

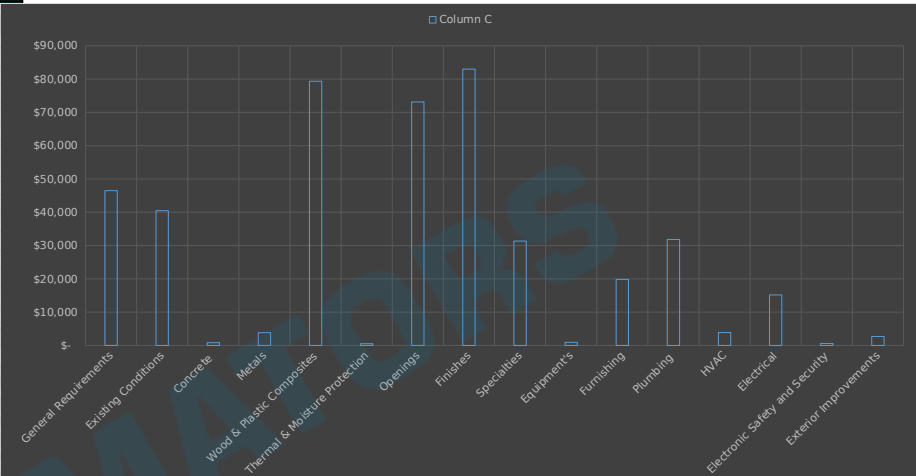
GENERAL SUMMARY

Prepared for: Residence 85 La Cuesta Rd, Orinda, CA94563
 Project ID: 18082026
 Scope: GC
 No. Of Floors: 2
 Date: 18-Aug-26



BUILDING GSF 2491
 SITE WORKING SF 141

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COS (PER SF)
01 00 00	General Requirements	\$ 46,500	\$ 17
02 00 00	Existing Conditions	\$ 40,460	\$ 16
03 00 00	Concrete	\$ 821	\$ 0
05 00 00	Metals	\$ 3,833	\$ 1
06 00 00	Wood & Plastic Composites	\$ 79,364	\$ 31
07 00 00	Thermal & Moisture Protection	\$ 514	\$ 0
08 00 00	Openings	\$ 73,129	\$ 29
09 00 00	Finishes	\$ 82,986	\$ 33
10 00 00	Specialties	\$ 31,343	\$ 12
11 00 00	Equipment's	\$ 919	\$ 0
12 00 00	Furnishing	\$ 19,844	\$ 7
22 00 00	Plumbing	\$ 31,835	\$ 12
23 00 00	HVAC	\$ 3,861	\$ 1
26 00 00	Electrical	\$ 15,174	\$ 6
28 00 00	Electronic Safety and Security	\$ 588	\$ 0
32 00 00	Exterior Improvements	\$ 2,680	\$ 1
TOTAL TRADE COST		\$ 433,051	\$ 173
OVERHEAD AND PROFIT	30%	\$ 130,155	\$ 52
SUB-CONTRACTOR MARGIN	10%	\$ 17,295	\$ 7
INSURANCE	3%	\$ 13,016	\$ 5
CONTINGENCY	5%	\$ 21,693	\$ 9
TAX	10%	\$ 20,904	\$ 8
SUGGESTED BID		\$ 636,914	\$ 257



DETAILED BREAKDOWN OF ITEMS													
Prepared for: Residence 85 La Cuesta Rd, Orinda, CA94563													
Project ID: 18082026													
Scope: GC													
												Date: 18-Aug-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													
ADMINISTRATIVE REQUIREMENTS													
1			Project Management & Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 16,000.00	\$ 16,000.00
2			CPM Construction Schedule & Updates	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
3			Progress Photos & Documentation	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00
QUALITY REQUIREMENTS													
4			Testing, Commissioning & Inspection Services	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00
TEMPORARY FACILITIES & CONTROLS													
5			Temporary Utilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
6			Construction Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00
7			Lifting Equipment	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
8			Rental Equipment	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00
9			Project Signage	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00
EXECUTION & CLOSEOUT REQUIREMENT													
10			Cleaning and Waste Management	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
11			Closeout Submittals	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 800.00	\$ 800.00
12			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
13			Final Inspections & Certificate of Occupancy	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
MISC.													
14			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,200.00	\$ 2,200.00
15			Mobilization / Demobilization	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 8,500.00	\$ 8,500.00
												SUBTOTAL	\$ 46,500
EXISTING CONDITIONS													
DEMOLITION													
16			Existing Wood Stud Wall To Be Removed	SF	2378	0%	2378	0.04	\$ 60.00	\$ 2.58	\$ -	\$ 2.58	\$ 6,135
17			Existing Stone Veneer To Be Removed	SF	140	0%	140	0.20	\$ 60.00	\$ 12.00	\$ -	\$ 12.00	\$ 1,674
MEP													
18			Existing Island Sink To Be Removed With All Associated piping and Fittings	EA	1	0%	1	1.500	\$ 75.00	\$ 112.50	\$ -	\$ 112.50	\$ 112.50
19			Existing Kitchen Sink To Be Removed	EA	1	0%	1	1.200	\$ 75.00	\$ 90.00	\$ -	\$ 90.00	\$ 90.00
20			Existing Dishwasher To Be Removed	EA	1	0%	1	1.500	\$ 75.00	\$ 112.50	\$ -	\$ 112.50	\$ 112.50
21			Existing Sink / Lavatory To Be Removed (Assumed)	EA	1	0%	1	1.200	\$ 75.00	\$ 90.00	\$ -	\$ 90.00	\$ 90.00
22			Existing Water Closet To Be Removed	EA	2	0%	2	1.200	\$ 75.00	\$ 90.00	\$ -	\$ 90.00	\$ 180.00
23			Existing Lavatory To Be Removed	EA	5	0%	5	1.200	\$ 75.00	\$ 90.00	\$ -	\$ 90.00	\$ 450.00
24			Existing Shower To Be Removed	EA	2	0%	2	1.000	\$ 75.00	\$ 75.00	\$ -	\$ 75.00	\$ 150.00
25			Existing Bath Tub To Be Removed	EA	2	0%	2	1.750	\$ 75.00	\$ 131.25	\$ -	\$ 131.25	\$ 262.50
26			Removal of All Existing Wall Mounted Lighting Fixtures, Lighting Controls, Power Outlets, LV Devices, Fire Alarm Devices W/ All its Associated Accessories Wiring and Conduit Back to the Source	SF	2287	0%	2287	0.013	\$ 82.00	\$ 1.10	\$ -	\$ 1.10	\$ 2,513.07
27			Disconnect and Removal of Existing Water Heater Equipment Connection W/ All its Associated Accessories Wiring and Conduit	EA	1	0%	1	1.850	\$ 82.00	\$ 151.70	\$ -	\$ 151.70	\$ 151.70
CABINETRY & COUNTERTOP													
28			3'-0" H x 3'-0" D Base Cabinet To Be Removed	LF	4	0%	4	0.95	\$ 60.00	\$ 57.12	\$ -	\$ 57.12	\$ 226
29			3'-0" H x 2'-4" D Base Cabinet To Be Removed	LF	20	0%	20	0.92	\$ 60.00	\$ 55.10	\$ -	\$ 55.10	\$ 1,080
30			3'-6" H x 1'-2" D Base Cabinet To Be Removed	LF	8	0%	8	0.62	\$ 60.00	\$ 36.96	\$ -	\$ 36.96	\$ 504
31			3'-0" H x 2'-4" D Base Cabinet To Be Removed	LF	17	0%	17	0.69	\$ 60.00	\$ 41.66	\$ -	\$ 41.66	\$ 665
32			3'-6" H x 1'-0" D Upper Cabinet To Be Removed	LF	6	0%	6	0.37	\$ 60.00	\$ 22.21	\$ -	\$ 22.21	\$ 138
33			3'-6" H x 1'-0" D Upper Cabinet To Be Removed	LF	5	0%	5	0.37	\$ 60.00	\$ 22.21	\$ -	\$ 22.21	\$ 117
34			2'-0" H x 1'-0" D Upper Cabinet To Be Removed	LF	10	0%	10	0.21	\$ 60.00	\$ 12.69	\$ -	\$ 12.69	\$ 130
35			Kitchen Island With Base Cabinet To Be Removed	SF	34	0%	34	0.35	\$ 60.00	\$ 21.00	\$ -	\$ 21.00	\$ 715
36			Existing Countertop & Back Splash @ Kitchen To Be Removed	SF	68	0%	68	0.25	\$ 60.00	\$ 15.00	\$ -	\$ 15.00	\$ 1,025
37			Existing Vanity & Back Splash With Base Cabinet @ Washroom To Be Removed	SF	52	0%	52	0.25	\$ 60.00	\$ 15.00	\$ -	\$ 15.00	\$ 774
STAIRS & RAILING													
38			Existing Wood Railing To Be Removed (3' H)	LF	45	0%	45	0.55	\$ 60.00	\$ 33.00	\$ -	\$ 33.00	\$ 1,488
39			Existing Concrete Stairs To Be Removed	SF	81	0%	81	0.08	\$ 60.00	\$ 4.68	\$ -	\$ 4.68	\$ 377
40			Existing Wood Stairs To Be Removed	SF	147	0%	147	0.07	\$ 60.00	\$ 3.90	\$ -	\$ 3.90	\$ 373
41			Washroom Accessories To Be Removed	EA	3	0%	3	2.25	\$ 60.00	\$ 135.00	\$ -	\$ 135.00	\$ 405
42			Existing Handrail To Be Removed	LF	22	0%	22	0.40	\$ 60.00	\$ 24.00	\$ -	\$ 24.00	\$ 528
43			Existing Stair Railing To Be Removed 3'-6" H	LF	36	0%	36	0.55	\$ 60.00	\$ 33.00	\$ -	\$ 33.00	\$ 1,173
44			Existing Safety Wood Railing To Be Removed 3'-6" H	LF	53	0%	53	0.65	\$ 60.00	\$ 39.00	\$ -	\$ 39.00	\$ 2,081
STAIRS & RAILING													
45			6'-0" H x 8'-0" H Door W Frame To Be Removed	EA	1	0%	1	3.64	\$ 60.00	\$ 218.16	\$ -	\$ 218.16	\$ 218
46			2'-0" H x 6'-8" H Door W Frame To Be Removed	EA	3	0%	3	1.82	\$ 60.00	\$ 109.08	\$ -	\$ 109.08	\$ 327
47			3'-0" H x 6'-8" H Stairfront Door To Be Removed	EA	1	0%	1	2.42	\$ 60.00	\$ 145.44	\$ -	\$ 145.44	\$ 145
48			13'-6" H x 8'-0" H Stairfront W Frame To Be Removed	EA	1	0%	1	7.27	\$ 60.00	\$ 436.32	\$ -	\$ 436.32	\$ 436
49			12'-0" H x 11'-3" W Window To Be Removed	EA	1	0%	1	7.27	\$ 60.00	\$ 436.32	\$ -	\$ 436.32	\$ 436
50			9'-0" W x 6'-8" H Window W Frame To Be Removed	EA	1	0%	1	4.85	\$ 60.00	\$ 290.88	\$ -	\$ 290.88	\$ 291
51			6'-0" W x 3'-8" H Window W Frame To Be Removed	EA	1	0%	1	3.03	\$ 60.00	\$ 181.80	\$ -	\$ 181.80	\$ 182
52			11'-0" W x 7'-6" H Door W Frame To Be Removed	EA	1	0%	1	6.06	\$ 60.00	\$ 363.60	\$ -	\$ 363.60	\$ 364
53			4'-10" W x 7'-0" H Window W Frame To Be Removed	EA	2	0%	2	3.03	\$ 60.00	\$ 181.80	\$ -	\$ 181.80	\$ 364
54			2'-0" W x 7'-0" H Wood Door W Frame To Be Removed	EA	2	0%	2	1.52	\$ 60.00	\$ 90.90	\$ -	\$ 90.90	\$ 182
55			2'-6" W x 7'-0" H Wood Door W Frame To Be Removed	EA	3	0%	3	1.52	\$ 60.00	\$ 90.90	\$ -	\$ 90.90	\$ 273
56			2'-6" W x 6'-10" H Wood Door W Frame To Be Removed	EA	3	0%	3	1.52	\$ 60.00	\$ 90.90	\$ -	\$ 90.90	\$ 273
57			2'-0" W x 6'-0" H Wood Door W Frame To Be Removed	EA	2	0%	2	1.21	\$ 60.00	\$ 72.72	\$ -	\$ 72.72	\$ 145
58			2'-0" W x 7'-0" H Wood Door W Frame To Be Removed	EA	5	0%	5	1.52	\$ 60.00	\$ 90.90	\$ -	\$ 90.90	\$ 454
59			1'-6" W x 6'-8" H Wood Door W Frame To Be Removed	EA	3	0%	3	1.21	\$ 60.00	\$ 72.72	\$ -	\$ 72.72	\$ 218
DRYWALL PATCH & REPAIR													
60			3' Wide Patch & Repair Existing Cabinetry	LF	36	0%	36	0.50	\$ 60.00	\$ 30.00	\$ 18.50	\$ 48.50	\$ 1,750
61			1' Wide Patch & Repair Existing Toilet Accessories	LF	19	0%	19	0.35	\$ 60.00	\$ 21.00	\$ 10.30	\$ 31.30	\$ 587
62			1' Wide Patch & Repair Existing Opening	LF	36	0%	36	0.40	\$ 60.00	\$ 24.00	\$ 8.55	\$ 32.55	\$ 1,172
RELOCATION													
63			Existing Water Heater To Be Relocate	EA	1	0%	1	4.250	\$ 75.00	\$ 318.75	\$ -	\$ 318.75	\$ 318.75
64			Disconnect and Relocation of Existing Electrical Panel Along W/ All its AFCI/GCI Circuit Breaker W/ All its Associated Accessories (See Note #4 Below Sheet)	EA	1	0%	1	18.526	\$ 82.00	\$ 1,519.13	\$ -	\$ 1,519.13	\$ 1,519.13
ADJUSTMENT													
65			Adjustment of Existing Ceiling Mounted Lighting Fixture, Fire Alarm devices, Lighting Control Either Replaced W/ All its Associated Accessories	SF	1782	0%	1782	0.018	\$ 82.00	\$ 1.48	\$ -	\$ 1.48	\$ 2,629.69
HAULING													
66			Hauling Haul Factor Applied	CY	55	0%	55	0.750	\$ 60.00	\$ 45.00	\$ -	\$ 45.00	\$ 2,475.00
ALLOWANCE													
67			Allowance For Dumpster (3 Dumpsters) 1 Dumpster = 20 CY	LS	1	0%	1	0.000	\$ 60.00	\$ 1,950.00	\$ -	\$ 1,950.00	\$ 1,950.00
												SUBTOTAL	\$ 40,466
CONCRETE													
CAST IN PLACE CONCRETE													
CONCRETE STEPS													
4'-0" Wide Concrete Stair													
68			Concrete	CY	0.3	10%	0	4.850	\$ 72.00	\$ 349.20	\$ 480.00	\$ 829.20	\$ 239.18
69			Reinforcement: (1) #4 Nosing Bar	LBS	10	10%	11	0.025	\$ 70.00	\$ 1.75	\$ 2.25	\$ 4.00	\$ 45.89
70			Reinforcement: #5 Travers Bars @ 12" O.C	LBS	16	10%	17	0.025	\$ 70.00	\$ 1.75	\$ 2.25	\$ 4.00	\$

