASTER AND GYPSUM BOARD										
			DRY WALL ASSEMBLIES										
			Type 1 Wall:	**LF**	**144**								
246			**1/2" Plywood Sheathing On Exterior Side**	**SF**	**413**	**10%**	**455**						
247			Plywood Hanging & Nails - Sheet Size: 4' x 8'	EA	15	0%	15	0.35	$ 32.00	$ 11.20	$ 34.50	$ 45.70	$ 686
248			Nails	EA	1125	0%	1125						
249			**5/8" Gypsum Wall Board**	**SF**	**1678**	**10%**	**1846**						
250			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	58	0%	58	0.35	$ 32.00	$ 11.20	$ 18.25	$ 29.45	$ 1,708
251			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	58	0%	58	0.39	$ 32.00	$ 12.32	$ 11.10	$ 23.42	$ 1,358
252			Tapping	LF	848	10%	933						
253			Joint Compound (Lightweight)	LBs	89	10%	98						
254			Screws	EA	2784	0%	2784						
255			2"x4" Wooden Studs @ 16" O.C. (10'-0" H.)	EA	34	0%	34	0.29	$ 32.00	$ 9.22	$ 6.32	$ 15.54	$ 527
256			2"x4" Wooden Double Top Plates *(Quantity Multiplied)*	LF	82	10%	90	0.03	$ 32.00	$ 1.09	$ 0.86	$ 1.95	$ 176
257			2"x4" Wooden Bottom Plates	LF	41	10%	45	0.03	$ 32.00	$ 1.09	$ 0.86	$ 1.95	$ 88
258	A1.4	As Per Plan Notes	2"x6" Wooden Studs @ 16" O.C. (10'-0" H.)	EA	71	0%	71	0.32	$ 32.00	$ 10.30	$ 9.77	$ 20.07	$ 1,428
259			2"x6" Wooden Studs @ 16" O.C. (4'-0" H.)	EA	71	0%	71	0.17	$ 32.00	$ 5.54	$ 4.60	$ 10.14	$ 721
260			2"x6" Wooden Double Top Plates *(Quantity Multiplied)*	LF	190	10%	209	0.04	$ 32.00	$ 1.28	$ 1.26	$ 2.54	$ 531
261			2"x6" Wooden Bottom Plates	LF	190	10%	209	0.04	$ 32.00	$ 1.28	$ 1.26	$ 2.54	$ 531
262			2"x8" Wooden Studs @ 16" O.C. (10'-0" H.)	EA	7	0%	7	0.35	$ 32.00	$ 11.04	$ 13.80	$ 24.84	$ 164
263			2"x8" Wooden Double Top Plates *(Quantity Multiplied)*	LF	16	10%	18	0.05	$ 32.00	$ 1.47	$ 1.73	$ 3.20	$ 56
264			2"x8" Wooden Bottom Plates	LF	8	10%	9	0.05	$ 32.00	$ 1.47	$ 1.73	$ 3.20	$ 28
265			Sealant At All Drywall Penetrations	LF	520	10%	572	0.02	$ 32.00	$ 0.54	$ 0.40	$ 0.94	$ 540
			CEILINGS										
			DRYWALL CEILING:										
266			**5/8" Gypsum Board Ceiling**	**SF**	**1010**	**10%**	**1111**						
267			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	35	0%	35	0.35	$ 32.00	$ 11.20	$ 18.25	$ 29.45	$ 1,031
268			Drywall Finishes - Tapping, Mudding - Level-4 Finish	EA	35	0%	35	0.39	$ 32.00	$ 12.32	$ 11.10	$ 23.42	$ 820
269			Tapping	LF	768	10%	845						
270			Joint Compound (Lightweight)	LBs	74	10%	81						
271			Screws	EA	1680	0%	1680						
			FLOORING, WALL BASE & TRANSITION STRIPS										
			WOOD FLOORING										
272			Hardwood Flooring W/ Stain Specs: T.B.D.	SF	1797	10%	1977	0.07	$ 35.00	$ 2.42	$ 6.04	$ 8.46	$ 16,713
273			Pressure Treated Wood Flooring @ Covered Patio	SF	187	10%	206	0.05	$ 35.00	$ 1.82	$ 4.37	$ 6.19	$ 1,276
