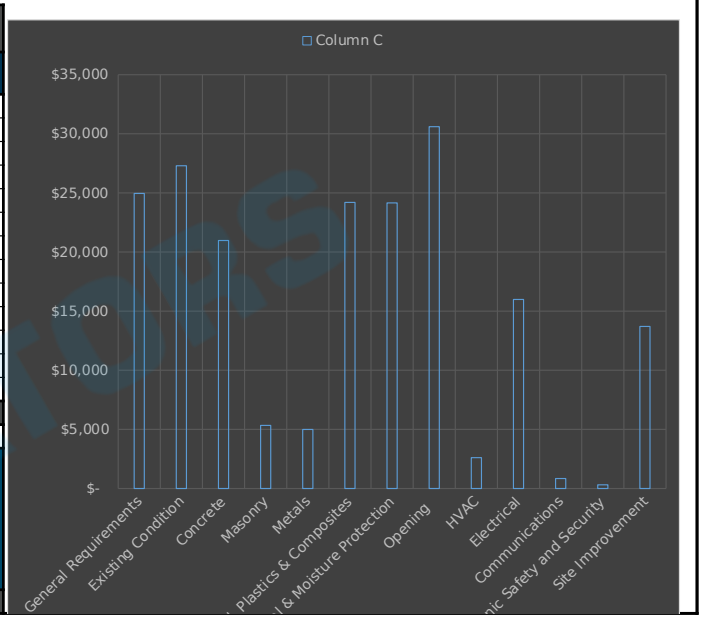
GENERAL SUMMARY

Prepared for: One Story Reconstruction, 10 Old Highway Route 28 Lot 19, Hunterdon County, NJ
Project ID: 3092026
Scope: GC
No. Of Floors: 1
Date: 09/04/26

USA ESTIMATORS
+1 (214) 556-2605

BUILDING GSF	800
SITE SF	9849

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	$ 24,955	$ 2.34
2000	Existing Condition	$ 27,300	$ 34.12
3000	Concrete	$ 20,974	$ 26.22
4000	Masonry	$ 5,334	$ 6.67
5000	Metals	$ 4,991	$ 6.24
6000	Wood, Plastics & Composites	$ 24,194	$ 30.24
7000	Thermal & Moisture Protection	$ 24,155	$ 30.19
8000	Opening	$ 30,605	$ 38.26
23000	HVAC	$ 2,609	$ 3.26
26000	Electrical	$ 15,988	$ 19.98
27000	Communications	$ 840	$ 1.05
28000	Electronic Safety and Security	$ 311	$ 0.39
32000	Site Improvement	$ 13,703	$ 1.39
	TOTAL TRADE COST	**$ 195,959**	**$ 200.36**
OVERHEAD	**15%**	$ 29,394	$ 30.05
PROFIT	**15%**	$ 29,394	$ 30.05
SUB CONTRACTOR FEE	**10%**	$ 9,252	$ 0.87
INSURANCE	**3%**	$ 5,879	$ 6.01
CONTINGENCY	**5%**	$ 9,798	$ 10.02
TAX	**6.625%**	$ 5,200	$ 0.49
	SUGGESTED BID	**$ 284,874**	**$ 277.86**



DETAILED BREAKDOWN OF ITEMS

Prepared for: One Story Reconstruction, 10 Old Highway Route 28 Lot 19, Hunterdon County, NJ
Project ID: 3092026
Scope: GC

USA ESTIMATORS
+1 (214) 556-2605

Date: 4-Sep-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	$ -	$ -	$ -	$ 7,000.00	$ 7,000.00
			TEMPORARY FACILITIES & CONTROLS										
2			Construction Facilities	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 3,000.00	$ 3,000.00
			EXECUTION & CLOSEOUT REQUIREMENT										
3			Final Cleaning	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 1,000.00	$ 1,000.00
			MISC.										
4			Mobilization / Demobilization	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 2,500.00	$ 2,500.00
			TEMPORARY FRAMING										
			STUD WALL										
			2x6 Temporary Wall 10'-0" High	**LF**	**17**								
5			2x6 Wood Studs @ 10'-0" Long	EA	13	0%	13	0.500	$ 50.00	$ 25.00	$ 12.50	$ 37.50	$ 487.50
6			2x6 Double Top Plate @ 16'-0" Long	EA	4	0%	4	0.752	$ 50.00	$ 37.60	$ 20.00	$ 57.60	$ 230.40
7			2x6 P.T Bottom Plate @ 16'-0" Long	EA	2	0%	2	0.752	$ 50.00	$ 37.60	$ 21.12	$ 58.72	$ 117.44
			WOOD HEADER										
			(3) 1 3/4" x 9 1/2" Flush Header										
8			1 3/4" x 9 1/2" Flush Header @ 8'-0" Long	EA	3	0%	3	1.500	$ 50.00	$ 75.00	$ 76.00	$ 151.00	$ 453.00
			WOOD POST										
			(2) 2x4 Stud Pack Post										
9		Typical Detail A-3	2x4 Wood Post @ 10'-0" High	EA	4	0%	4	0.650	$ 50.00	$ 32.50	$ 11.50	$ 44.00	$ 176.00
			HARDWARE										
10			Simpson LSTA21 Metal Strap @ 1'-6" Long	EA	2	0%	2	0.120	$ 50.00	$ 6.00	$ 1.65	$ 7.65	$ 15.30
11			Simpson H2.5A Connector	EA	13	0%	13	0.120	$ 50.00	$ 6.00	$ 0.90	$ 6.90	$ 89.70
	A-1												
			ANCHOR BOLTS										
12			5/8" Dia Anchor Bolts	EA	17	0%	17	0.180	$ 50.00	$ 9.00	$ 2.85	$ 11.85	$ 201.45
			SHEATHING										
13			**3/8" Thick Wood Structural Panel Sheathing**	**SF**	**170**	**10%**	**187**						
14			Plywood Board & Nails Sheet Size: 4'-0" x 8'-0"	EA	6	0%	6	0.852	$ 50.00	$ 42.60	$ 22.50	$ 65.10	$ 380
15			Nails	EA	421	0%	421	0.001	$ 50.00	$ 0.05	$ 0.07	$ 0.12	$ 50
			SHORING										
16			Provide Allowance For Temporary Shoring To Support The Second Floor Level, As Required During Construction. **(255 SF)** -Shoring Plan -Equipment Rental -Labor(Install & Remove) *The allowance includes but is not limited to above mentioned points. Contractor needs to visit site and	LS	1	0%	1	0.000	$ -	$ 9,253.00	$ -	$ 9,253.00	$ 9,253