DETAILED BREAKDOWN OF ITEMS														
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Project ID:		18082026												
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												Date:	18-Aug-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
78			10"x10"x3/8 Metal Connection Plates (2 EA) Assumed	LBS	21	10%	23	0.02	\$ 68.00	\$ 1.50	\$ 1.89	\$ 3.39	\$ 79	
												SUBTOTAL	\$	3,633
WOOD & PLASTIC														
ROUGH CARPENTRY														
FLOOR FRAMING														
			FLOOR JOIST											
79		Plan Details S2	2x12 Floor Joist @ 16" O.C 2x12 Floor Joist @ 8'-0" Long	EA	34	0%	34	0.20	\$ 65.00	\$ 13.00	\$ 22.80	\$ 35.80	\$ 1,217	
			RIM JOIST											
80		Typical Details	2x12 Rim Joist 2x12 Rim Joist @ 16'-0" Long	EA	2	0%	2	0.40	\$ 65.00	\$ 26.00	\$ 45.60	\$ 71.60	\$ 143	
			WOOD BEAM											
81			6x12 Flush Beam 6x12 Wood Flush Beam @ 10'-0" Long	EA	1	0%	1	1.65	\$ 65.00	\$ 107.25	\$ 230.90	\$ 338.15	\$ 338	
82			6x12 Flush Rim Beam 6x12 Wood Flush Rim Beam @ 16'-0" Long	EA	1	0%	1	2.64	\$ 65.00	\$ 171.60	\$ 369.44	\$ 541.04	\$ 541	
83		Plan Details S2	6.75x16.5 Gulum Beam 6.75x16.5 Gulum Beam @ 16'-0" Long	EA	1	0%	1	6.40	\$ 65.00	\$ 416.00	\$ 791.20	\$ 1,207.20	\$ 1,207	
84			6.75x16.5 Gulum Beam @ 20'-0" Long	EA	1	0%	1	8.00	\$ 65.00	\$ 520.00	\$ 989.00	\$ 1,509.00	\$ 1,509	
85			6.75x16.5 Gulum Beam @ 22'-0" Long	EA	1	0%	1	8.80	\$ 65.00	\$ 572.00	\$ 1,087.90	\$ 1,659.90	\$ 1,660	
86		Sheet # S2	(2) 1.75x11.25 LVL Rim Beam 1.75x11.25 LVL Rim Beam @ 12'-0" Long	EA	2	0%	2	0.96	\$ 65.00	\$ 62.40	\$ 131.64	\$ 194.04	\$ 388	
			WOOD HEADER											
87			3.5x10.5 Gulum Header 3.5x10.5 Gulum Header @ 10'-0" Long	EA	2	0%	2	1.99	\$ 65.00	\$ 129.35	\$ 195.00	\$ 324.35	\$ 649	
88		Plan Details S2	5.5x12 Gulum Header 5.5x12 Gulum Header @ 14'-0" Long	EA	1	0%	1	3.77	\$ 65.00	\$ 244.79	\$ 511.00	\$ 755.79	\$ 756	
89			(2) 2x10 Wood Header 2x10 Wood Header @ 8'-0" Long	EA	4	0%	4	0.18	\$ 65.00	\$ 11.44	\$ 16.96	\$ 28.40	\$ 114	
90		Plan Notes	WOOD POST 4x4 Wood Post @ 11'-6" High	EA	1	0%	1	0.35	\$ 65.00	\$ 22.75	\$ 50.95	\$ 73.70	\$ 74	
			HARDWARE											
91		Typical Details	Simpson "LUS210" Joist Hanger	EA	70	0%	70	0.04	\$ 65.00	\$ 2.28	\$ 1.99	\$ 4.27	\$ 299	
92			Simpson "Strong-Tie BC-4" Post Cap	EA	1	0%	1	0.15	\$ 65.00	\$ 9.75	\$ 6.98	\$ 16.73	\$ 17	
			FLOOR SHEATHING											
93		Plan Notes S2	1/4" Thick Exposure-1 CDX Plywood Sub Floor Sheathing	SF	277	10%	305							
94			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	10	0%	10	0.35	\$ 65.00	\$ 22.75	\$ 44.40	\$ 67.15	\$ 672	
95				10d Nails	EA	750	0%	750	0.00	\$ 65.00	\$ 0.03	\$ 0.05	\$ 0.08	\$ 62
STAIR FRAMING														
			TREAD & RISER											
96			11" Wide Wood Treads @ 5'-0" Long	EA	19	0%	19	0.62	\$ 65.00	\$ 40.30	\$ 65.50	\$ 105.80	\$ 2,010	
97			7" Wide Wood Treads @ 5'-0" Long	EA	20	0%	20	0.52	\$ 65.00	\$ 33.80	\$ 48.99	\$ 82.79	\$ 1,656	
			LANDING JOIST											
98			2x8 Landing Joist @ 16" O.C 2x8 Landing Joist @ 10'-0" Long	EA	5	0%	5	0.18	\$ 65.00	\$ 11.70	\$ 16.50	\$ 28.20	\$ 141	
99		Sheet # S2	RIM JOIST 2x8 Rim Joist @ 8'-0" Long	EA	2	0%	2	0.14	\$ 65.00	\$ 9.36	\$ 13.20	\$ 22.56	\$ 45	
		Typical Details	STRINGER											
100			(2) 2x12 Stair Stringer 2x12 Stair Stringer @ 22'-0" Long	EA	2	0%	2	0.70	\$ 65.00	\$ 45.76	\$ 71.50	\$ 117.26	\$ 235	
			HARDWARE											
101			Simpson "H2.5A" Joist Hanger	EA	10	0%	10	0.03	\$ 65.00	\$ 1.63	\$ 0.98	\$ 2.61	\$ 26	
			FLOOR SHEATHING											
102			3/4" Thick Exposure-1 CDX Plywood Sub Floor Sheathing	SF	51	10%	57							
103			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 44.40	\$ 67.15	\$ 134	
104				10d Nails	EA	150	0%	150	0.00	\$ 65.00	\$ 0.03	\$ 0.05	\$ 0.08	\$ 12
ROOF FRAMING														
			ROOF RAFTER											
105		Sheet # S3	2x10 Roof Rafter @ 16" O.C 2x10 Roof Rafter Lumber @ 8'-0" Long - Rafter Cut Length 2'-0"	EA	1	0%	1	0.19	\$ 65.00	\$ 12.48	\$ 16.96	\$ 29.44	\$ 26	
			WOOD BEAM											
106			6x10 Dropped Wood Beam 6x10 Wood Beam Lumber @ 8'-0" Long - Beam Length 6'-0"	EA	1	0%	1	1.08	\$ 65.00	\$ 70.20	\$ 153.20	\$ 223.40	\$ 223	
107			6x10 Wood Beam @ 10'-0" Long	EA	1	0%	1	1.35	\$ 65.00	\$ 87.75	\$ 191.50	\$ 279.25	\$ 279	
			WOOD HEADER											
108			6x8 Wood Header 6x8 Wood Header @ 10'-0" Long	EA	1	0%	1	1.10	\$ 65.00	\$ 71.50	\$ 153.90	\$ 225.40	\$ 225	
109		Sheet # S3	(2) 2x10 Wood Header 2x10 Wood Header @ 8'-0" Long	EA	4	0%	4	0.19	\$ 65.00	\$ 12.48	\$ 16.96	\$ 29.44	\$ 118	
		Plan Notes S3	WOOD POST											
110			(2) 2x4 Trim Wood Post 2x4 Wood Post @ 13'-0" High	EA	2	0%	2	0.18	\$ 65.00	\$ 11.83	\$ 13.65	\$ 25.48	\$ 51	
111			4x4 Trim Wood Post @ 13'-0" High	EA	1	0%	1	0.46	\$ 65.00	\$ 29.58	\$ 57.59	\$ 87.17	\$ 87	
112			4x6 Wood Post @ 8'-6" High	EA	3	0%	3	0.47	\$ 65.00	\$ 30.39	\$ 61.12	\$ 91.50	\$ 275	
113			4x6 Wood Post @ 13'-0" High	EA	1	0%	1	0.72	\$ 65.00	\$ 46.48	\$ 93.47	\$ 139.95	\$ 140	
			HARDWARE											
114			Simpson "H2.5A" Connector	EA	14	0%	14	0.03	\$ 65.00	\$ 1.63	\$ 0.98	\$ 2.61	\$ 35	
115			Simpson "BC-4" Post Cap	EA	1	0%	1	0.15	\$ 65.00	\$ 9.75	\$ 7.49	\$ 17.24	\$ 17	
116			Simpson "Strong-Tie BC-6" Post Cap	EA	1	0%	1	0.25	\$ 65.00	\$ 16.25	\$ 30.17	\$ 46.42	\$ 46	
117			Simpson "CCQ" Post Cap	EA	3	0%	3	0.89	\$ 65.00	\$ 57.85	\$ 143.24	\$ 201.09	\$ 603	
			FLOOR SHEATHING											
118		Plan Notes S3	15/32" Thick Exposure-1 CDX Grade Plywood Roof Sheathing	SF	15	10%	17							
119			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	1	0%	1	0.35	\$ 65.00	\$ 22.75	\$ 33.58	\$ 56.33	\$ 56	
120				Nails	EA	75	0%	75	0.00	\$ 65.00	\$ 0.03	\$ 0.05	\$ 0.08	\$ 6
121				Clips	EA	4	0%	4	0.03	\$ 65.00	\$ 1.63	\$ 0.55	\$ 2.18	\$ 9
			BLOCKING											
122			2x6 Wood Blocking @ Wall Mounted Accessories (Assumed)	LF	246	10%	271	0.02	\$ 65.00	\$ 1.04	\$ 1.45	\$ 2.49	\$ 674	
FINISH CARPENTRY														
LOWER LEVEL														
			CABINERY											
123			(2'-0" Deep x 3'-0" High) Base Cabinets W/ Drawers - Doors & Hardware's - Adjustable Shelving	LF	42	10%	46	1.48	\$ 65.00	\$ 96.25	\$ 385.00	\$ 481.25	\$ 22,234	
124			(1'-0" Deep x 2'-0" High) Upper Cabinets - Doors & Hardware's - Adjustable Shelving	LF	13	10%	14	0.49	\$ 65.00	\$ 32.08	\$ 128.33	\$ 160.42	\$ 2,294	
125			(1'-0" Deep x 3'-6" High) Upper Cabinets - Doors & Hardware's - Adjustable Shelving	LF	6	10%	7	0.86	\$ 65.00	\$ 56.15	\$ 224.58	\$ 280.73	\$ 1,853	
126			(1'-2" Deep x 7'-0" High) Casework & Bench @ Mudroom - Doors & Hardware's - Adjustable Shelving	LF	16	10%	18	2.02	\$ 65.00	\$ 131.01	\$ 524.04	\$ 655.05	\$ 11,529	
			CLOSET											
127			(1'-0" Deep x 7'-0" High) Shelving @ Closet - Adjustable Shelving	LF	4	10%	4	0.75	\$ 65.00	\$ 48.75	\$ 155.00	\$ 203.75	\$ 897	
128		Plan Layout & Virtual Tour Video	(1'-0" Deep x 7'-0" High) Shelving @ Pantry Adjustable Shelving	LF	10	10%	11	0.75	\$ 65.00	\$ 48.75	\$ 155.00	\$ 203.75	\$ 2,241	
UPPER LEVEL														
			CABINERY											
129			(2'-0" Deep x 3'-0" High) Base Cabinets W/ Drawers - Doors & Hardware's - Adjustable Shelving	LF	23	10%	25	1.48	\$ 65.00	\$ 96.25	\$ 385.00	\$ 481.25	\$ 12,176	
130			(1'-0" Deep x 3'-6" High) Upper Cabinets - Doors & Hardware's - Adjustable Shelving	LF	5	10%	6	0.86	\$ 65.00	\$ 56.15	\$ 224.58	\$ 280.73	\$ 1,544	
131			(1'-0" Deep x 2'-6" High) Upper Cabinets - Doors & Hardware's - Adjustable Shelving	LF	2	10%	2	0.62	\$ 65.00	\$ 40.10	\$ 160.42	\$ 200.52	\$ 441	