		A1.4											
			TILE FLOORING										
274			Porcelain Tile Flooring W/ Grout & Underneath Waterproofing As Required Specs: T.B.D.	SF	89	10%	98	0.10	$ 35.00	$ 3.64	$ 5.18	$ 8.82	$ 863
	A1.4												
			WALL BASE										
275			4" Tile Base Specs: T.B.D.	LF	32	10%	35	0.09	$ 35.00	$ 3.22	$ 3.45	$ 6.67	$ 232
276		(Assumed)	4" Wood Base Specs: T.B.D.	LF	441	10%	485	0.03	$ 35.00	$ 1.19	$ 1.73	$ 2.92	$ 1,416
			TRANSITION STRIPS										
277			Transition Strip From Hardwood Flooring To Tile Flooring	LF	6	10%	7	0.17	$ 35.00	$ 6.06	$ 9.20	$ 15.26	$ 101
			WALL FINISHES										
			WALL TILES:										
278	A1.4	Plan Notes	Full Height Wall Tiles @ Shower w/ Substrate As Required Specs: T.B.D.	SF	124	10%	136	0.14	$ 35.00	$ 4.83	$ 6.90	$ 11.73	$ 1,600
			PAINTING AND COATING										
			PAINTING:										
			WALL PAINT:										
279			Paint @ New Drywall *1 Coat of Primer & 2 Coats of Paint* Specs: T.B.D.	SF	1724	10%	1896	0.02	$ 30.00	$ 0.60	$ 0.55	$ 1.15	$ 2,181
280			Paint @ Existing Drywall *2 Coats of Paint* Specs: T.B.D.	SF	3322	10%	3654	0.02	$ 30.00	$ 0.60	$ 0.50	$ 1.10	$ 4,020
			CEILING PAINT:										
281			Paint @ Drywall Ceiling *1 Coat of Primer & 2 Coats of Paint* Specs: T.B.D.	SF	1017	10%	1119	0.02	$ 30.00	$ 0.66	$ 0.55	$ 1.21	$ 1,354
			DOOR & FRAME PAINT:										
282			Paint @ Double Wood Door, Size: (2) 1'-6" x 6'-8" *1 Coat of Primer & 2 Coats of Paint* Specs: T.B.D.	EA	1	0%	1	1.73	$ 30.00	$ 51.75	$ 20.70	$ 72.45	$ 72
283			Paint @ Wood Door W/ Glazing, Size: 2'-8" x 8'-0" *1 Coat of Primer & 2 Coats of Paint* Specs: T.B.D.	EA	1	0%	1	1.73	$ 30.00	$ 51.75	$ 20.70	$ 72.45	$ 72
284			Paint @ Double Wood Door W/ Glazing, Size: (2) 2'-6" x 8'-0" *1 Coat of Primer & 2 Coats of Paint* Specs: T.B.D.	EA	1	0%	1	2.01	$ 30.00	$ 60.36	$ 25.30	$ 85.66	$ 86
285	A1.4	A1.4	Paint @ Hollow Metal Frames *1 Coat of Primer & 2 Coats of Paint* Specs: T.B.D.	LF	56	10%	62	0.02	$ 30.00	$ 0.66	$ 0.42	$ 1.08	$ 67
286			Paint @ 4"W Wood Cased Openings Trims *1 Coat of Primer & 2 Coats of Paint* Specs: T.B.D.	LF	70	10%	77	0.02	$ 30.00	$ 0.60	$ 0.42	$ 1.02	$ 79
			TRIM PAINT:										
287			Paint @ 2-1/4"W Wood Trims @ Interior Doors *1 Coat Of Primer & 2 Coats Of Paint* Specs: T.B.D.	LF	211	10%	232	0.02	$ 30.00	$ 0.60	$ 0.42	$ 1.02	$ 237
288			Paint @ 4"W Wood Trims @ Exterior Doors *1 Coat Of Primer & 2 Coats Of Paint* Colour: White (Referred From Images Provided)	LF	38	10%	42	0.02	$ 30.00	$ 0.60	$ 0.42	$ 1.02	$ 43
289			Paint @ 4"W Wood Trims @ Exterior Windows *1 Coat Of Primer & 2 Coats Of Paint* Colour: White (Referred From Images Provided)	LF	231	10%	254	0.02	$ 30.00	$ 0.60	$ 0.42	$ 1.02	$ 259