SUBTOTAL	$ 24,955
PROJECTED COST	$24,955
OVERHEAD 15%	$3,743
PROFIT 15%	$3,743
SUB CONTRACTOR FEE 10%	$0
INSURANCE 3%	$749
CONTINGENCY 5%	$1,248
TAX 6.625%	$0
SUGGESTED BID	$34,437

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

DETAILED BREAKDOWN OF ITEMS

Prepared for: One Story Reconstruction, 10 Old Highway Route 28 Lot 19, Hunterdon County, NJ
Project ID: 9042026
Scope: GC

USA ESTIMATORS
+1 (214) 556-2605

Date: 4-Sep-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			EXISTING CONDITIONS										
			DEMOLITION										
1			Single Leaf Exterior Door W/ Frame To Be Removed	EA	2	0%	2	1.250	$ 55.00	$ 68.75	$ -	$ 68.75	$ 137.50
1			Exterior Sliding Door W/ Frame To Be Removed	EA	1	0%	1	2.100	$ 55.00	$ 115.50	$ -	$ 115.50	$ 115.50
2			Existing Casement Windows To Be Removed	EA	9	0%	9	1.000	$ 55.00	$ 55.00	$ -	$ 55.00	$ 495.00
3			Existing Skylight To Be Removed	EA	3	0%	3	1.320	$ 55.00	$ 72.60	$ -	$ 72.60	$ 217.80
1			Existing Exterior Stud Wall To Be Removed (8'-0" H)	SF	797	0%	797	0.025	$ 55.00	$ 1.38	$ -	$ 1.38	$ 1,096.04
4			Existing Interior Stud Wall To Be Removed	SF	411	0%	411	0.025	$ 55.00	$ 1.38	$ -	$ 1.38	$ 564.52
5			Existing 3'-0" Deep Rubble/ Stone Foundation To Be Removed	LF	100	0%	100	0.185	$ 55.00	$ 10.18	$ -	$ 10.18	$ 1,017.50
1			Existing Header & Beam To Be Removed	LF	32	0%	32	0.085	$ 55.00	$ 4.68	$ -	$ 4.68	$ 148.95
6			Existing Floor Finish To Be Removed	SF	756	0%	756	0.035	$ 55.00	$ 1.93	$ -	$ 1.93	$ 1,454.97
6			Existing Floor Joist W/ All Wood /Timber Structure To Be Removed	SF	756	0%	756	0.048	$ 55.00	$ 2.64	$ -	$ 2.64	$ 1,995.39
7			Existing Concrete Structure To Be Removed	SF	757	0%	757	0.082	$ 55.00	$ 4.51	$ -	$ 4.51	$ 3,413.39
8			Existing Ceiling With Joist Or Framing To Be Removed	SF	265	0%	265	0.045	$ 55.00	$ 2.48	$ -	$ 2.48	$ 655.18
3			Existing Roof Rafters To Be Removed	SF	496	0%	496	0.042	$ 55.00	$ 2.31	$ -	$ 2.31	$ 1,145.34
4	X-1	Plan Notes/X-1	Existing All Roofing W/ Accessories To Be Removed	SF	496	0%	496	0.038	$ 55.00	$ 2.09	$ -	$ 2.09	$ 1,036.26
			HAULING										
9			Removal of Demolition Debris From Site 1.33 Fluff Factor Applied	CY	194	0%	194	0.720	$ 55.00	$ 39.60	$ -	$ 39.60	$ 7,699.71
			DEMOLITION										
10			*Allowance For Demolition Of HVAC & Electrical Includes:* Electrical Lights, Receptacles, Electrical Connections For Dryer, Exhaust Ducts For Dryer **(Laundry Room)**	SF	96	0%	96	0.067	$ 55.00	$ 3.69	$ -	$ 3.69	$ 353.76
			DUMPSTER ALLOWANCE										
11			Allowance for Dumpster 1 EA = 10 CY	EA	21	0%	21	0.000	$ 55.00	$ 275.25	$ -	$ 275.25	$ 5,752.73
												SUBTOTAL	**$ 27,300**