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Residence 85 La Cuesta Rd, Orinda, CA94563													
Project ID: 18082026													
Scope: GC													
												Date: 18-Aug-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/HR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
132			2'-0" Deep x 3'-0" High Base Cabinets W/ Drawers @ Laundry - Doors & Hardware's - Adjustable Shelving	LF	7	10%	8	1.48	\$ 65.00	\$ 96.25	\$ 385.00	\$ 481.25	\$ 3,706
133			1'-0" Deep x 3'-0" High Upper Cabinets @ Laundry - Doors & Hardware's - Adjustable Shelving	LF	9	10%	10	0.86	\$ 65.00	\$ 56.15	\$ 224.58	\$ 280.73	\$ 2,779
			CLOSET										
134			1'-0" Deep x 7'-0" High Shelving @ Closet - Adjustable Shelving	LF	4	10%	4	0.75	\$ 65.00	\$ 48.75	\$ 155.00	\$ 203.75	\$ 897
			Note: All Cabinets & Millwork Items are provided by Owner & Install by GC.										
			Client Note - Cabinets & Casework Assumptions All cabinet/casework dimensions have been assumed based on the existing home virtual tour video. Additionally, Cabinets Locations/details at the laundry area are not clearly or adequately shown/dimensioned in the drawings; therefore, these items have been assumed in accordance with the Scope of Work file.										
												SUBTOTAL	\$ 79,364
THERMAL & MOISTURE PROTECTION													
			INSULATION										
135			R-19 Batt Insulation	SF	15	10%	17	0.02	\$ 65.00	\$ 1.30	\$ 1.35	\$ 2.65	\$ 45
			METAL ROOF										
136			Standing Seam Metal Roof	SF	28	10%	31	0.06	\$ 65.00	\$ 3.58	\$ 4.25	\$ 7.83	\$ 241
137			Roof Felt Paper	SF	28	10%	31	0.01	\$ 65.00	\$ 0.65	\$ 0.35	\$ 1.00	\$ 31
138			Ice & Weather Shield Barrier	SF	28	10%	31	0.02	\$ 65.00	\$ 1.17	\$ 1.10	\$ 2.27	\$ 70
			FASCIA										
139			6" High Fascia	LF	10	10%	11	0.03	\$ 65.00	\$ 1.85	\$ 2.55	\$ 4.40	\$ 50
			FLASHINGS										
140			Roof To Wall Metal Flashing	LF	10	10%	11	0.04	\$ 65.00	\$ 2.63	\$ 4.08	\$ 6.71	\$ 77
												SUBTOTAL	\$ 514
OPENINGS													
			DOORS W/ FRAME										
141			7'-8" W x 9'-0" H Double Leaf Wood Clad Aluminum Door W/ Frame	EA	1	0%	1	13.80	\$ 65.00	\$ 897.04	\$ 4,968.22	\$ 5,865.26	\$ 5,865
142			8'-0" W x 10'-6" H Double Leaf Wood Clad Aluminum Door W/ Frame - Solid Pivot Door	EA	1	0%	1	16.80	\$ 65.00	\$ 1,092.00	\$ 6,048.00	\$ 7,140.00	\$ 7,140
143			2'-7" W x 7'-0" H Single Leaf Wood Door W/ Frame	EA	1	0%	1	3.62	\$ 65.00	\$ 235.08	\$ 759.49	\$ 994.57	\$ 995
144			2'-6" W x 7'-2" H Single Leaf Wood Door W/ Frame	EA	1	0%	1	3.58	\$ 65.00	\$ 232.92	\$ 752.50	\$ 985.42	\$ 985
145			2'-7" W x 7'-0" H Single Leaf Wood Door W/ Frame	EA	1	0%	1	3.62	\$ 65.00	\$ 235.08	\$ 759.49	\$ 994.57	\$ 995
146			2'-8" W x 6'-7" H Single Leaf Wood Door W/ Frame	EA	2	0%	2	3.51	\$ 65.00	\$ 228.25	\$ 737.42	\$ 965.67	\$ 1,931
147			2'-10" W x 6'-8" H Single Leaf Wood Door W/ Frame	EA	2	0%	2	3.78	\$ 65.00	\$ 245.54	\$ 793.28	\$ 1,038.82	\$ 2,078
148			2'-6" W x 6'-8" H Single Leaf Wood Door W/ Frame	EA	2	0%	2	3.33	\$ 65.00	\$ 216.68	\$ 700.04	\$ 916.71	\$ 1,833
			DOORS HARDWARE										
149			Allowance of Doors Hardware	EA	11	0%	11	3.25	\$ 65.00	\$ 211.25	\$ 450.00	\$ 661.25	\$ 7,274
			STOREFRONT										
150			13'-6" W x 9'-0" H Aluminum Storefront	EA	1	0%	1	18.23	\$ 65.00	\$ 1,184.63	\$ 11,542.50	\$ 12,727.13	\$ 12,727
151			6'-0" W x 6'-8" H Aluminum Storefront	EA	1	0%	1	6.00	\$ 65.00	\$ 390.02	\$ 3,800.19	\$ 4,190.21	\$ 4,190
			WINDOWS W/ FRAME										
152			9'-2" W x 9'-0" H Wood Clad Aluminum Window W/ Frame	EA	1	0%	1	13.80	\$ 65.00	\$ 897.04	\$ 5,940.02	\$ 6,837.06	\$ 6,837
153			2'-3" W x 7'-5" H Wood Clad Aluminum Window W/ Frame	EA	1	0%	1	3.34	\$ 65.00	\$ 216.94	\$ 1,201.50	\$ 1,418.44	\$ 1,418
154			6'-0" W x 6'-8" H Wood Clad Aluminum Window W/ Frame	EA	1	0%	1	9.00	\$ 65.00	\$ 585.00	\$ 3,240.00	\$ 3,825.00	\$ 3,825
155			2'-0" W x 9'-0" H Wood Clad Aluminum Window W/ Frame	EA	2	0%	2	3.60	\$ 65.00	\$ 234.00	\$ 1,296.00	\$ 1,530.00	\$ 3,060
156			3'-0" W x 6'-7" H Wood Clad Aluminum Window W/ Frame	EA	1	0%	1	3.95	\$ 65.00	\$ 256.75	\$ 1,421.99	\$ 1,678.74	\$ 1,679
157			2'-0" W x 6'-0" H Wood Clad Aluminum Window W/ Frame	EA	1	0%	1	2.40	\$ 65.00	\$ 156.00	\$ 864.00	\$ 1,020.00	\$ 1,020
158			3'-5" W x 6'-1" H Wood Clad Aluminum Window W/ Frame	EA	1	0%	1	4.16	\$ 65.00	\$ 270.20	\$ 1,496.49	\$ 1,766.69	\$ 1,767
159			8'-0" W x 4'-0" H Wood Clad Aluminum Window W/ Frame	EA	1	0%	1	6.40	\$ 65.00	\$ 416.00	\$ 2,304.00	\$ 2,720.00	\$ 2,720
			WINDOW TRIM										
160			Window Trim	LF	410	10%	451	0.03	\$ 65.00	\$ 2.11	\$ 3.26	\$ 5.37	\$ 2,422
			DOOR TRIM										
161			Door Trim	LF	401	10%	441	0.03	\$ 65.00	\$ 2.11	\$ 3.26	\$ 5.37	\$ 2,368
												SUBTOTAL	\$ 73,128
FINISHES													
			DRY WALL ASSEMBLIES										
			LOWER LEVEL										
			INTERIOR WALLS										
162			2x4 Wood Studs Non-Rated Shaft Wall	LF	19	H	11						
163			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	201	10%	221						
164			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	7	0%	7	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 303
165			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	7	0%	7	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 237
166			Tapping	LF	112	10%	123						
167			Mudding	LBs	11	10%	12						
168			Screws	EA	336	0%	336						
169			2x4 Wood Stud @ 16" O.C.	LF	162	0%	162	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 317
170			2x4 Wood Plate @ Top	LF	38	10%	42	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 82
171			2x4 Pressure Treated Wood Plate @ Bottom	LF	19	10%	21	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 41
172			Sealant	LF	38	10%	42	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 46
173			(2) 16d Nails	EA	61	0%	61	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 9
174			2x6 Wood Studs Non-Rated Shaft Wall	LF	2	H	11						
175			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	26	10%	29						
176			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	1	0%	1	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 43
177			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	1	0%	1	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 34
178			Tapping	LF	16	10%	18						
179			Mudding	LBs	1	10%	2						
180			Screws	EA	48	0%	48						
181			2x6 Wood Stud @ 16" O.C.	LF	30	0%	30	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 68
182			2x6 Wood Plate @ Top	LF	5	10%	5	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 12
183			2x6 Pressure Treated Wood Plate @ Bottom	LF	2	10%	3	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 6
184			Sealant	LF	5	10%	5	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 6
185			(2) 16d Nails	EA	11	0%	11	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 2
186			2x6 Wood Studs Non-Rated Shaft Wall	LF	3	H	9						
187			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	29	10%	32						
188			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 87
189			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	2	0%	2	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 68
190			Tapping	LF	16	10%	18						
191			Mudding	LBs	2	10%	2						
192			Screws	EA	96	0%	96						
193			2x6 Wood Stud @ 16" O.C.	LF	31	0%	31	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 69
194			2x6 Wood Plate @ Top	LF	7	10%	7	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 16
195			2x6 Pressure Treated Wood Plate @ Bottom	LF	3	10%	4	0.02	\$ 65.00	\$ 1.04	\$ 1.32	\$ 2.36	\$ 9
196			Sealant	LF	7	10%	7	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 8
197			(2) 16d Nails	EA	14	0%	14	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 2
198			2x4 Wood Studs Non-Rated Wall	LF	6	H	11						
199			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	63	10%	70						
200			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	3	0%	3	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 130
201			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	3	0%	3	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 102
202			Tapping	LF	32	10%	35						
203			Mudding	LBs	3	10%	4						
204			Screws	EA	144	0%	144						
205			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	53	10%	58						
206			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 87
207			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	2	0%	2	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 68
208			Tapping	LF	32	10%	35						
209			Mudding	LBs	3	10%	3						
210			Screws	EA	96	0%	96						
211			2x4 Wood Stud @ 16" O.C.	LF	58	0%	58	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 114