290			Paint @ 6"W Wood Trims @ Exterior Windows *1 Coat Of Primer & 2 Coats Of Paint* Colour: White (Referred From Images Provided)	LF	27	10%	30	0.02	$ 30.00	$ 0.60	$ 0.42	$ 1.02	$ 30
			MISC. PAINT:										
291			Paint @ 3'-0" High Wooden Guardrail W/ - Balusters @ 4-1/2" O.C. - 4x4 x 3'-4" High Wood Posts (4 EA) Colour: White (Referred From Images Provided)	LF	35	10%	38	0.04	$ 30.00	$ 1.20	$ 1.40	$ 2.60	$ 100
292			Paint @ Exterior Wood Column Colour: White (Referred From Images Provided)	SF	26	10%	28	0.07	$ 30.00	$ 2.07	$ 0.57	$ 2.64	$ 75
												SUBTOTAL	$ 41,266
			SPECIALTIES										
			INTERIOR SPECIALTIES										
			TOILET, AND BATH ACCESSORIES										
293			Vanity Mirror Size: 3'-0" W x 3'-6" H Note: Size Assumed	EA	1	0%	1	1.44	$ 32.00	$ 46.02	$ 138.00	$ 184.02	$ 184
294			Vanity Mirror Size: 5'-10" W x 3'-6" H Note: Size Assumed	EA	1	0%	1	2.01	$ 32.00	$ 64.38	$ 299.00	$ 363.38	$ 363
295			Toilet Paper Dispenser	EA	1	0%	1	0.46	$ 32.00	$ 14.72	$ 28.75	$ 43.47	$ 43
296			Soap Dispenser	EA	2	0%	2	0.46	$ 32.00	$ 14.72	$ 34.50	$ 49.22	$ 98
297			Shower Pan Size: 5'-10" x 5'-0"	EA	1	0%	1	4.60	$ 32.00	$ 147.20	$ 747.50	$ 894.70	$ 895
298			Solid Surface Shower Curb Size: 4" W x 4" H Note: Height Assumed	LF	6	10%	6	0.58	$ 32.00	$ 18.40	$ 51.75	$ 70.15	$ 447
299	A1.4	Plan Notes	42" Grab Bar @ Shower Area Note: Assumed	EA	1	0%	1	0.86	$ 32.00	$ 27.58	$ 63.25	$ 90.83	$ 91

DETAILED BREAKDOWN OF ITEMS

Prepared for: 643 E 10th Street Addition 643 E 10th Street Houston, TX 77008
Project ID: 08142026
Scope: Everything but Exclude: Appliances, windows and grotto millwork or any other thing related to it

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
			PARTITIONS:										
300			6'-0" High Frameless Shower Glass @ Shower Enclosure Including: - 2'-6" Wide x 6'-0" High Glass Door	SF	35	10%	38	0.29	$ 32.00	$ 9.22	$ 43.70	$ 52.92	$ 2,022
301			2'-6" High Frameless Shower Glass @ Knee Wall	SF	8	10%	9	0.29	$ 32.00	$ 9.22	$ 40.25	$ 49.47	$ 448
302			8'-0" High Structural Glass Door And Curtain Wall System Including: - 5'-0" Wide x 8'-0" High Glass Door **Location: WINE GROTTO**	SF	52	10%	57	0.35	$ 32.00	$ 11.04	$ 74.75	$ 85.79	$ 4,885
			FIREPLACES & STOVES										
			MANUFACTURED FIREPLACES										
303			HEAT & GLO 42" Escape See Through Fireplace	EA	1	0%	1	18.40	$ 32.00	$ 588.80	$ 7,820.00	$ 8,408.80	$ 8,409
												SUBTOTAL	**$ 17,885**
			FURNISHING										
			CASEWORK										
			CASEWORK:										
304			Mud Bench Size: 1'-6" x 5'-0"	EA	1	0%	1	4.60	$ 35.00	$ 161.00	$ 632.50	$ 793.50	$ 794
305			2'-0" Deep x 4'-8" Wide Living Room Built-In Millwork	EA	1	0%	1	9.20	$ 35.00	$ 322.00	$ 1,380.00	$ 1,702.00	$ 1,702