	PROJECTED COST	**$27,300**
OVERHEAD	**15%**	**$4,095**
PROFIT	**15%**	**$4,095**
SUB CONTRACTOR FEE	**10%**	**$2,730**
INSURANCE	**3%**	**$819**
CONTINGENCY	**5%**	**$1,365**
TAX	**6.625%**	**$0**
SUGGESTED BID		**$40,403**

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

DETAILED BREAKDOWN OF ITEMS

Prepared for: Heuberger Residence Rear 1 Story Reconstruction, 10 Old Highway Route 28 Readington Township, Hunterdon CO., NJ
Project ID: 09042026
Scope: G.C

USA ESTIMATORS
+1 (214) 556-2605

Date: 10/06/26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			CONCRETE										
			CAST IN PLACE CONCRETE										
			PAD FOOTING										
			3'-0"x3'-0"x1'-0" Concrete Pad Footing	**EA**	**1**								
1		Plan Notes A-1 Section Details A-3	Concrete:	CY	0.3	10%	0	2.980	$ 85.00	$ 253.30	$ 225.98	$ 479.28	$ 175.74
2			Reinforcement: (3) #5 Bar @ 15" O.C EA Way	LBS	19	10%	21	0.015	$ 58.00	$ 0.87	$ 1.10	$ 1.97	$ 40.68
3			Formwork	SF	12	10%	13	0.100	$ 40.00	$ 4.00	$ -	$ 4.00	$ 52.80
4			Excavation	CY	2.1	10%	2	0.788	$ 55.00	$ 43.34	$ -	$ 43.34	$ 98.88
5			Backfill	CY	1.7	10%	2	0.952	$ 55.00	$ 52.36	$ -	$ 52.36	$ 97.58
			2'-0"x2'-4"x1'-0" Concrete Pad Footing	**EA**	**1**								
6		Assumed	Concrete:	CY	0.2	10%	0	2.980	$ 85.00	$ 253.30	$ 225.98	$ 479.28	$ 90.99
7			Reinforcement: (3) #5 Bar @ 15" O.C EA Way	LBS	14	10%	15	0.015	$ 58.00	$ 0.87	$ 1.10	$ 1.97	$ 29.29
8			Formwork	SF	9	10%	10	0.100	$ 40.00	$ 4.00	$ -	$ 4.00	$ 38.15
9			Excavation	CY	1.3	10%	1	0.788	$ 55.00	$ 43.34	$ -	$ 43.34	$ 61.74
10			Backfill	CY	1	10%	1	0.952	$ 55.00	$ 52.36	$ -	$ 52.36	$ 57.55
			2'-4"x2'-4"x1'-0" Concrete Pad Footing	**EA**	**3**								
11			Concrete:	CY	0.6	10%	1	2.980	$ 85.00	$ 253.30	$ 225.98	$ 479.28	$ 318.02
12			Reinforcement: (3) #5 Bar @ 15" O.C EA Way	LBS	44	10%	48	0.015	$ 58.00	$ 0.87	$ 1.10	$ 1.97	$ 94.79
13			Formwork	SF	28	10%	31	0.100	$ 40.00	$ 4.00	$ -	$ 4.00	$ 123.16
14			Excavation	CY	4.3	10%	5	0.788	$ 55.00	$ 43.34	$ -	$ 43.34	$ 205.59
15			Backfill	CY	3	10%	4	0.952	$ 55.00	$ 52.36	$ -	$ 52.36	$ 192.35
			WALL FOOTING										
			20" Wide x 10" Thick Concrete Wall Footing	**LF**	**99**								
16			Concrete:	CY	5	10%	6	2.980	$ 85.00	$ 253.30	$ 225.98	$ 479.28	$ 2,690.29
17			Reinforcement: (2) #4 Continous Bars	LBS	166	10%	183	0.015	$ 58.00	$ 0.87	$ 1.10	$ 1.97	$ 359.72