DETAILED BREAKDOWN OF ITEMS

Prepared for: Residence 85 La Cuesta Rd, Orinda, CA94563
Project ID: 18082026
Scope: GC



Date: 18-Aug-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
212			2x4 Wood Plate @ Top	LF	12	10%	13	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 26
213			2x4 Pressure Treated Wood Plate @ Bottom	LF	6	10%	7	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 13
214			Sealant	LF	24	10%	26	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 29
215			(2) 16d Nails	EA	22	0%	22	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 3
216			2x4 Wood Studs Non-Rated Wall	LF	11	H	10						
217			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	107	10%	118						
218			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	4	0%	4	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 173
219			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	4	0%	4	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 136
220			Tapping	LF	64	10%	70						
221			Mudding	LBs	6	10%	6						
222			Screws	EA	192	0%	192						
223			1 Layer of 5/8" Moisture Resistant Gypsum Wall Board On One Side	SF	107	10%	118						
224			5/8" Moisture Resistant Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	4	0%	4	0.35	\$ 65.00	\$ 22.75	\$ 22.50	\$ 45.25	\$ 181
225			5/8" Moisture Resistant Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	4	0%	4	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 136
226			Tapping	LF	64	10%	70						
227			Mudding	LBs	6	10%	6						
228			Screws	EA	192	0%	192						
229			2x4 Wood Stud @ 16" O.C.	LF	90	0%	90	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 177
230			2x4 Wood Plate @ Top	LF	23	10%	25	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 49
231			2x4 Pressure Treated Wood Plate @ Bottom	LF	12	10%	13	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 24
232			Sealant	LF	45	10%	50	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 55
233			(2) 16d Nails	EA	38	0%	38	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 5
234			2x4 Wood Studs Non-Rated Wall	LF	1	H	7						
235			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	10	10%	11						
236			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	1	0%	1	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 43
237			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	1	0%	1	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 34
238			Tapping	LF	16	10%	18						
239			Mudding	LBs	1	10%	1						
240			Screws	EA	48	0%	48						
241			1 Layer of 5/8" Moisture Resistant Gypsum Wall Board On One Side	SF	10	10%	11						
242			5/8" Moisture Resistant Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	1	0%	1	0.35	\$ 65.00	\$ 22.75	\$ 22.50	\$ 45.25	\$ 45
243			5/8" Moisture Resistant Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	1	0%	1	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 34
244			Tapping	LF	16	10%	18						
245			Mudding	LBs	1	10%	1						
246			Screws	EA	48	0%	48						
247			2x4 Wood Stud @ 16" O.C.	LF	14	0%	14	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 28
248			2x4 Wood Plate @ Top	LF	3	10%	3	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 6
249			2x4 Pressure Treated Wood Plate @ Bottom	LF	1	10%	2	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 3
250			Sealant	LF	6	10%	6	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 7
251			(2) 16d Nails	EA	8	0%	8	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 1
252			2x4 Wood Studs Non-Rated Wall	LF	1	H	7						
253			1 Layer of 5/8" Gypsum Wall Board On Both Side	SF	14	10%	15						
254			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	1	0%	1	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 43
255			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	1	0%	1	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 34
256			Tapping	LF	16	10%	18						
257			Mudding	LBs	1	10%	1						
258			Screws	EA	48	0%	48						
259			2x4 Wood Stud @ 16" O.C.	LF	12	0%	12	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 24
260			2x4 Wood Plate @ Top	LF	2	10%	2	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 4
261			2x4 Pressure Treated Wood Plate @ Bottom	LF	1	10%	1	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 2
262			Sealant	LF	4	10%	4	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 5
263			(2) 16d Nails	EA	7	0%	7	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 1
264			2x4 Wood Studs Non-Rated Wall	LF	3	H	10						
265			1 Layer of 5/8" Gypsum Wall Board On Both Side	SF	48	10%	53						
266			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 87
267			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	2	0%	2	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 68
268			Tapping	LF	32	10%	35						
269			Mudding	LBs	3	10%	3						
270			Screws	EA	96	0%	96						
271			2x4 Wood Stud @ 16" O.C.	LF	28	0%	28	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 54
272			2x4 Wood Plate @ Top	LF	5	10%	6	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 11
273			2x4 Pressure Treated Wood Plate @ Bottom	LF	3	10%	3	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 5
274			Sealant	LF	10	10%	11	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 12
275			(2) 16d Nails	EA	12	0%	12	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 2
276			2x4 Wood Studs Non-Rated Wall	LF	4	H	11						
277			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	45	10%	49						
278			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 87
279			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	2	0%	2	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 68
280			Tapping	LF	32	10%	35						
281			Mudding	LBs	2	10%	3						
282			Screws	EA	96	0%	96						
283			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	40	10%	44						
284			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 87
285			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	2	0%	2	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 68
286			Tapping	LF	32	10%	35						
287			Mudding	LBs	2	10%	2						
288			Screws	EA	96	0%	96						
289			2x4 Wood Stud @ 16" O.C.	LF	44	0%	44	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 87
290			2x4 Wood Plate @ Top	LF	8	10%	9	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 18
291			2x4 Pressure Treated Wood Plate @ Bottom	LF	4	10%	5	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 9
292			Sealant	LF	17	10%	19	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 20
293			(2) 16d Nails	EA	17	0%	17	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 2
EXTERIOR WALLS													
294			2x6 Wood Studs Exterior Shaft Wall	LF	3	H	11						
295			1 Layer of 1/2" Structural Plywood Sheathing On One Side	SF	30	10%	33						
296			1/2" Structural Plywood Sheathing Plywood Hanging & Nails - Sheet Size: 4' x 8'	EA	2	0%	2	0.38	\$ 65.00	\$ 24.70	\$ 32.50	\$ 57.20	\$ 114
297			Nails	EA	150	0%	150						
298			2x6 Wood Stud @ 16" O.C.	LF	23	10%	25	0.02	\$ 65.00	\$ 1.64	\$ 1.21	\$ 2.25	\$ 56
299			2x6 Wood Plate @ Top	LF	6	10%	6	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 14
300			2x6 Pressure Treated Wood Plate @ Bottom	LF	3	10%	3	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 7
301			6" Thick R-19 Un-Faced Fiber Glass Insulation	SF	30	10%	33	0.01	\$ 65.00	\$ 0.78	\$ 0.95	\$ 1.73	\$ 57
302			Sealant	LF	6	10%	6	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 7
303			(2) 16d Nails	EA	13	0%	13	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 2
304			2x6 Wood Studs Exterior Wall	LF	20	H	11						
305			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	212	10%	233						
306			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	8	0%	8	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 346
307			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	8	0%	8	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 271
308			Tapping	LF	112	10%	123						
309			Mudding	LBs	11	10%	12						
310			Screws	EA	384	0%	384						
311			1 Layer of 1/2" Structural Plywood Sheathing On One Side	SF	212	10%	233						
312			1/2" Structural Plywood Sheathing Plywood Hanging & Nails - Sheet Size: 4' x 8'	EA	8	0%	8	0.38	\$ 65.00	\$ 24.70	\$ 32.50	\$ 57.20	\$ 458
313			Nails	EA	600	0%	600						
314			2x6 Wood Stud @ 16" O.C.	LF	139	10%	152	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 394
315			2x6 Wood Plate @ Top	LF	40	10%	44	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 99
316			2x6 Pressure Treated Wood Plate @ Bottom	LF	20	10%	22	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 52
317			6" Thick R-19 Un-Faced Fiber Glass Insulation	SF	212	10%	233	0.01	\$ 65.00	\$ 0.78	\$ 0.95	\$ 1.73	\$ 403

DETAILED BREAKDOWN OF ITEMS														
Prepared for: Residence 85 La Cuesta Rd, Orinda, CA94563														
Project ID: 18082026														
Scope: GC														
											Date: 18-Aug-26			
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
318	A2.2 A2.3		Sealant	LF	40	10%	44	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 48	
319			(2) 16d Nails	EA	64	0%	64	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 9	
			CORNER BEADS											
320			Corner Beads @ 10'-8" High	EA	6	0%	6	0.11	\$ 65.00	\$ 6.93	\$ 8.32	\$ 15.26	\$ 92	
			UPPER LEVEL											
			INTERIOR WALLS											
321			2x4 Wood Studs Non-Rated Shaft Wall	LF	3	H	8							
322			1 Layer of 5/8" Moisture Resistant Gypsum Wall Board On One Side	SF	28	10%	31							
323			5/8" Moisture Resistant Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	1	0%	1	0.35	\$ 65.00	\$ 22.75	\$ 22.50	\$ 45.25	\$ 45	
324			5/8" Moisture Resistant Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	1	0%	1	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 34	
325				Tapping	LF	16	10%	18						
326				Mudding	Lbs	1	10%	2						
327				Screws	EA	48	0%	48						
328			2x4 Wood Stud @ 16" O.C.	LF	30	0%	30	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 58	
329			2x4 Wood Plate @ Top	LF	7	10%	7	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 15	
330			2x4 Wood Plate @ Bottom	LF	3	10%	4	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 7	
331			Sealant	LF	7	10%	7	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 8	
332			(2) 16d Nails	EA	14	0%	14	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 2	
			2x4 Wood Studs Non-Rated Wall	LF	28	H	8							
333			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	230	10%	253							
334			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	8	0%	8	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 346	
335			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	8	0%	8	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 271	
336				Tapping	LF	128	10%	141						
337				Mudding	Lbs	12	10%	13						
338				Screws	EA	384	0%	384						
339			1 Layer of 5/8" Moisture Resistant Gypsum Wall Board On One Side	SF	230	10%	253							
340			5/8" Moisture Resistant Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	8	0%	8	0.35	\$ 65.00	\$ 22.75	\$ 22.50	\$ 45.25	\$ 362	
341			5/8" Moisture Resistant Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	8	0%	8	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 271	
342				Tapping	LF	128	10%	141						
343				Mudding	Lbs	12	10%	13						
344				Screws	EA	384	0%	384						
345			2x4 Wood Stud @ 16" O.C.	LF	181	0%	181	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 355	
346			2x4 Wood Plate @ Top	LF	55	10%	61	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 119	
347			2x4 Wood Plate @ Bottom	LF	28	10%	30	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 59	
348			Sealant	LF	110	10%	121	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 134	
349			(2) 16d Nails	EA	87	0%	87	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 13	
350			2x4 Wood Studs Non-Rated Wall	LF	6	H	10							
351			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	54	10%	60							
352			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 87	
353			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	2	0%	2	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 68	
354				Tapping	LF	32	10%	35						
355				Mudding	Lbs	3	10%	3						
356				Screws	EA	96	0%	96						
357			1 Layer of 5/8" Moisture Resistant Gypsum Wall Board On One Side	SF	54	10%	60							
358			5/8" Moisture Resistant Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 22.50	\$ 45.25	\$ 91	
359			5/8" Moisture Resistant Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	2	0%	2	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 68	
360				Tapping	LF	32	10%	35						
361				Mudding	Lbs	3	10%	3						
362				Screws	EA	96	0%	96						
363			2x4 Wood Stud @ 16" O.C.	LF	50	0%	50	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 99	
364			2x4 Wood Plate @ Top	LF	11	10%	12	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 24	
365			2x4 Wood Plate @ Bottom	LF	6	10%	6	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 12	
366			Sealant	LF	22	10%	24	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 27	
367			(2) 16d Nails	EA	21	0%	21	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 3	
368			2x4 Wood Studs Non-Rated Wall	LF	10	H	14							
369			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	143	10%	157							
370			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	5	0%	5	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 216	
371			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	5	0%	5	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 170	
372				Tapping	LF	80	10%	88						
373				Mudding	Lbs	8	10%	8						
374				Screws	EA	240	0%	240						
375			1 Layer of 5/8" Moisture Resistant Gypsum Wall Board On One Side	SF	143	10%	157							
376			5/8" Moisture Resistant Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	5	0%	5	0.35	\$ 65.00	\$ 22.75	\$ 22.50	\$ 45.25	\$ 226	
377			5/8" Moisture Resistant Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	5	0%	5	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 170	
378				Tapping	LF	80	10%	88						
379				Mudding	Lbs	8	10%	8						
380				Screws	EA	240	0%	240						
381			2x4 Wood Stud @ 16" O.C.	LF	121	0%	121	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 238	
382			2x4 Wood Plate @ Top	LF	20	10%	22	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 44	
383			2x4 Wood Plate @ Bottom	LF	10	10%	11	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 22	
384			Sealant	LF	41	10%	45	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 49	
385			(2) 16d Nails	EA	35	0%	35	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 5	
386			2x6 Wood Studs Non-Rated Wall	LF	5	H	8							
387			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	38	10%	42							
388			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 87	
389			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	2	0%	2	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 68	
390				Tapping	LF	32	10%	35						
391				Mudding	Lbs	2	10%	2						
392				Screws	EA	96	0%	96						
393			1 Layer of 5/8" Moisture Resistant Gypsum Wall Board On One Side	SF	38	10%	42							
394			5/8" Moisture Resistant Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 22.50	\$ 45.25	\$ 91	
395			5/8" Moisture Resistant Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	2	0%	2	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 68	
396				Tapping	LF	32	10%	35						
397				Mudding	Lbs	2	10%	2						
398				Screws	EA	96	0%	96						
399			2x6 Wood Stud @ 16" O.C.	LF	37	0%	37	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 84	
400			2x6 Wood Plate @ Top	LF	9	10%	10	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 23	
401			2x6 Wood Plate @ Bottom	LF	5	10%	5	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.26	\$ 12	
402			Sealant	LF	18	10%	20	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 23	
403			(2) 16d Nails	EA	18	0%	18	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 3	
404			2x4 Wood Studs Non-Rated Wall	LF	11	H	8							
405			1 Layer of 5/8" Gypsum Wall Board On Both Side	SF	183	10%	202							
406			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	7	0%	7	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 303	
407			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	7	0%	7	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 237	
408				Tapping	LF	96	10%	106						
409				Mudding	Lbs	10	10%	11						
410				Screws	EA	336	0%	336						
411			2x4 Wood Stud @ 16" O.C.	LF	77	0%	77	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 151	
412			2x4 Wood Plate @ Top	LF	22	10%	24	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 47	
413			2x4 Wood Plate @ Bottom	LF	11	10%	12	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 24	
414			Sealant	LF	44	10%	48	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 53	
415			(2) 16d Nails	EA	37	0%	37	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 5	
416			2x4 Wood Studs Non-Rated Wall	LF	16	H	11							
417			1 Layer of 5/8" Gypsum Wall Board On Both Side	SF	357	10%	393							
418														