			COUNTERTOPS:										
306	A1.4	Plan Notes	Solid Surface Countertop @ Kitchen	SF	51	10%	56	0.22	$ 35.00	$ 7.70	$ 78.50	$ 86.20	$ 4,843
307			Solid Surface Countertop @ Pantry	SF	29	10%	32	0.22	$ 35.00	$ 7.70	$ 78.50	$ 86.20	$ 2,765
308			Quartz Countertop @ Restroom	SF	18	10%	20	0.21	$ 35.00	$ 7.35	$ 63.25	$ 70.60	$ 1,413
309			Solid Surface Kitchen Island Countertop	SF	48	10%	53	0.22	$ 35.00	$ 7.70	$ 78.50	$ 86.20	$ 4,584
310			4" Solid Surface Backsplash @ Kitchen	LF	30	10%	33	0.12	$ 35.00	$ 4.03	$ 32.80	$ 36.83	$ 1,204
311			4" Quartz Backsplash @ Restroom	LF	17	10%	19	0.10	$ 35.00	$ 3.50	$ 28.50	$ 32.00	$ 610
			Note: The countertop and backsplash materials have been assumed. Please verify and confirm the material selections prior to installation.										
												SUBTOTAL	**$ 17,914**
			PLUMBING										
			COLD WATER PIPE (ABOVE GRADE)										
			Type "L" Copper Tubing With Fittings (Assumed)										
312			1/2" Dia Cold Water Pipe	LF	56	10%	62	0.13	$ 68.00	$ 8.64	$ 4.31	$ 12.95	$ 798.33
			1/2" Thick, Fiberglass Pipe Insulation (Assumed)										
313			1/2" Dia Cold Water Pipe	LF	56	10%	62	0.06	$ 68.00	$ 3.88	$ 1.61	$ 5.49	$ 338.30
			COLD WATER PIPE FITTINGS										
			ELBOW										
314			1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	14	0%	14	0.29	$ 68.00	$ 19.58	$ 1.38	$ 20.96	$ 293.50
			HOT WATER PIPE (ABOVE GRADE)										
			Type "L" Copper Tubing With Fittings (Assumed)										
315			1/2" Dia Hot Water Pipe	LF	37	10%	41	0.13	$ 68.00	$ 8.64	$ 4.31	$ 12.95	$ 528.04
			1/2" Thick, Fiberglass Pipe Insulation (Assumed)										
316			1/2" Dia Hot Water Pipe	LF	37	10%	41	0.06	$ 68.00	$ 3.88	$ 1.61	$ 5.49	$ 223.76
			HOT WATER PIPE FITTINGS										
			ELBOW										
317			1/2" Dia Hot Water Pipe 90 Deg Elbow	EA	10	0%	10	0.29	$ 68.00	$ 19.58	$ 1.38	$ 20.96	$ 209.64
			TEE										
318			1/2" Dia Hot Water Pipe Tee	EA	1	0%	1	0.35	$ 68.00	$ 23.46	$ 2.07	$ 25.53	$ 25.53
			WASTE PIPE (BELOW GRADE)										
			Schedule 40, PVC Pipe With Fittings (Assumed)										
319			2" Dia Waste Pipe	LF	5	10%	5	0.17	$ 68.00	$ 11.76	$ 3.16	$ 14.92	$ 77.16
			WASTE PIPE FITTINGS										
			ELBOW										
320			2" Dia Waste Pipe 45 Deg Elbow	EA	1	0%	1	0.35	$ 68.00	$ 23.46	$ 4.02	$ 27.48	$ 27.48
321			2" Dia Waste Pipe 90 Deg Elbow	EA	1	0%	1	0.35	$ 68.00	$ 23.46	$ 3.68	$ 27.14	$ 27.14
			WYE										
322			2" Dia Waste Pipe Wye	EA	1	0%	1	0.40	$ 68.00	$ 27.34	$ 6.32	$ 33.66	$ 33.66
			WASTE PIPE (ABOVE GRADE)										
			No Hub Cast Iron Pipe With Fittings (Assumed)										
323			2" Dia Waste Pipe	LF	7	10%	8	0.29	$ 68.00	$ 19.58	$ 15.18	$ 34.76	$ 266.15