18			Reinforcement: #4 Transvers Bars @ 12" O.C - Assumed	LBS	112	10%	123	0.015	$ 58.00	$ 0.87	$ 1.10	$ 1.97	$ 242.71
19	**Sheet # A-1**		Formwork	SF	165	10%	182	0.100	$ 40.00	$ 4.00	$ -	$ 4.00	$ 726.02
20			Excavation	CY	32	10%	35	0.788	$ 55.00	$ 43.34	$ -	$ 43.34	$ 1,523.00
21			Backfill	CY	20	10%	23	0.952	$ 55.00	$ 52.36	$ -	$ 52.36	$ 1,178.11
			CONCRETE SLAB										
			4" Thick Concrete Slab On Grade	**SF**	**479**								
22		Plan Notes A-1 Section Details A-3	Concrete: (3500 PSI)	CY	6	10%	6	2.980	$ 85.00	$ 253.30	$ 225.98	$ 479.28	$ 3,086.51
23			Reinforcement: 6x6 WWF	SF	479	10%	527	0.020	$ 58.00	$ 1.16	$ 0.65	$ 1.81	$ 953.69
24			10 MIL Vapor Barrier	SF	479	10%	527	0.010	$ 50.00	$ 0.50	$ 0.35	$ 0.85	$ 447.87
25			4" Thick Clean Crushed Stone Base	CY	6	10%	6	0.652	$ 55.00	$ 35.86	$ 42.50	$ 78.36	$ 504.63
26			Compacted Subgrade	SF	479	10%	527	0.015	$ 55.00	$ 0.83	$ -	$ 0.83	$ 434.69
27			Heat Crete Panels	SF	479	10%	527	0.030	$ 50.00	$ 1.50	$ 4.50	$ 6.00	$ 3,161.40
28			PEX Radiant Heating Tubing	LF	480	10%	528	0.046	$ 50.00	$ 2.30	$ 1.25	$ 3.55	$ 1,874.40
29			Formwork	SF	31	10%	34	0.100	$ 40.00	$ 4.00	$ -	$ 4.00	$ 137.94
			2" Skim Coat Concrete Slab	**SF**	**294**								
30			Concrete: (3500 PSI)	CY	2	10%	2	2.980	$ 85.00	$ 253.30	$ 225.98	$ 479.28	$ 918.51
31			10 MIL Vapor Barrier	SF	294	10%	323	0.010	$ 50.00	$ 0.50	$ 0.35	$ 0.85	$ 274.89
32			4" Thick Gravel Base	CY	4	10%	4	0.652	$ 55.00	$ 35.86	$ 48.50	$ 84.36	$ 333.45
33			Compacted Subgrade	SF	294	10%	323	0.015	$ 55.00	$ 0.83	$ -	$ 0.83	$ 266.81
34			Formwork	SF	18	10%	19	0.100	$ 40.00	$ 4.00	$ -	$ 4.00	$ 77.44
			CONCRETE PEDESTAL										
			9" x 8" Concrete Pedestal 2'-6" High	**EA**	**1**								
35		Section Detail S-1/ E	Concrete: (3500 PSI)	CY	0.05	10%	0	2.980	$ 85.00	$ 253.30	$ 225.98	$ 479.28	$ 24.53
36			Reinforcement: (4) #5 Vertical Dwel Bar	LBS	15	10%	16	0.015	$ 58.00	$ 0.87	$ 1.10	$ 1.97	$ 31.64
37			Reinforcement: #3 Tie Bar @ 8" O.C	LBS	5	10%	6	0.015	$ 58.00	$ 0.87	$ 1.10	$ 1.97	$ 10.91
38			Formwork	SF	7	10%	8	0.100	$ 40.00	$ 4.00	$ -	$ 4.00	$ 31.13
			ADDITIONAL REINFORCEMENT										
	A-1	Plan Notes A-1	**Drill & Epoxy #4 Bars - All Ends Of New Foundation**	**EA**	**3**								
39			Reinforcement: #4 x 1'-6" Long Bars	LBS	3	10%	3	0.015	$ 58.00	$ 0.87	$ 1.10	$ 1.97	$ 6.51
												SUBTOTAL	$ 20,974