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Residence 85 La Cuesta Rd, Orinda, CA94563													
Project ID: 18082026													
Scope: GC													
											 +1 (214) 956-2605		
											Date: 18-Aug-26		
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/HR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
419			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	13	0%	13	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 562
420			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	13	0%	13	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 441
421				Tapping	LF	192	10%	211					
422				Mudding	Lbs	19	10%	21					
423				Screws	EA	624	0%	624					
424			2x4 Wood Stud @ 16" O.C.	LF	145	0%	145	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 285
425			2x4 Wood Plate @ Top	LF	32	10%	35	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 60
426			2x4 Wood Plate @ Bottom	LF	16	10%	18	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 34
427			Sealant	LF	64	10%	70	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 77
428			(2) 16d Nails	EA	52	0%	52	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 8
429			2x4 Wood Studs Non-Rated Wall	LF	19	H	10						
430			1 Layer of 5/8" Moisture Resistant Gypsum Wall Board On Both Side	SF	380	10%	418						
431			5/8" Moisture Resistant Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	14	0%	14	0.35	\$ 65.00	\$ 22.75	\$ 22.50	\$ 45.25	\$ 634
432			5/8" Moisture Resistant Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	14	0%	14	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 475
433				Tapping	LF	192	10%	211					
434				Mudding	Lbs	20	10%	22					
435				Screws	EA	672	0%	672					
436			2x4 Wood Stud @ 16" O.C.	LF	153	0%	153	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 300
437			2x4 Wood Plate @ Top	LF	38	10%	42	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 82
438			2x4 Wood Plate @ Bottom	LF	19	10%	21	0.01	\$ 65.00	\$ 0.91	\$ 1.05	\$ 1.96	\$ 41
439			Sealant	LF	76	10%	84	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 92
440			(2) 16d Nails	EA	61	0%	61	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 9
EXTERIOR WALLS													
441			2x6 Wood Studs Exterior Shaft Wall	LF	3	H	8						
442			1 Layer of 1/2" Structural Plywood Sheathing On One Side	SF	27	10%	30						
443			1/2" Structural Plywood Sheathing Plywood Hanging & Nails - Sheet Size: 4' x 8'	EA	1	0%	1	0.38	\$ 65.00	\$ 24.70	\$ 32.50	\$ 57.20	\$ 57
444				Nails	EA	75	0%	75					
445			2x6 Wood Stud @ 16" O.C.	LF	21	10%	23	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 51
446			2x6 Wood Plate @ Top	LF	7	10%	7	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 16
447			2x6 Pressure Treated Wood Plate @ Bottom	LF	3	10%	4	0.02	\$ 65.00	\$ 1.04	\$ 1.32	\$ 2.36	\$ 9
448			6" Thick R-19 Un-Faced Fiber Glass Insulation	SF	27	10%	30	0.01	\$ 65.00	\$ 0.78	\$ 0.95	\$ 1.73	\$ 52
449			Sealant	LF	7	10%	7	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 8
450			(2) 16d Nails	EA	14	0%	14	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 2
451			2x6 Wood Studs Exterior Wall	LF	16	H	8						
452			1 Layer of 5/8" Gypsum Wall Board On One Side	SF	133	10%	147						
453			5/8" Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	5	0%	5	0.35	\$ 65.00	\$ 22.75	\$ 20.50	\$ 43.25	\$ 216
454			5/8" Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	5	0%	5	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 170
455				Tapping	LF	80	10%	88					
456				Mudding	Lbs	7	10%	8					
457				Screws	EA	240	0%	240					
458			1 Layer of 1/2" Structural Plywood Sheathing On One Side	SF	133	10%	147						
459			1/2" Structural Plywood Sheathing Plywood Hanging & Nails - Sheet Size: 4' x 8'	EA	5	0%	5	0.38	\$ 65.00	\$ 24.70	\$ 32.50	\$ 57.20	\$ 286
460				Nails	EA	375	0%	375					
461			2x6 Wood Stud @ 16" O.C.	LF	100	10%	110	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 248
462			2x6 Wood Plate @ Top	LF	32	10%	35	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 79
463			2x6 Pressure Treated Wood Plate @ Bottom	LF	16	10%	18	0.02	\$ 65.00	\$ 1.04	\$ 1.32	\$ 2.36	\$ 42
464			6" Thick R-19 Un-Faced Fiber Glass Insulation	SF	133	10%	147	0.01	\$ 65.00	\$ 0.78	\$ 0.95	\$ 1.73	\$ 254
465			Sealant	LF	32	10%	35	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 39
466			(2) 16d Nails	EA	52	0%	52	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 8
467			2x6 Wood Studs Exterior Wall	LF	7	H	8						
468			1 Layer of 5/8" Moisture Resistant Gypsum Wall Board On One Side	SF	58	10%	64						
469			5/8" Moisture Resistant Gypsum Wall Board Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	3	0%	3	0.35	\$ 65.00	\$ 22.75	\$ 22.50	\$ 45.25	\$ 136
470			5/8" Moisture Resistant Gypsum Wall Board Drywall Finishes - Tapping, Mudding - Level 4 Finish	EA	3	0%	3	0.36	\$ 65.00	\$ 23.40	\$ 10.50	\$ 33.90	\$ 102
471				Tapping	LF	32	10%	35					
472				Mudding	Lbs	3	10%	3					
473				Screws	EA	144	0%	144					
474			1 Layer of 1/2" Structural Plywood Sheathing On One Side	SF	58	10%	64						
475			1/2" Structural Plywood Sheathing Plywood Hanging & Nails - Sheet Size: 4' x 8'	EA	3	0%	3	0.38	\$ 65.00	\$ 24.70	\$ 32.50	\$ 57.20	\$ 172
476				Nails	EA	225	0%	225					
477			2x6 Wood Stud @ 16" O.C.	LF	44	10%	48	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 109
478			2x6 Wood Plate @ Top	LF	14	10%	15	0.02	\$ 65.00	\$ 1.04	\$ 1.21	\$ 2.25	\$ 35
479			2x6 Pressure Treated Wood Plate @ Bottom	LF	7	10%	8	0.02	\$ 65.00	\$ 1.04	\$ 1.32	\$ 2.36	\$ 18
480			6" Thick R-19 Un-Faced Fiber Glass Insulation	SF	58	10%	64	0.01	\$ 65.00	\$ 0.78	\$ 0.95	\$ 1.73	\$ 111
481			Sealant	LF	14	10%	15	0.01	\$ 65.00	\$ 0.65	\$ 0.45	\$ 1.10	\$ 17
482			(2) 16d Nails	EA	25	0%	25	0.00	\$ 65.00	\$ 0.07	\$ 0.08	\$ 0.15	\$ 4
CORNER BEADS													
483			Corner Beads @ 8'-4" High	EA	5	0%	5	0.08	\$ 65.00	\$ 5.41	\$ 6.50	\$ 11.91	\$ 60
484			Corner Beads @ 10'-0" High	EA	6	0%	6	0.10	\$ 65.00	\$ 6.50	\$ 7.80	\$ 14.30	\$ 86
L BEADS													
485			L Beads @ 10'-0" High	EA	81	0%	81	0.12	\$ 65.00	\$ 7.80	\$ 8.50	\$ 16.30	\$ 1,322
FLOORING & WALL BASE													
LOWER LEVEL													
FLOORING													
486			New Porcelain Floor Tile Size: TBD Manufacturer: TBD	SF	108	10%	119	0.08	\$ 68.00	\$ 5.34	\$ 6.99	\$ 12.33	\$ 1,461
487	A2.2	Assumed	Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	108	10%	119	0.01	\$ 68.00	\$ 0.82	\$ 0.55	\$ 1.37	\$ 162
488			Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	108	10%	119	0.03	\$ 68.00	\$ 1.70	\$ 1.10	\$ 2.80	\$ 332
489			Water Proofing	SF	108	10%	119	0.03	\$ 68.00	\$ 1.90	\$ 3.25	\$ 5.15	\$ 611
WALL BASE													
490			New Porcelain Wall Tile Base Size: 4" H Manufacturer: TBD	LF	36	10%	40	0.05	\$ 68.00	\$ 3.14	\$ 3.92	\$ 7.07	\$ 283
FLOORING													
491			Porcelain Floor Tile @ Renovated Area Size: TBD Manufacturer: TBD	SF	37	10%	41	0.08	\$ 68.00	\$ 5.34	\$ 6.99	\$ 12.33	\$ 508
492			Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	37	10%	41	0.01	\$ 68.00	\$ 0.82	\$ 0.55	\$ 1.37	\$ 56
493			Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	37	10%	41	0.03	\$ 68.00	\$ 1.70	\$ 1.10	\$ 2.80	\$ 115
494			Water Proofing	SF	37	10%	41	0.03	\$ 68.00	\$ 1.90	\$ 3.25	\$ 5.15	\$ 212
495			Carpet Flooring @ Renovated Area Size: TBD Manufacturer: TBD	SF	192	10%	211	0.04	\$ 68.00	\$ 2.58	\$ 3.85	\$ 6.43	\$ 1,357
496			Pressure-Sensitive Adhesive Interface Wet-Set Adhesive	SF	192	10%	211	0.01	\$ 68.00	\$ 0.82	\$ 0.75	\$ 1.57	\$ 330
497			Engineered Hard Wood Flooring @ Renovated Area Size: TBD Manufacturer: TBD	SF	1679	10%	1846	0.05	\$ 68.00	\$ 3.54	\$ 5.99	\$ 9.53	\$ 17,589
498	A2.2	Assumed	Underlayment Cork Underlayment	SF	1679	10%	1846	0.01	\$ 68.00	\$ 0.92	\$ 0.55	\$ 1.47	\$ 2,711
WALL BASE													
499			Rubber Wall Base @ Renovated Area Size: 4" H Manufacturer: TBD	LF	42	10%	46	0.02	\$ 68.00	\$ 1.50	\$ 1.25	\$ 2.75	\$ 127
500			Porcelain Tile Wall Base @ Renovated Area Size: 4" H Manufacturer: TBD	LF	12	10%	13	0.05	\$ 68.00	\$ 3.14	\$ 3.92	\$ 7.07	\$ 94
501			Wood Wall Base @ Renovated Area Size: 4" H Manufacturer: TBD	LF	259	10%	285	0.02	\$ 68.00	\$ 1.50	\$ 1.85	\$ 3.35	\$ 954
WALL TILE													
502			Ceramic Wall Tile @ Renovated Area Manufacturer: TBD	SF	65	10%	72	0.08	\$ 68.00	\$ 5.61	\$ 6.99	\$ 12.60	\$ 904