324			4" Dia Waste Pipe	LF	3	10%	4	0.35	$ 68.00	$ 23.46	$ 27.83	$ 51.29	$ 192.39
			WASTE PIPE FITTINGS										
			ELBOW										
325			2" Dia Waste Pipe 45 Deg Elbow	EA	3	0%	3	0.46	$ 68.00	$ 31.28	$ 16.10	$ 47.38	$ 142.14
326			4" Dia Waste Pipe 45 Deg Elbow	EA	1	0%	1	0.58	$ 68.00	$ 39.10	$ 32.20	$ 71.30	$ 71.30
327			2" Dia Waste Pipe 90 Deg Elbow	EA	3	0%	3	0.46	$ 68.00	$ 31.28	$ 17.25	$ 48.53	$ 145.59
328			4" Dia Waste Pipe 90 Deg Elbow	EA	1	0%	1	0.58	$ 68.00	$ 39.10	$ 36.80	$ 75.90	$ 75.90
			WYE										
329			2" Dia Waste Pipe Wye	EA	3	0%	3	0.58	$ 68.00	$ 39.10	$ 25.30	$ 64.40	$ 193.20
330			4" Dia Waste Pipe Wye	EA	1	0%	1	0.69	$ 68.00	$ 46.92	$ 51.75	$ 98.67	$ 98.67
			REDUCER										
331			4" / 2" Dia Waste Pipe Reducer	EA	1	0%	1	0.46	$ 68.00	$ 31.28	$ 20.70	$ 51.98	$ 51.98
			VENT PIPE (ABOVE GRADE)										
	A1.4	From Architectural Floor Plans	**No Hub Cast Iron Pipe With Fittings (Assumed)**										
332			2" Dia Vent Pipe	LF	53	10%	58	0.25	$ 68.00	$ 17.20	$ 15.18	$ 32.38	$ 1,887.99
			VENT PIPE FITTINGS										
			ELBOW										
333			2" Dia Vent Pipe 90 Deg Elbow	EA	5	0%	5	0.46	$ 68.00	$ 31.28	$ 17.25	$ 48.53	$ 242.65
			GAS PIPE (BELOW GRADE)										
			Schedule 40, Black Steel Pipe With Fittings (Assumed)										
334			2" Dia below Gas Pipe	LF	4	10%	5	0.29	$ 68.00	$ 19.58	$ 6.96	$ 26.54	$ 124.09
			GAS PIPE FITTINGS										
			ELBOW										
335			2" Dia below Gas Pipe 90 Deg Elbow	EA	1	0%	1	0.46	$ 68.00	$ 31.28	$ 13.80	$ 45.08	$ 45.08
			GAS PIPE (ABOVE GRADE)										
			Schedule 40, Black Steel Pipe With Fittings (Assumed)										
336			3/4" Dia Gas Pipe	LF	14	10%	15	0.17	$ 68.00	$ 11.76	$ 3.79	$ 15.55	$ 234.74
			GAS PIPE FITTINGS										
			ELBOW										
337			3/4" Dia Gas Pipe 90 Deg Elbow	EA	4	0%	4	0.29	$ 68.00	$ 19.58	$ 2.88	$ 22.46	$ 89.86
			PLUMBING FIXTURES (SCHEDULE NOT GIVEN)										
338			Vanity	EA	2	0%	2	4.03	$ 68.00	$ 273.70	$ 517.50	$ 791.20	$ 1,582.40
339			Shower	EA	1	0%	1	5.75	$ 68.00	$ 391.00	$ 632.50	$ 1,023.50	$ 1,023.50
340			Water Closet	EA	1	0%	1	3.45	$ 68.00	$ 234.60	$ 368.00	$ 602.60	$ 602.60
			MISCELLANEOUS										
			CLEANOUTS & DRAINS										
341			2" Dia Wall Cleanout (For Vanity)	EA	2	0%	2	0.86	$ 68.00	$ 58.62	$ 85.21	$ 143.83	$ 287.65
			VALVES										
342			1/2" Dia Shutoff Valve	EA	12	0%	12	0.35	$ 68.00	$ 23.46	$ 13.80	$ 37.26	$ 447.12
343			1/2" Dia Thermostatiuc Mixing Valve	EA	4	0%	4	0.86	$ 68.00	$ 58.62	$ 97.75	$ 156.37	$ 625.46
			PVC COUPLING										
344			2" Dia	EA	1	0%	1						
			NO-HUB COUPLING										
345			2" Dia	EA	1	0%	1						
346			4" Dia	EA	1	0%	1						
			PIPE SUPPORT										
347			1/2" Dia Adjustable Clevis Hanger	EA	16	0%	16						