PROJECTED COST		**$20,974**
OVERHEAD	**15%**	**$3,146**
PROFIT	**15%**	**$3,146**
SUB CONTRACTOR FEE	**10%**	**$1,294**
INSURANCE	**3%**	**$629**
CONTINGENCY	**5%**	**$1,049**
TAX	**6.625%**	**$532**
SUGGESTED BID		**$30,770**

Notes:

DETAILED BREAKDOWN OF ITEMS

Prepared for: Heuberger Residence Rear 1 Story Reconstruction, 10 Old Highway Route 28 Readington Township, Hunterdon CO., NJ
Project ID: 09042026
Scope: G.C

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
			MASONRY										
			MASONRY WALLS										
			CMU WALLS										
1			**8" Wide CMU Stem Wall**	**LF**	**67**	**H**	**2**						
2		Section Detail Sheet #5	8" x 8" x 16" CMU Blocks **(179 EA)**	SF	145	10%	159	0.102	$ 56.00	$ 5.71	$ 3.50	$ 9.21	$ 1,466
3			Reinforcement: (2) #4 Vertical Dowel Bar @ 24" O.C	LBS	138	10%	152	0.015	$ 56.00	$ 0.84	$ 1.10	$ 1.94	$ 295
4			Reinforcement: Dur-o-Wall Horizontal Reinforcement - Every Other Block	LF	109	10%	120	0.012	$ 56.00	$ 0.67	$ 0.70	$ 1.37	$ 164
5			Grout	CY	2	10%	2	1.650	$ 56.00	$ 92.40	$ 165.50	$ 257.90	$ 479
6			**8" Wide CMU Stem Wall**	**LF**	**34**	**H**	**3**						
7		Section Detail Sheet #5	8" x 8" x 16" CMU Blocks **(112 EA)**	SF	91	10%	100	0.102	$ 56.00	$ 5.71	$ 3.50	$ 9.21	$ 920
8			Reinforcement: (2) #4 Vertical Dowel Bar @ 24" O.C	LBS	72	10%	79	0.015	$ 56.00	$ 0.84	$ 1.10	$ 1.94	$ 154
9			Reinforcement: "Dur-O-Wall" Horizontal Reinforcement - Every Other Block	LF	68	10%	75	0.012	$ 56.00	$ 0.67	$ 0.70	$ 1.37	$ 103
10			Grout	CY	1	10%	1	1.650	$ 56.00	$ 92.40	$ 165.50	$ 257.90	$ 300
			CMU CAP BLOCK										
			6" Wide CMU Cap Block	**LF**	**67**								
11		Section Detail A-3/ 4	6" x 8" x 16" CMU Blocks (52 EA)	SF	45	10%	49	0.085	$ 56.00	$ 4.76	$ 3.25	$ 8.01	$ 395
12			1/2" Dia Anchor Bolts @ 6'-0" O.C	EA	11	0%	11	0.152	$ 56.00	$ 8.51	$ 6.50	$ 15.01	$ 167
13	**Sheet# A-1**		Grout	CY	1	10%	1	1.650	$ 56.00	$ 92.40	$ 165.50	$ 257.90	$ 176
			MASONARY PILASTER										
			12" x 16" Masonary Pilaster 2'-0" High	**EA**	**2**								
14			8" x 12" x 16" CMU Blocks (6 EA)	SF	19	10%	21	0.145	$ 56.00	$ 8.12	$ 4.98	$ 13.10	$ 269
15			Reinforcement: (1) #5 Vertical Bar @ EA Cell - Assumed	LBS	10	10%	11	0.015	$ 56.00	$ 0.84	$ 1.10	$ 1.94	$ 22
16			Grout	CY	0.1	10%	0	1.650	$ 56.00	$ 92.40	$ 165.50	$ 257.90	$ 38
			12" x 16" Masonary Pilaster 2'-8" High	**EA**	**1**								
17			8" x 12" x 16" CMU Blocks (4 EA)	SF	9	10%	10	0.145	$ 56.00	$ 8.12	$ 4.98	$ 13.10	$ 135
18		Plan Notes A-1	Reinforcement: (1) #5 Vertical Bar @ EA Cell - Assumed	LBS	5	10%	6	0.015	$ 56.00	$ 0.84	$ 1.10	$ 1.94	$ 11
19			Grout	CY	0.1	10%	0	1.650	$ 56.00	$ 92.40	$ 165.50	$ 257.90	$ 19
			MASONARY PIER										
			12" x 16" Masonary Pilaster 2'-8" High	**EA**	**1**								
20			8" x 12" x 16" CMU Blocks (4 EA)	SF	12	10%	14	0.145	$ 56.00	$ 8.12	$ 4.98	$ 13.10	$ 180
21			Reinforcement: (1) #5 Vertical Bar @ EA Cell - Assumed	LBS	7	10%	8	0.015	$ 56.00	$ 0.84	$ 1.10	$ 1.94	$ 16
22			Grout	CY	0.1	10%	0	1.650	$ 56.00	$ 92.40	$ 165.50	$ 257.90	$ 25

SUBTOTAL		$ 5,334
PROJECTED COST		$5,334
OVERHEAD	15%	$800
PROFIT	15%	$800
SUB CONTRACTOR FEE	10%	$289
INSURANCE	3%	$160
CONTINGENCY	5%	$267
TAX	6.625%	$162
SUGGESTED BID		$7,812

Notes:

DETAILED BREAKDOWN OF ITEMS

Prepared for: Heuberger Residence Rear 1 Story Reconstruction, 10 Old Highway Route 28 Readington Township, Hunterdon CO., NJ
Project ID: 09042026
Scope: G.C

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
METAL													
			STRUCTURAL STEEL										
			STEEL BEAM										
		Plan Notes A-1	**W8x48 Flush Steel Beam**										
1			W8x48 Flush Steel Beam @ 23'-0" Long, (1 EA)	LBS	1104	10%	1214	0.018	$ 62.00	$ 1.12	$ 2.10	$ 3.22	$ 3,906
			STEEL COLUMN										
		Plan Notes A-1	**4" Dia HSS Steel Post**										
2			4" Dia HSS Steel Pipe Column 8'-0" High, (2 EA)	LBS	160	10%	176	0.018	$ 62.00	$ 1.12	$ 2.10	$ 3.22	$ 567
			METAL PLATE										
3			5 1/2"x9"x1/2" Thick Base Plate, (2 EA)	LBS	14	10%	15	0.018	$ 62.00	$ 1.12	$ 2.10	$ 3.22	$ 50
4	**A-1**		5 1/2"x9"x1/2" Thick Cap Plate, (2 EA)	LBS	14	10%	15	0.018	$ 62.00	$ 1.12	$ 2.10	$ 3.22	$ 50
5			4"x6"x3/8" Shear Plate, (2 EA)	LBS	5	10%	6	0.018	$ 62.00	$ 1.12	$ 2.10	$ 3.22	$ 18
6		Section Details S-1	1'-0"x1'-6"x1/2" Thick Flange Plate, (2 EA) - Fully Welded	LBS	61	10%	67	0.018	$ 62.00	$ 1.12	$ 2.10	$ 3.22	$ 217
			BOLTS										
7			3/4" Dia x A325-N Bolts	EA	8	0%	8	0.100	$ 62.00	$ 6.20	$ 2.39	$ 8.59	$ 69
			ANCHOR BOLTS										
8			1/2" Dia x 10" Long Anchor Bolts	EA	8	0%	8	0.160	$ 62.00	$ 9.92	$ 4.50	$ 14.42	$ 115
												SUBTOTAL	$ 4,991