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Residence 85 La Cuesta Rd, Orinda, CA94563													
Project ID: 18082026													
Scope: GC													
												Date: 18-Aug-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/HR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
503			Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	65	10%	72	0.01	\$ 68.00	\$ 0.82	\$ 0.55	\$ 1.37	\$ 98
504			Grout Latitecrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	65	10%	72	0.03	\$ 68.00	\$ 1.70	\$ 1.10	\$ 2.80	\$ 201
FLOORING & WALL BASE													
UPPER LEVEL													
505			FLOORING New Porcelain Floor Tile Size: TBD Manufacturer: TBD	SF	69	10%	76	0.08	\$ 68.00	\$ 5.34	\$ 6.99	\$ 12.33	\$ 940
506			Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	69	10%	76	0.01	\$ 68.00	\$ 0.82	\$ 0.55	\$ 1.37	\$ 104
507			Grout Latitecrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	69	10%	76	0.03	\$ 68.00	\$ 1.70	\$ 1.10	\$ 2.80	\$ 213
508			Water Proofing	SF	69	10%	76	0.03	\$ 68.00	\$ 1.90	\$ 3.25	\$ 5.15	\$ 393
509			New Carpet Flooring Size: TBD Manufacturer: TBD	SF	306	10%	336	0.04	\$ 68.00	\$ 2.58	\$ 3.85	\$ 6.43	\$ 2,165
510			Pressure-Sensitive Adhesive Interface Wet-Set Adhesive	SF	306	10%	336	0.01	\$ 68.00	\$ 0.82	\$ 0.75	\$ 1.57	\$ 527
WALL BASE													
511			New Rubber Wall Base Size: 4" H Manufacturer: TBD	LF	74	10%	82	0.02	\$ 68.00	\$ 1.50	\$ 1.25	\$ 2.75	\$ 225
512			New Porcelain Wall Tile Base Size: 4" H Manufacturer: TBD	LF	34	10%	37	0.05	\$ 68.00	\$ 3.14	\$ 3.92	\$ 7.07	\$ 264
TRANSITION STRIP													
513			New Transition Strip (Porcelain Floor Tile/Carpet Flooring)	LF	3	10%	3	0.04	\$ 68.00	\$ 2.62	\$ 3.85	\$ 6.47	\$ 18
FLOORING													
514			Porcelain Floor Tile @ Renovated Area Size: TBD Manufacturer: TBD	SF	56	10%	61	0.08	\$ 68.00	\$ 5.34	\$ 6.99	\$ 12.33	\$ 754
515			Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	56	10%	61	0.01	\$ 68.00	\$ 0.82	\$ 0.55	\$ 1.37	\$ 84
516			Grout Latitecrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	56	10%	61	0.03	\$ 68.00	\$ 1.70	\$ 1.10	\$ 2.80	\$ 171
517			Water Proofing	SF	56	10%	61	0.03	\$ 68.00	\$ 1.90	\$ 3.25	\$ 5.15	\$ 315
518			Carpet Flooring @ Renovated Area Size: TBD Manufacturer: TBD	SF	80	10%	88	0.04	\$ 68.00	\$ 2.58	\$ 3.85	\$ 6.43	\$ 564
519			Pressure-Sensitive Adhesive Interface Wet-Set Adhesive	SF	80	10%	88	0.01	\$ 68.00	\$ 0.82	\$ 0.75	\$ 1.57	\$ 137
WALL BASE													
520			Rubber Wall Base @ Renovated Area Size: 4" H Manufacturer: TBD	LF	34	10%	38	0.02	\$ 68.00	\$ 1.50	\$ 1.25	\$ 2.75	\$ 104
521			Porcelain Wall Tile Base @ Renovated Area Size: 4" H Manufacturer: TBD	LF	20	10%	21	0.05	\$ 68.00	\$ 3.14	\$ 3.92	\$ 7.07	\$ 152
WALL TILE													
522			Ceramic Wall Tile @ Renovated Area Manufacturer: TBD	SF	228	10%	250	0.08	\$ 68.00	\$ 5.61	\$ 6.99	\$ 12.60	\$ 3,156
523			Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	228	10%	250	0.01	\$ 68.00	\$ 0.82	\$ 0.55	\$ 1.37	\$ 342
524			Grout Latitecrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	228	10%	250	0.03	\$ 68.00	\$ 1.70	\$ 1.10	\$ 2.80	\$ 701
PAINTING													
LOWER LEVEL													
WALLS PAINT													
525			Paint @ Gypsum Wall Board Primer: 1 Coat of Primers Paint: 2 Coat of Paints Manufacturer: TBD Color: TBD	SF	946	10%	1040	0.022	\$ 62.00	\$ 1.36	\$ -	\$ 1.36	\$ 1,418.81
526			Paint @ Existing Gypsum Wall Board Paint: 2 Coat of Paints Manufacturer: TBD Color: TBD	SF	4330	10%	4763	0.022	\$ 62.00	\$ 1.36	\$ -	\$ 1.36	\$ 6,496.34
CEILING PAINT													
527			Paint @ Existing Gypsum Board Ceiling Paint: 2 Coat of Paints Manufacturer: TBD Color: TBD	SF	2015	10%	2217	0.024	\$ 62.00	\$ 1.49	\$ -	\$ 1.49	\$ 3,298.15
UPPER LEVEL													
WALLS PAINT													
528			Paint @ Gypsum Wall Board Primer: 1 Coat of Primers Paint: 2 Coat of Paints Manufacturer: TBD Color: TBD	SF	1501	10%	1651	0.022	\$ 62.00	\$ 1.36	\$ -	\$ 1.36	\$ 2,251.61
529			Paint @ Existing Gypsum Wall Board Paint: 2 Coat of Paints Manufacturer: TBD Color: TBD	SF	4156	10%	4572	0.022	\$ 62.00	\$ 1.36	\$ -	\$ 1.36	\$ 6,236.16
CEILING PAINT													
530			Paint @ Existing Gypsum Board Ceiling Paint: 2 Coat of Paints Manufacturer: TBD Color: TBD	SF	511	10%	562	0.024	\$ 62.00	\$ 1.49	\$ -	\$ 1.49	\$ 836.40
PAINT @ DOOR													
531			Paint @ 2'-7" W x 7'-0" H Single Leaf Wood Door W/ Frame Paint: 2 Coat Of Paint Manufacturer: TBD Color: TBD Finish: TBD	EA	1	0%	1	0.75	\$ 62.00	\$ 46.50	\$ -	\$ 46.50	\$ 47
532			7'-8" W x 9'-0" H Double Leaf Wood Clad Aluminum Door W/ Frame Manufacturer: TBD Color: TBD Finish: TBD	EA	1	0%	1	3.31	\$ 62.00	\$ 205.22	\$ -	\$ 205.22	\$ 205
533			8'-0" W x 10'-6" H Double Leaf Wood Clad Aluminum Door W/ Frame Manufacturer: TBD Color: TBD Finish: TBD	EA	1	0%	1	4.76	\$ 62.00	\$ 295.12	\$ -	\$ 295.12	\$ 295
534			2'-6" W x 7'-2" H Single Leaf Wood Door W/ Frame Paint: 2 Coat Of Paint Manufacturer: TBD Color: TBD Finish: TBD	EA	1	0%	1	1.19	\$ 62.00	\$ 73.78	\$ -	\$ 73.78	\$ 74
535			2'-7" W x 7'-0" H Single Leaf Wood Door W/ Frame Paint: 2 Coat Of Paint Manufacturer: TBD Color: TBD Finish: TBD	EA	1	0%	1	0.75	\$ 62.00	\$ 46.50	\$ -	\$ 46.50	\$ 47
536			2'-6" W x 6'-7" H Single Leaf Wood Door W/ Frame Paint: 2 Coat Of Paint Manufacturer: TBD Color: TBD Finish: TBD	EA	2	0%	2	1.16	\$ 62.00	\$ 71.92	\$ -	\$ 71.92	\$ 144
537			2'-10" W x 6'-8" H Single Leaf Wood Door W/ Frame Paint: 2 Coat Of Paint Manufacturer: TBD Color: TBD Finish: TBD	EA	2	0%	2	1.26	\$ 62.00	\$ 78.12	\$ -	\$ 78.12	\$ 156
538			2'-6" W x 6'-8" H Single Leaf Wood Door W/ Frame Paint: 2 Coat Of Paint Manufacturer: TBD Color: TBD Finish: TBD	EA	2	0%	2	1.11	\$ 62.00	\$ 68.82	\$ -	\$ 68.82	\$ 138
PAINT @ DOOR TRIM													
539			Paint : Paint @ Door Trim Primer: 1 Coat Of Primer Paint: 2 Coat Of Paint Manufacturer: TBD Color: TBD Finish: TBD	LF	212	10%	233	0.02	\$ 62.00	\$ 0.93	\$ -	\$ 0.93	\$ 217
PAINT @ WINDOW TRIM													