348			3/4" Dia Adjustable Clevis Hanger	EA	2	0%	2						
349			2" Dia Adjustable Clevis Hanger	EA	10	0%	10						
350			4" Dia Adjustable Clevis Hanger	EA	1	0%	1						
351			3/8" Dia Threaded Rod (1 Ea. = 1 FT)	EA	18	0%	18	0.12	$ 68.00	$ 7.82	$ 1.84	$ 9.66	$ 173.88
352			1/2" Dia Threaded Rod (1 Ea. = 1 FT)	EA	11	0%	11	0.12	$ 68.00	$ 7.82	$ 2.53	$ 10.35	$ 113.85
			TRENCHING & BACKFILLING										
353			Excavation & Backfilling (3' Deep x 1' Wide Trench) Including All Labor and Material/Equipment	CFT	27	0%	27	0.40	$ 68.00	$ 27.34	$ 2.30	$ 29.64	$ 800.17
												SUBTOTAL	**$ 12,101**
			HVAC (SEE NOTE #3)										
			ELECTRICAL										
			DISTRIBUTION										
			Note: 1: New work has been considered within the designated new-work areas. 2: Existing areas include only fixture/device replacements, relocations, and installation of new devices as indicated on the plans 3: Device locations have been adjusted only as required by Notes 1, 2, and 3 on the plans 4: All existing distribution systems have been considered Existing to Remain, with no modifications included unless specifically indicated										
			CONDUIT										
354			4" EMT Conduit (Length Assumed)	LF	130	10%	143	0.18	$ 70.00	$ 12.88	$ 16.10	$ 28.98	$ 4,144.14
355			4" LFMC Conduit (Length Assumed)	LF	6	10%	7	0.29	$ 70.00	$ 20.16	$ 32.20	$ 52.36	$ 345.58
356			4" PVC SCH 40 Conduit (Length Assumed)	LF	8	10%	9	0.14	$ 70.00	$ 9.66	$ 7.48	$ 17.14	$ 150.83
357			4" RGS Conduit (Length Assumed)	LF	10	10%	11	0.35	$ 70.00	$ 24.15	$ 43.70	$ 67.85	$ 746.35
			CONDUCTOR										
358			#3 CU THHN/THWN (Length Assumed)	LF	154	10%	169	0.01	$ 70.00	$ 0.63	$ 1.55	$ 2.18	$ 369.29
359			#3/0 CU THHN/THWN (Length Assumed)	LF	616	10%	678	0.01	$ 70.00	$ 0.98	$ 4.48	$ 5.46	$ 3,699.70
			LUGS										
360			Compression Lug CU With 1-Hole , #3 CU Wire	EA	4	0%	4	0.29	$ 70.00	$ 20.16	$ 7.48	$ 27.64	$ 110.56
361			Heat Shrink Tubing for #3 CU Wire	EA	4	0%	4	0.17	$ 70.00	$ 12.11	$ 4.02	$ 16.13	$ 64.52
362			Compression Lug CU With 1-Hole , #3/0 CU Wire	EA	16	0%	16	0.35	$ 70.00	$ 24.15	$ 13.80	$ 37.95	$ 607.20
363			Heat Shrink Tubing for #3/0 CU Wire	EA	16	0%	16	0.17	$ 70.00	$ 12.11	$ 6.32	$ 18.43	$ 294.88
			DEVICES										
364			4" Thick Concrete Pad (Standard Size) (For Generator)	EA	1	0%	1	4.60	$ 70.00	$ 322.00	$ 402.50	$ 724.50	$ 724.50
			POWER										
			CONDUIT										
365			3/4" EMT Conduit	LF	434	10%	477	0.06	$ 70.00	$ 3.99	$ 1.26	$ 5.25	$ 2,506.35
366			1" EMT Conduit	LF	45	10%	49	0.07	$ 70.00	$ 4.83	$ 2.07	$ 6.90	$ 339.27
367			3/4" LFMC Conduit	LF	6	10%	7	0.09	$ 70.00	$ 6.44	$ 2.76	$ 9.20	$ 61.63
368			1" PVC SCH 40 Conduit	LF	14	10%	15	0.06	$ 70.00	$ 3.99	$ 1.15	$ 5.14	$ 79.16