PROJECTED COST		$4,991
OVERHEAD	15%	$749
PROFIT	15%	$749
SUB CONTRACTOR FEE	10%	$180
INSURANCE	3%	$150
CONTINGENCY	5%	$250
TAX	6.625%	$212
SUGGESTED BID		$7,278

Notes:

USA ESTIMATORS

DETAILED BREAKDOWN OF ITEMS

Prepared for: One Story Reconstruction, 10 Old Highway Route 28 Lot 19, Hunterdon County, NJ
Project ID: 9042026
Scope: GC

USA ESTIMATORS
+1 (214) 556-2605

Date: 4-Sep-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			Wood, Plastics & Composites										
			ROUGH CARPENTRY										
			BLOCKING										
1			2x6 Inwall Wood Blocking	LF	92	10%	101	0.022	$ 60.00	$ 1.32	$ 1.25	$ 2.57	$ 260.08
2			2x4 Wood Blocking @ Soffit	LF	90	10%	99	0.020	$ 60.00	$ 1.20	$ 1.15	$ 2.35	$ 232.65
			WALL FRAMING										
3			**2x6 Wood Stud Exterior Wall**	**LF**	**30**	**H**	**8**						
4			2x6 Wood Stud @ 16" O.C (8' H)	EA	23	0%	23	0.200	$ 60.00	$ 12.00	$ 10.00	$ 22.00	$ 496
5			2x6 Wood Top Plate (16' L)	EA	4	0%	4	0.400	$ 60.00	$ 24.00	$ 20.00	$ 44.00	$ 165
6			2x6 P.T Wood Bottom Plate (16' L)	EA	2	0%	2	0.400	$ 60.00	$ 24.00	$ 21.12	$ 45.12	$ 85
7			1/2" Dia x7"L Steel Anchor Bolts @ 6'-0" O.C	EA	5	0%	5	0.160	$ 60.00	$ 9.60	$ 2.28	$ 11.88	$ 59
8			**2x6 Wood Stud Exterior Wall**	**LF**	**11**	**H**	**10**						
9			2x6 Wood Stud @ 16" O.C (10' H)	EA	8	0%	8	0.250	$ 60.00	$ 15.00	$ 10.00	$ 25.00	$ 207
10			2x6 Wood Top Plate (16' L)	EA	1	0%	1	0.400	$ 60.00	$ 24.00	$ 20.00	$ 44.00	$ 61
11			2x6 P.T Wood Bottom Plate (16' L)	EA	1	0%	1	0.400	$ 60.00	$ 24.00	$ 21.12	$ 45.12	$ 31
12			1/2" Dia x7"L Steel Anchor Bolts @ 6'-0" O.C	EA	2	0%	2	0.160	$ 60.00	$ 9.60	$ 2.28	$ 11.88	$ 22
13			**2x6 Wood Stud Exterior Portal Frame**	**LF**	**44**	**H**	**8**						
14			2x6 Wood Stud @ 16" O.C (8' H)	EA	33	0%	33	0.200	$ 60.00	$ 12.00	$ 10.00	$ 22.00	$ 728
15			2x6 Wood Top Plate (16' L)	EA	6	0%	6	0.400	$ 60.00	$ 24.00	$ 20.00	$ 44.00	$ 242
16			2x6 P.T Wood Bottom Plate (16' L)	EA	3	0%	3	0.400	$ 60.00	$ 24.00	$ 21.12	$ 45.12	$ 124
17			1/2" Dia x7"L Steel Anchor Bolts @ 6'-0" O.C	EA	7	0%	7	0.160	$ 60.00	$ 9.60	$ 2.28	$ 11.88	$ 87
18			**2x4 Wood Stud Interior Wall**	**LF**	**28**	**H**	**8**						
19			2x4 Wood Stud @ 16" O.C (8' H)	EA	22	0%	22	0.220	$ 60.00	$ 13.20	$ 9.20	$ 22.40	$ 494
20			2x4 Wood Top Plate (16' L)	EA	4	0%	4	0.400	$ 60.00	$ 24.00	$ 18.40	$ 42.40	$ 148
21			2x4 P.T Wood Bottom Plate (16' L)	EA	2	0%	2	0.400	$ 60.00	$ 24.00	$ 19.20	$ 43.20	$ 76
22			1/2" Dia Steel Anchor Bolts @ 6'-0" O.C	EA	5	0%	5	0.102	$ 60.00	$ 6.12	$ 2.28	$ 8.40	$ 39
23			**2x4 Wood Stud Interior Bearing**	**LF**	**28**	**H**	**8**						
24			2x4 Wood Stud @ 16" O.C (8' H)	EA	22	0%	22	0.220	$ 60.00	$ 13.20	$ 9.20	$ 22.40	$ 494
25			2x4 Wood Top Plate (16' L)	EA	4	0%	4	0.400	$ 60.00	$ 24.00	$ 18.40	$ 42.40	$ 148
26			2x4 Wood Bottom Plate (16' L)	EA	2	0%	2	0.400	$ 60.00	$ 24.00	$ 19.20	$ 43.20	$ 76
27			**2x4 Wood Stud Interior Wall**	**LF**	**8**	**H**	**8**						
28			2x4 Wood Stud @ 16" O.C (8' H)	EA	7	0%	7	0.220	$ 60.00	$ 13.20	$ 9.20	$ 22.40	$ 157
29			2x4 Wood Top Plate (16' L)	EA	1	0%	1	0.400	$ 60.00	$ 24.00	$ 18.40	$ 42.40	$ 42
30			2x4 Wood Bottom Plate (16' L)	EA	1	0%	1	0.400	$ 60.00	$ 24.00	$ 19.20	$ 43.20	$ 22
31			**2x4 Wood Stud Knee Wall @ Island**	**LF**	**24**	**H**	**3**						
32			2x4 Wood Stud @ 16" O.C (16' L)	EA	3	0%	3	0.400	$ 60.00	$ 24.00	$ 18.40	$ 42.40	$ 143
33			2x4 Wood Top Plate (16' L)	EA	3	0%	3	0.400	$ 60.00	$ 24.00	$ 18.40	$ 42.40	$ 127
34			2x4 Wood Bottom Plate (16' L)	EA	1	0%	1	0.400	$ 60.00	$ 24.00	$ 19.20	$ 43.20	$ 22
			STRUCTURAL FRAMING										
			FOUNDATION LEVEL										
			WOOD PLATE										
			(2) 2x6 P.T Sill Plate										
35			2x6 P.T Wood Sill Plate @ 16'-0" Long	EA	6	0%	6	0.380	$ 60.00	$ 22.80	$ 21.12	$ 43.92	$ 264
			ANCHOR BOLTS										
36			1/2" Dia x 7" Long Anchor Bolt @ 6'-0" O.C	EA	6	0%	6	0.160	$ 60.00	$ 9.60	$ 2.28	$ 11.88	$ 71