DETAILED BREAKDOWN OF ITEMS														
Prepared for: Residence 85 La Cuesta Rd, Orinda, CA94563														
Project ID: 18082026														
Scope: GC														
										Date: 18-Aug-26				
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
540			Paint : Paint @ Window Trim Primer: 1 Coat Of Primer Paint: 2 Coat Of Paint Manufacturer: TBD Color: TBD Finish: TBD	LF	410	10%	451	0.02	\$ 62.00	\$ 0.93	\$ -	\$ 0.93	\$ 419	
			EXTERIOR FINISHES											
541	A-3.0, A3.1, A3.2 & A3.3	Notes	SIDING Cedar Shingle Siding Manufacturer: TBD	SF	781	10%	859	0.05	\$ 65.00	\$ 2.93	\$ -	\$ 2.93	\$ 2,513	
542			Weather-Resistive Barrier (Breathable Moisture Barrier or Rainscreen) Note: All Finish Trades (Painting & Siding) are to be selected/supplied by Owner; GC is responsible for Installation labor only.	SF	781	10%	859	0.01	\$ 65.00	\$ 0.65	\$ -	\$ 0.65	\$ 558	
SUBTOTAL												\$ 82,986		
SPECIALTIES														
BATH ACCESSORIES														
LOWER LEVEL														
543	Assumed	A-2.2 & A2.3	18" Long Grab Bar	EA	1	0%	1	0.25	\$ 65.00	\$ 16.25	\$ 41.06	\$ 57.31	\$ 57	
544			36" Long Grab Bar	EA	1	0%	1	0.35	\$ 65.00	\$ 22.75	\$ 52.65	\$ 75.40	\$ 75	
545			42" Long Grab Bar	EA	1	0%	1	0.45	\$ 65.00	\$ 29.25	\$ 62.10	\$ 91.35	\$ 91	
546			Tissue Paper Dispenser	EA	1	0%	1	0.65	\$ 65.00	\$ 42.25	\$ 97.62	\$ 139.87	\$ 140	
547			Soap Dispenser	EA	1	0%	1	0.55	\$ 65.00	\$ 35.75	\$ 85.60	\$ 121.35	\$ 121	
548			2'-6" x 3'-6" Mirror	EA	1	0%	1	1.65	\$ 65.00	\$ 107.25	\$ 185.25	\$ 292.50	\$ 293	
549			Towel Bar	EA	1	0%	1	0.35	\$ 65.00	\$ 22.75	\$ 47.93	\$ 70.68	\$ 71	
550			Coat Hook	EA	1	0%	1	0.20	\$ 65.00	\$ 13.00	\$ 27.95	\$ 40.95	\$ 41	
551			Trash Receptacle	EA	1	0%	1	0.65	\$ 65.00	\$ 42.25	\$ 482.14	\$ 524.39	\$ 524	
UPPER LEVEL														
552			18" Long Grab Bar	EA	2	0%	2	0.25	\$ 65.00	\$ 16.25	\$ 41.06	\$ 57.31	\$ 115	
553			36" Long Grab Bar	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 52.65	\$ 75.40	\$ 151	
554			42" Long Grab Bar	EA	2	0%	2	0.45	\$ 65.00	\$ 29.25	\$ 62.10	\$ 91.35	\$ 183	
555			Tissue Paper Dispenser	EA	2	0%	2	0.65	\$ 65.00	\$ 42.25	\$ 97.62	\$ 139.87	\$ 280	
556			Soap Dispenser	EA	2	0%	2	0.55	\$ 65.00	\$ 35.75	\$ 85.60	\$ 121.35	\$ 243	
557			5'-6" x 3'-6" Mirror	EA	1	0%	1	2.05	\$ 65.00	\$ 133.25	\$ 407.55	\$ 540.80	\$ 541	
558			7'-6" x 6'-0" Mirror	EA	1	0%	1	3.25	\$ 65.00	\$ 211.25	\$ 796.00	\$ 1,007.25	\$ 1,007	
559			Towel Bar	EA	2	0%	2	0.35	\$ 65.00	\$ 22.75	\$ 47.93	\$ 70.68	\$ 141	
560			Coat Hook	EA	2	0%	2	0.20	\$ 65.00	\$ 13.00	\$ 27.95	\$ 40.95	\$ 82	
561			Trash Receptacle	EA	2	0%	2	0.65	\$ 65.00	\$ 42.25	\$ 482.14	\$ 524.39	\$ 1,049	
Client Note - Assumptions All Bath Accessories are provided by Owner & Install by GC. All Bath Accessories area are not clearly or adequately shown in the drawings; therefore, these items are assumed according to common practice.														
BUILDING ACCESSORIES														
LOWER LEVEL														
562	Plan Notes & Virtual Tour Video		42" High Metal Railings	LF	114	10%	125	0.75	\$ 65.00	\$ 48.75	\$ 92.50	\$ 141.25	\$ 17,713	
563			Metal Handrail	LF	11	10%	12	0.55	\$ 65.00	\$ 35.75	\$ 62.50	\$ 98.25	\$ 1,189	
564			Glass Partitions @ Shower Area (Assumed) Size: 7'-0" High	LF	5	10%	6	1.75	\$ 65.00	\$ 113.75	\$ 525.00	\$ 638.75	\$ 3,513	
565			Kitchen Island Grab Bars	EA	2	0%	2	0.55	\$ 65.00	\$ 35.75	\$ 42.65	\$ 78.40	\$ 157	
UPPER LEVEL														
566			Metal Handrail	LF	7	10%	8	0.55	\$ 65.00	\$ 35.75	\$ 62.50	\$ 98.25	\$ 757	
567			Glass Partitions @ Shower Area (Assumed) Size: 7'-0" High	LF	4	10%	4	1.75	\$ 65.00	\$ 113.75	\$ 525.00	\$ 638.75	\$ 2,811	
SUBTOTAL												\$ 31,343		
EQUIPMENTS														
LOWER LEVEL														
568	A-2.2 & A2.3	Plan Layout & Virtual Tour Video	Under-Counter Refrigerator	EA	1	0%	1	2.25	\$ 65.00	\$ 146.25	\$ -	\$ 146.25	\$ 146	
569			2'-4" W x 4'-0" L Freestanding/Pro-Style Cooking Range - Stainless Steel	EA	1	0%	1	3.89	\$ 65.00	\$ 252.85	\$ -	\$ 252.85	\$ 253	
570			Stainless Steel Kitchen Hood	EA	1	0%	1	3.10	\$ 65.00	\$ 201.50	\$ -	\$ 201.50	\$ 202	
571			Stainless Steel Oven	EA	1	0%	1	1.20	\$ 65.00	\$ 78.00	\$ -	\$ 78.00	\$ 78	
572			Dish Washer	EA	1	0%	1	1.85	\$ 65.00	\$ 120.25	\$ -	\$ 120.25	\$ 120	
UPPER LEVEL														
573			Washer/Dryer	EA	1	0%	1	1.85	\$ 65.00	\$ 120.25	\$ -	\$ 120.25	\$ 120	
Client Note - Assumptions All Equipment's are provided by Owner & Install by GC.														
SUBTOTAL												\$ 919		
FURNISHING														
COUNTERTOP														
LOWER LEVEL														
574	A-2.2 & A2.3	Plan Layout & Virtual Tour Video	White Tile Countertop	SF	57	10%	62	0.30	\$ 65.00	\$ 19.50	\$ 68.50	\$ 88.00	\$ 5,493	
575			Island Countertop - Wood / Butcher Block	SF	81	10%	90	0.25	\$ 65.00	\$ 16.25	\$ 42.50	\$ 58.75	\$ 5,262	
UPPER LEVEL														
576			White Tile Countertop	SF	44	10%	48	0.30	\$ 65.00	\$ 19.50	\$ 68.50	\$ 88.00	\$ 4,259	
577			White Tile Countertop @ Laundry	SF	18	10%	20	0.30	\$ 65.00	\$ 19.50	\$ 68.50	\$ 88.00	\$ 1,742	
BACKSPASH														
LOWER LEVEL														
578			White Tile Backsplash - 6" High	LF	12	10%	13	0.15	\$ 65.00	\$ 9.75	\$ 34.25	\$ 44.00	\$ 583	
579			White Tile Backsplash - 4" High	LF	15	10%	16	0.10	\$ 65.00	\$ 6.44	\$ 22.61	\$ 29.04	\$ 472	
UPPER LEVEL														
580			White Tile Backsplash - 6" High	LF	31	10%	34	0.15	\$ 65.00	\$ 9.75	\$ 34.25	\$ 44.00	\$ 1,500	
581			White Tile Backsplash @ Laundry - 6" High	LF	11	10%	12	0.15	\$ 65.00	\$ 9.75	\$ 34.25	\$ 44.00	\$ 532	
Client Note - Assumptions All Countertops & Backsplash Materials have been assumed based on the existing home virtual tour video. Additionally, Countertop locations/details at the laundry area are not clearly or adequately shown/dimensioned in the drawings; therefore, these items have been assumed in accordance with the Scope of Work file.														
SUBTOTAL												\$ 19,844		
PLUMBING														
COLD WATER PIPE (ABOVE GRADE)														
Type "L" Copper Tubing With Fittings (Assumed)														
582	A2.2 & A2.3	From Architectural Plans	1/2" Dia Cold Water Pipe	LF	87	10%	96	0.099	\$ 75.00	\$ 7.43	\$ 4.59	\$ 12.02	\$ 1,149.57	
583			3/4" Dia Cold Water Pipe	LF	8	10%	9	0.105	\$ 75.00	\$ 7.88	\$ 6.60	\$ 14.48	\$ 134.23	
1/2" Thick, Fiberglass Pipe Insulation (Assumed)														
584			1/2" Dia Cold Water Pipe	LF	87	10%	96	0.034	\$ 75.00	\$ 2.55	\$ 2.29	\$ 4.84	\$ 463.08	
585			3/4" Dia Cold Water Pipe	LF	8	10%	9	0.038	\$ 75.00	\$ 2.85	\$ 2.58	\$ 5.43	\$ 50.35	
COLD WATER PIPE FITTINGS														
ELBOW														
586			1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	26	0%	26	0.400	\$ 75.00	\$ 30.00	\$ 0.91	\$ 30.91	\$ 803.66	
587			3/4" Dia Cold Water Pipe 90 Deg Elbow	EA	2	0%	2	0.421	\$ 75.00	\$ 31.58	\$ 2.00	\$ 33.58	\$ 67.15	
HOT WATER PIPE (ABOVE GRADE)														
Type "L" Copper Tubing With Fittings (Assumed)														
588			1/2" Dia Hot Water Pipe	LF	102	10%	112	0.099	\$ 75.00	\$ 7.43	\$ 4.59	\$ 12.02	\$ 1,341.74	
589			3/4" Dia Hot Water Pipe	LF	9	10%	10	0.105	\$ 75.00	\$ 7.88	\$ 6.60	\$ 14.48	\$ 139.96	
1/2" Thick, Fiberglass Pipe Insulation (Assumed)														
590			1/2" Dia Hot Water Pipe	LF	102	10%	112	0.034	\$ 75.00	\$ 2.55	\$ 2.29	\$ 4.84	\$ 540.49	
591			3/4" Dia Hot Water Pipe	LF	9	10%	10	0.038	\$ 75.00	\$ 2.85	\$ 2.58	\$ 5.43	\$ 52.50	
HOT WATER PIPE FITTINGS														
ELBOW														
592	1/2" Dia Hot Water Pipe 90 Deg Elbow	EA	26	0%	26	0.400	\$ 75.00	\$ 30.00	\$ 0.91	\$ 30.91	\$ 803.66			
593	3/4" Dia Hot Water Pipe 90 Deg Elbow	EA	2	0%	2	0.421	\$ 75.00	\$ 31.58	\$ 2.00	\$ 33.58	\$ 67.15			
TEE														
594	1/2" Dia Hot Water Pipe Tee	EA	1	0%	1	0.615	\$ 75.00	\$ 46.13	\$ 1.52	\$ 47.65	\$ 47.65			
WASTE PIPE (BELOW GRADE)														
Schedule 40, PVC Pipe With Fittings (Assumed)														
595	2" Dia Waste Pipe	LF	11	10%	12	0.186	\$ 75.00	\$ 13.95	\$ 5.21	\$ 19.16	\$ 230.78			
596	2" Dia Waste Pipe	LF	3	10%	3	0.218	\$ 75.00	\$ 16.35	\$ 7.68	\$ 24.03	\$ 81.15			
WASTE PIPE FITTINGS														
ELBOW														
597	2" Dia Waste Pipe 45 Deg Elbow	EA	3	0%	3	0.483	\$ 75.00	\$ 36.23	\$ 2.76	\$ 38.99	\$ 116.96			
598	3" Dia Waste Pipe 45 Deg Elbow	EA	1	0%	1	0.789	\$ 75.00	\$ 57.68	\$ 7.80	\$ 65.48	\$ 65.48			
599	2" Dia Waste Pipe 90 Deg Elbow	EA	3	0%	3	0.483	\$ 75.00	\$ 36.23	\$ 2.96	\$ 39.19	\$ 117.56			
600	3" Dia Waste Pipe 90 Deg Elbow	EA	1	0%	1	0.809	\$ 75.00	\$ 57.68	\$ 8.65	\$ 66.53	\$ 66.53			
WYE														
601	2" Dia Waste Pipe Wye	EA	3	0%	3	0.800	\$ 75.00	\$ 60.00	\$ 5.95	\$ 65.95	\$ 197.85			
602	3" Dia Waste Pipe Wye	EA	1	0%	1	1.151	\$ 75.00	\$ 86.33	\$ 15.90	\$ 102.23	\$ 102.23			
REDUCER														
603	3" / 2" Dia Waste Pipe Reducer	EA	1	0%	1	0.762	\$ 75.00	\$ 57.15	\$ 10.91	\$ 68.06	\$ 68.06			
No Hub Cast Iron Pipe With Fittings (Assumed)														
604	2" Dia Waste Pipe	LF	28	10%	30	0.239	\$ 75.00	\$ 17.93	\$ 11.40	\$ 29.33	\$ 887.73			
605	3" Dia Waste Pipe	LF	3	10%	3	0.250	\$ 75.00	\$ 18.75	\$ 15.15	\$ 33.90	\$ 103.29			
WASTE PIPE FITTINGS														
ELBOW														
606	A2.2 & A2.3	From Architectural Plans	2" Dia Waste Pipe 45 Deg Elbow	EA	9	0%	9	1.000	\$ 75.00	\$ 75.00	\$ 18.55	\$ 93.55	\$ 841.95	

DETAILED BREAKDOWN OF ITEMS

Prepared for:	Residence 85 La Cuesta Rd, Orinda, CA94563
Project ID:	18082026
Scope:	GC