DETAILED BREAKDOWN OF ITEMS

Prepared for: 643 E 10th Street Addition 643 E 10th Street Houston, TX 77008
Project ID: 08142026
Scope: Everything but Exclude: Appliances, windows and grotto millwork or any other thing related to it

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
369	A1.5	From Architectural Floor Plans	3/4" RGS Conduit	LF	10	10%	11	0.14	$ 70.00	$ 9.66	$ 8.63	$ 18.29	$ 202.80
			CONDUCTOR										
370			3#12 MC Cable	LF	117	10%	129	0.03	$ 70.00	$ 2.38	$ 1.73	$ 4.11	$ 528.69
371			#12 CU THHN/THWN	LF	900	10%	990	0.01	$ 70.00	$ 0.42	$ 0.25	$ 0.67	$ 663.30
372			#10 CU THHN/THWN	LF	537	10%	591	0.01	$ 70.00	$ 0.49	$ 0.39	$ 0.88	$ 519.82
373			#8 CU THHN/THWN	LF	89	10%	98	0.01	$ 70.00	$ 0.56	$ 0.63	$ 1.19	$ 117.02
			DEVICE										
374			Duplex Receptacle	EA	15	0%	15	0.29	$ 70.00	$ 19.95	$ 18.25	$ 38.20	$ 573.00
375			Duplex Receptacle (Contractor To Verify Please Its Existing Or New) (We Considered It New Because These Receptacle Are In New Room)	EA	2	0%	2	0.29	$ 70.00	$ 19.95	$ 18.25	$ 38.20	$ 76.40
376			GFCI Duplex Receptacle	EA	7	0%	7	0.32	$ 70.00	$ 22.40	$ 25.30	$ 47.70	$ 333.90
377			GFCI 30A Duplex Receptacle (Ampere Rating Assumed For Dish Washer)	EA	1	0%	1	0.35	$ 70.00	$ 24.64	$ 41.25	$ 65.89	$ 65.89
378			50A Special Receptacle (Ampere Rating Assumed For Range)	EA	1	0%	1	0.39	$ 70.00	$ 26.95	$ 45.95	$ 72.90	$ 72.90
379			Equipment Connection	EA	4	0%	4	1.22	$ 70.00	$ 85.40	$ -	$ 85.40	$ 341.60
			LIGHTING										
			CONDUCTOR										
380			3#10 MC Cable	LF	217	10%	238	0.04	$ 70.00	$ 2.80	$ 2.42	$ 5.22	$ 1,243.43
			LIGHTING FIXTURES										
381			Pendent Light	EA	2	0%	2	1.15	$ 70.00	$ 80.50	$ 207.00	$ 287.50	$ 575.00
382			Wall Mounted Scone Light Fixture	EA	6	0%	6	0.86	$ 70.00	$ 60.34	$ 138.00	$ 198.34	$ 1,190.04
383			Vanity Light	EA	4	0%	4	0.86	$ 70.00	$ 60.34	$ 161.00	$ 221.34	$ 885.36
384			6" Recessed Downlight	EA	10	0%	10	0.69	$ 70.00	$ 48.30	$ 32.20	$ 80.50	$ 805.00
385			Under Cabinet Light	LF	18	0%	18	0.29	$ 70.00	$ 20.16	$ 25.30	$ 45.46	$ 809.64
386			Fan With Light	EA	1	0%	1	2.25	$ 70.00	$ 157.50	$ 311.25	$ 468.75	$ 468.75
			LIGHTING CONTROL										
387			Single Pole Switch	EA	6	0%	6	0.25	$ 70.00	$ 17.50	$ 6.90	$ 24.40	$ 146.40
388			Chandelier Light	EA	1	0%	1	2.30	$ 70.00	$ 161.00	$ 460.00	$ 621.00	$ 621.00
			TRENCHING & BACKFILLING										
389			Excavation & Backfilling (2' Deep x 1' Wide Trench) Including All Labor and Material/Equipment	CFT	16	0%	16	0.35	$ 70.00	$ 24.15	$ 2.30	$ 26.45	$ 423.20
			SAW CUT										
390			Saw Cut & Repair Concrete Floor For Conduit Installation	LF	7	0%	7	0.69	$ 70.00	$ 48.30	$ 9.20	$ 57.50	$ 402.50