			WOOD BLOCKING										
			Treated 2x4 Wood Blocking										
			- @ Concrete Slab										
37			Treated 2x4 Wood Blocking @ 20'-0" Long	EA	12	0%	12	0.400	$ 60.00	$ 24.00	$ 24.00	$ 48.00	$ 576
			SHEATHING										
38			**1/2" Thick Exposure-1 CDX Plywood Sub Floor Sheathing**	**SF**	**295**	**10%**	**325**						
39			Plywood Board & Nails Sheet Size: 4'-0" x 8'-0"	EA	10	0%	10	0.500	$ 60.00	$ 30.00	$ 32.50	$ 62.50	$ 634
40			Nails	EA	730	0%	730	0.001	$ 60.00	$ 0.06	$ 0.07	$ 0.13	$ 95
			FIRST LEVEL										
			FLOOR JOIST										
			2x8 Floor Joist @ 16" O.C										
41			2x8 Floor Joist @ 10'-0" Long	EA	24	0%	24	0.260	$ 60.00	$ 15.60	$ 16.80	$ 32.40	$ 778
			RIM JOIST										
			2x8 Rim Joist										
42			2x8 Rim Joist @ 16'-0" Long	EA	3	0%	3	0.260	$ 60.00	$ 15.60	$ 16.80	$ 32.40	$ 97
			WOOD BLOCKING										
			2x4 Wood Blocking										
			- Under Floor Joist										
43			2x4 Wood Blocking @ 18'-0" Long	EA	12	0%	12	0.360	$ 60.00	$ 21.60	$ 20.70	$ 42.30	$ 508
			WOOD BEAM										
			(3) 2"x12" Wood Girder Beam										
44			2"x12" Wood Beam @ 10'-0" Long	EA	6	0%	6	0.280	$ 60.00	$ 16.80	$ 28.50	$ 45.30	$ 272
			3 1/2"x7 1/4" LVL Flush Beam										
45			3 1/2"x7 1/4" LVL Flush Beam @ 8'-0" Long	EA	1	0%	1	0.496	$ 60.00	$ 29.76	$ 103.84	$ 133.60	$ 134
			PEX TUBING										
46			H.W Radiant PEX Tubing Loops - Below Wood Flooring	LF	293	10%	322	0.038	$ 60.00	$ 2.28	$ 1.52	$ 3.80	$ 1,225
			WOOD HEADER										
			(3) 2x8 Wood Header										
47			2x8 Wood Header @ 4'-0" Long	EA	21	0%	21	0.150	$ 60.00	$ 9.00	$ 6.72	$ 15.72	$ 330
48			2x8 Wood Header @ 6'-0" Long	EA	6	0%	6	0.200	$ 60.00	$ 12.00	$ 10.08	$ 22.08	$ 132
			5 1/4"x9 1/2" LVL Header										
49	**A-1**	Section/A-3	5 1/4"x9 1/2" LVL Header @ 10'-0" Long	EA	1	0%	1	1.000	$ 60.00	$ 60.00	$ 278.80	$ 338.80	$ 339
			WOOD POST										
			(3) 2x6 Wood Post										
			- (Stud Packs)										
50			2x6 Wood Post @ 8'-0" High	EA	60	0%	60	0.320	$ 60.00	$ 19.20	$ 10.00	$ 29.20	$ 1,752
			HARDWARE										
51			Simpson "LU28" Joist Hanger	EA	48	0%	48	0.120	$ 60.00	$ 7.20	$ 1.50	$ 8.70	$ 418
52			Simpson Strong-Tie A35 Connector	EA	24	0%	24	0.100	$ 60.00	$ 6.00	$ 1.00	$ 7.00	$ 168
			SHEATHING										
53			**3/4" Thick Exposure-1 T&G Plywood Sub Floor Sheathing**	**SF**	**295**	**10%**	**325**						
54			Plywood Board & Nails Sheet Size: 4'-0" x 8'-0"	EA	10	0%	10	0.500	$ 60.00	$ 30.00	$ 48.50	$ 78.50	$ 796
55			Nails	EA	730	0%	730	0.001	$ 60.00	$ 0.06	$ 0.07	$ 0.13	$ 95
			EXISTING SECOND LEVEL										
			WOOD PLATE										
			(2) 2x8 Wood Plate Between Joist										
			- As Web Infill										
56			2x8 Wood Plate @ 16'-0" Long	EA	3	0%	3	0.416	$ 60.00	$ 24.96	$ 26.88	$ 51.84	$ 156
			HARDWARE										
57			Simpson LUS28-2 Facemount Hanger - @ Existing Joist	EA	26	0%	26	0.120	$ 60.00	$ 7.20	$ 2.76	$ 9.96	$ 259
			SHEATHING										
58			**3/4" Thick Exposure-1 T&G Plywood Panels**	**SF**	**20**	**10%**	**22**						
			@ Web Fill										
59			Plywood Board & Nails Sheet Size: 4'-0" x 8'-0"	EA	1	0%	1	0.500	$ 60.00	$ 30.00	$ 48.50	$ 78.50	$ 79
60			Nails	EA	72	0%	72	0.001	$ 60.00	$ 0.06	$ 0.07	$ 0.13	$ 9
			THRU BOLTS										
61			5/8" Dia Thru Bolts @ 16" O.C	EA	27	0%	27	0.120	$ 60.00	$ 7.20	$ 2.25	$ 9.45	$ 256
			CEILING FRAMING										
			CEILING JOIST										
			2x6 Ceiling Joist @ 16" O.C										
62			2x6 Ceiling Joist @ 6'-0" Long	EA	9	0%	9	0.150	$ 60.00	$ 9.00	$ 7.50	$ 16.50	$ 149
63			2x6 Ceiling Joist @ 8'-0" Long	EA	9	0%	9	0.198	$ 60.00	$ 11.88	$ 10.00	$ 21.88	$ 197
64			2x6 Ceiling Joist @ 10'-0" Long	EA	4	0%	4	0.252	$ 60.00	$ 15.12	$ 12.50	$ 27.62	$ 110
65			2x6 Ceiling Joist @ 14'-0" Long	EA	6	0%	6	0.320	$ 60.00	$ 19.20	$ 17.50	$ 36.70	$ 220
			WOOD BLOCKING										