Date: 18-Aug-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/HR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
607			3" Dia Water Pipe 45 Deg Elbow	EA	1	0%	1	1.143	\$ 75.00	\$ 85.73	\$ 28.11	\$ 113.84	\$ 113.84
608			2" Dia Water Pipe 90 Deg Elbow	EA	9	0%	9	1.000	\$ 75.00	\$ 75.00	\$ 21.57	\$ 96.57	\$ 869.13
609			3" Dia Water Pipe 90 Deg Elbow	EA	1	0%	1	1.143	\$ 75.00	\$ 85.73	\$ 30.73	\$ 116.46	\$ 116.46
610			WYE										
611			2" Dia Water Pipe Wye	EA	9	0%	9	1.600	\$ 75.00	\$ 120.00	\$ 27.38	\$ 147.38	\$ 1,326.42
612			3" Dia Water Pipe Wye	EA	1	0%	1	1.778	\$ 75.00	\$ 133.35	\$ 39.96	\$ 173.31	\$ 173.31
			REDUCER										
612			3" / 2" Dia Water Pipe Reducer	EA	1	0%	1	1.067	\$ 75.00	\$ 80.03	\$ 15.52	\$ 95.55	\$ 95.55
			VENT PIPE (ABOVE GRADE)										
613			No Hub Cast Iron Pipe With Fittings (Assumed)										
			2" Dia Vent Pipe	LF	115	10%	127	0.239	\$ 75.00	\$ 17.93	\$ 11.40	\$ 29.33	\$ 3,712.52
			VENT PIPE FITTINGS										
614			ELBOW										
			2" Dia Vent Pipe 90 Deg Elbow	EA	14	0%	14	1.000	\$ 75.00	\$ 75.00	\$ 21.57	\$ 96.57	\$ 1,351.98
			PLUMBING FIXTURES (SCHEDULE NOT GIVEN)										
615			Water Closet	EA	2	0%	2	3.625	\$ 75.00	\$ 271.88	\$ 296.52	\$ 570.40	\$ 1,140.79
616			Lavatory	EA	5	0%	5	2.959	\$ 75.00	\$ 214.43	\$ 243.58	\$ 458.01	\$ 2,290.03
617			Shower	EA	1	0%	1	1.638	\$ 75.00	\$ 124.35	\$ 231.92	\$ 356.27	\$ 356.27
618			Bath Tub (Assumed)	EA	1	0%	1	4.520	\$ 75.00	\$ 339.00	\$ 1,852.00	\$ 2,191.00	\$ 2,191.00
619			Shower With 2 Shower Head	EA	1	0%	1	2.758	\$ 75.00	\$ 206.85	\$ 529.20	\$ 736.05	\$ 736.05
620			Kitchen Sink	EA	1	0%	1	3.568	\$ 75.00	\$ 267.60	\$ 399.99	\$ 667.59	\$ 667.59
621			Dishwasher (Connection Only)	EA	1	0%	1	1.256	\$ 75.00	\$ 94.20	\$ 35.00	\$ 129.20	\$ 129.20
622			Bathtub	EA	1	0%	1	3.200	\$ 75.00	\$ 240.00	\$ 897.30	\$ 1,137.30	\$ 1,137.30
623			Washer Dryer (Connection Only)	EA	1	0%	1	1.000	\$ 75.00	\$ 75.00	\$ 30.00	\$ 105.00	\$ 105.00
			VALVES										
624			1/2" Dia Shutoff Valve	EA	27	0%	27	0.620	\$ 75.00	\$ 46.50	\$ 9.21	\$ 55.71	\$ 1,504.17
625			3/4" Dia Shutoff Valve	EA	2	0%	2	0.652	\$ 75.00	\$ 48.90	\$ 12.98	\$ 61.88	\$ 123.76
626			1/2" Dia Thermostatic Mixing Valve	EA	11	0%	11	1.215	\$ 75.00	\$ 91.13	\$ 146.58	\$ 237.71	\$ 2,614.76
627			1/2" Dia Anti Scale Valve	EA	5	0%	5	1.352	\$ 75.00	\$ 101.40	\$ 250.00	\$ 351.40	\$ 1,757.00
			PVC COUPLING										
628			2" Dia	EA	1	0%	1						
			NO-HUB COUPLING										
629			2" Dia	EA	74	0%	74						
630			3" Dia	EA	8	0%	8						
			PIPE SUPPORT										
631			1/2" Dia Adjustable Clevis Hanger	EA	31	0%	31						
632			3/4" Dia Adjustable Clevis Hanger	EA	3	0%	3						
633			2" Dia Adjustable Clevis Hanger	EA	24	0%	24						
634			3/8" Dia Threaded Rod (1 Ea. = 1 FT)	EA	24	0%	24	0.120	\$ 75.00	\$ 9.00	\$ 1.52	\$ 10.52	\$ 252.48
			TRENCHING & BACKFILLING										
635			Excavation & Backfilling (3' Deep x 1' Wide Trench) Including All Labor and Material/Equipment	CFT	42	0%	42	0.168	\$ 75.00	\$ 12.60	\$ -	\$ 12.60	\$ 529.20
SUBTOTAL													\$ 31,835
HVAC (SEE NOTE #3)													
636			AIR DEVICES										
			Supply Air Diffuser, Neck Size 8" Dia Face Size 24"x24"	EA	7	0%	7	0.625	\$ 78.00	\$ 48.75	\$ 89.99	\$ 138.74	\$ 971.18
637			EXHAUST FAN										
			Exhaust Fan, CFM 100	EA	3	0%	3	1.385	\$ 78.00	\$ 108.03	\$ 134.79	\$ 242.82	\$ 728.46
638			DAMPERS										
			8" Dia Backdraft Damper	EA	3	0%	3	0.568	\$ 78.00	\$ 44.30	\$ 21.22	\$ 65.52	\$ 196.57
			DUCT WEIGHT										
639			Galvanized Sheet Metal Duct	LB	139	10%	153	0.082	\$ 78.00	\$ 6.40	\$ 2.60	\$ 9.00	\$ 1,377.47
			DUCT INSULATION										
640			1-1/2" Thick, Fiberglass Duct Insulation (Assumed)	SF	63	10%	69	0.035	\$ 78.00	\$ 2.73	\$ 2.53	\$ 5.26	\$ 363.36
			DUCT SUPPORTS										
641			3/8" Threaded Rod	EA	12	0%	12	0.120	\$ 78.00	\$ 9.36	\$ 1.52	\$ 10.88	\$ 130.56
642			1" x 22 Ga. Strap	EA	6	0%	6	0.154	\$ 78.00	\$ 12.01	\$ 3.54	\$ 15.55	\$ 93.31
SUBTOTAL													\$ 3,881
ELECTRICAL													
			DISTRIBUTION										
643			DISCONNECT SWITCH										
			2P/30A Non Fused Disconnect Switch NEMA 1 (Installation Only)	EA	1	0%	1	0.885	\$ 82.00	\$ 72.57	\$ -	\$ 72.57	\$ 72.57
			POWER										
644			CONDUIT										
			1" EMT Conduit	LF	34	10%	37	0.070	\$ 82.00	\$ 5.74	\$ 3.10	\$ 8.84	\$ 325.85
645			1" FLEX-S Conduit	LF	5	10%	6	0.075	\$ 82.00	\$ 6.15	\$ 4.97	\$ 11.12	\$ 61.17
646			3/4" EMT Conduit	LF	749	10%	824	0.062	\$ 82.00	\$ 5.08	\$ 1.70	\$ 6.78	\$ 5,589.41
647			3/4" FLEX-S Conduit	LF	5	10%	6	0.068	\$ 82.00	\$ 5.58	\$ 3.01	\$ 8.59	\$ 47.24
			CONDUCTOR										
648			#8 CU THHN/THWN	LF	77	10%	85	0.010	\$ 82.00	\$ 0.82	\$ 0.75	\$ 1.57	\$ 133.01
649			#10 CU THHN/THWN	LF	387	10%	426	0.008	\$ 82.00	\$ 0.66	\$ 0.44	\$ 1.10	\$ 466.66
650			#12 CU THHN/THWN	LF	1913	10%	2105	0.007	\$ 82.00	\$ 0.57	\$ 0.25	\$ 0.82	\$ 1,734.36
			DEVICE										
651			Tamper Resistant Duplex Receptacle Wall Mounted	EA	12	0%	12	0.352	\$ 82.00	\$ 28.86	\$ 18.62	\$ 47.48	\$ 509.81
652			30A Equipment Connection (Install Only)	EA	1	0%	1	0.750	\$ 82.00	\$ 61.50	\$ -	\$ 61.50	\$ 61.50
653			Tamper Resistant GFI Duplex Receptacle Wall Mounted	EA	6	0%	6	0.421	\$ 82.00	\$ 34.52	\$ 24.81	\$ 59.33	\$ 355.99
654			2P/40A Special Purpose Receptacle Wall Mounted NEMA 1	EA	1	0%	1	0.452	\$ 82.00	\$ 37.06	\$ 32.58	\$ 69.64	\$ 69.64
			LIGHTING										
			CONDUIT										
655			3/4" EMT Conduit	LF	142	10%	156	0.062	\$ 82.00	\$ 5.08	\$ 1.70	\$ 6.78	\$ 1,057.42
			CONDUCTOR										
656			#12 CU THHN/THWN	LF	425	10%	468	0.007	\$ 82.00	\$ 0.57	\$ 0.25	\$ 0.82	\$ 385.22
657			3#12 MC Cable	LF	118	10%	130	0.024	\$ 82.00	\$ 1.97	\$ 1.69	\$ 3.66	\$ 476.66
			LIGHTING FIXTURES (INSTALLATION ONLY)										
658			6" Recessed Downlight (Assumed)	EA	17	0%	17	0.752	\$ 82.00	\$ 61.66	\$ -	\$ 61.66	\$ 1,048.29
659			Pendant Light (Assumed)	EA	1	0%	1	1.325	\$ 82.00	\$ 108.65	\$ -	\$ 108.65	\$ 108.65
			LIGHTING CONTROL										
660			Single Pole Switch Wall Mounted (Assumed)	EA	3	0%	3	0.320	\$ 82.00	\$ 26.24	\$ 10.52	\$ 36.76	\$ 110.28
			EXTENSION										
661			Extension For All Electrical, Low Voltage, Fire Alarm Wiring For Existing Homerus (From Existing Panel Location To New) (2491 SF)	LS	1	0%	1	0.000	\$ 82.00	\$ 1,375.00	\$ 1,125.00	\$ 2,500.00	\$ 2,500.00
SUBTOTAL													\$ 15,174
ELECTRONIC SAFETY AND SECURITY													
			FIRE ALARM										
662			DEVICES										
			Smoke Detector Ceiling Mounted (Assumed)	EA	2	0%	2	0.812	\$ 82.00	\$ 66.58	\$ 35.48	\$ 102.06	\$ 204.13
663			Smoke W/ Carbon Monoxide Detector Ceiling Mounted (Assumed)	EA	2	0%	2	0.865	\$ 82.00	\$ 70.93	\$ 75.99	\$ 146.92	\$ 293.84
664			Function Box	EA	4	0%	4	0.220	\$ 82.00	\$ 18.04	\$ 4.50	\$ 22.54	\$ 90.16
SUBTOTAL													\$ 588
EXTERIOR IMPROVEMENTS													
			HARDSCAPING										
665			PAVERS										
			Precast Concrete Pavers	SF	135	10%	149	0.10	\$ 72.00	\$ 7.20	\$ 8.89	\$ 16.09	\$ 2,396
666			1" Thick Bedding Sand	CY	0.4	10%	0.9	0.45	\$ 68.00	\$ 30.60	\$ 35.50	\$ 66.10	\$ 30
667			Compacted Subgrade	SF	135	10%	149	0.03	\$ 68.00	\$ 1.70	\$ -	\$ 1.70	\$ 253
SUBTOTAL													\$ 2,688
OVERHEAD AND PROFIT											PROJECTED COST	38%	\$433,831
SUB-CONTRACTOR MARGIN												10%	\$17,295
INSURANCE												3%	\$13,016
CONTINGENCY												5%	\$21,693
TAX												9.75%	\$20,984
SUGGESTED BID													\$636,914

BREAKDOWN OF DUCT ITEMS

Prepared for: LA Cuesta RD Residence 85 LA Cuesta RD, Orinda, CA 94563
Project ID: 8182026
Scope: G.C



Date: 08/18/26

SR #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE
HVAC					
GALVANIZED SHEET METAL DUCT					
1	8" Dia Supply Air Duct	LF	30	10%	33
2	8" Dia Exhaust Air Duct	LF	30	10%	33