												SUBTOTAL	**$ 25,310**
			EARTHWORK										
			SITE CLEARING AND PREPARATION										
391			**CLEARING & GRUBBING:** 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. **(374 SF)**	LS	1	0%	1	18.40	$ 32.00	$ 588.80	$ 287.50	$ 876.30	$ 876
392	Assumed	Assumed	**FINE GRADING:** 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. **(495 SF)**	LS	1	0%	1	13.80	$ 32.00	$ 441.60	$ 172.50	$ 614.10	$ 614
			EROSION CONTROL										
			CHAIN LINK FENCE:										
393			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. **(60 LF)**	LS	1	0%	1	9.20	$ 32.00	$ 294.40	$ 552.00	$ 846.40	$ 846
			CONCRETE WASHOUT:										
394			Allowance Included For One 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	4.60	$ 45.00	$ 207.00	$ 172.50	$ 379.50	$ 380
												SUBTOTAL	**$ 2,716**
			EXTERIOR IMPROVEMENTS										
			LANDSCAPING										
			LANDSCAPING RESTORATION:										
395	Assumed	Assumed	Allowance Included For Restoration Of Landscape Areas Disturbed By Construction, Including Topsoil Placement, Seeding, And Straw Mulch To Match Existing Site Conditions. **(122 SF)**	LS	1	0%	1	11.50	$ 45.00	$ 517.50	$ 345.00	$ 862.50	$ 863
												SUBTOTAL	**$ 863**
			UTILITIES										
			WATER UTILITIES										
			WATER UTILITY DISTRIBUTION PIPING:										
396	Assumed	Assumed	Allowance For New Utilities As Required For The Proposed Work & Connection To Existing. Extent Of Required Work Is Unknown; Verify Existing Conditions And Requirements In The Field. **(374 SF)**	LS	1	0%	1	27.60	$ 75.00	$ 2,070.00	$ 1,380.00	$ 3,450.00	$ 3,450
												SUBTOTAL	**$ 3,450**

PROJECTED COST		**$270,448**
OVERHEAD AND PROFIT	**20%**	**$54,090**
INSURANCE	**3%**	**$8,113**
CONTINGENCY	**5%**	**$13,522**
TAX	**8%**	**$12,393**
SUGGESTED BID		**$358,566**

PROJECT INSIGHTS:

This project involves an addition to the existing building, with the scope generally covering complete GC work. Appliances, windows, grotto millwork, and any related work are excluded. The demolition scope includes all items shown on the demolition plans; however, since some variations were identified between the demolition and new plans, the demolition was finalized by comparing both plan sets. No ceiling demolition is specifically shown, so ceiling removal has been included only within the proposed extension area, while patch and repair has been included where existing ceilings are affected by wall removal. Headers are indicated to be raised to 9'-0" H AFF; as the existing height is not provided, 8'-0" H AFF has been assumed. Site plans are not provided, so site work required for the new addition has been carried as an allowance/assumption.