DETAILED BREAKDOWN OF ITEMS

Prepared for: One Story Reconstruction, 10 Old Highway Route 28 Lot 19, Hunterdon County, NJ
Project ID: 9042026
Scope: GC

USA ESTIMATORS
+1 (214) 556-2605

Date: 4-Sep-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			2x6 Wood Blocking										
66			2x6 Wood Blocking @ 16'-0" Long	EA	4	0%	4	0.385	$ 60.00	$ 23.10	$ 20.00	$ 43.10	$ 172
			HARDWARE										
67			Simpson "LUS26" Joist Hanger	EA	64	0%	64	0.110	$ 60.00	$ 6.60	$ 1.25	$ 7.85	$ 502
			ROOF FRAMING										
			ROOF RAFTER										
			2x8 Roof Rafter @ 12" O.C										
68			2x8 Wood Rafter @ 2'-0" Long	EA	12	0%	12	0.120	$ 60.00	$ 7.20	$ 3.36	$ 10.56	$ 127
69			2x8 Wood Rafter @ 4'-0" Long	EA	30	0%	30	0.185	$ 60.00	$ 11.10	$ 6.72	$ 17.82	$ 535
70			2x8 Wood Rafter @ 6'-0" Long	EA	3	0%	3	0.210	$ 60.00	$ 12.60	$ 10.08	$ 22.68	$ 68
71			2x8 Wood Rafter @ 8'-0" Long	EA	10	0%	10	0.250	$ 60.00	$ 15.00	$ 13.44	$ 28.44	$ 284
72			2x8 Wood Rafter @ 10'-0" Long	EA	6	0%	6	0.320	$ 60.00	$ 19.20	$ 16.80	$ 36.00	$ 216
			DOUBLE RAFTER										
			2x8 Double Roof Rafter @ Sky Light										
73			2x8 Double Roof Rafter @ 16'-0" Long	EA	11	0%	11	1.200	$ 60.00	$ 72.00	$ 53.76	$ 125.76	$ 1,383
			2x8 Roof Rafter @ 12" O.C										
74			2x8 Wood Rafter @ 12'-0" Long	EA	40	0%	40	0.450	$ 60.00	$ 27.00	$ 20.16	$ 47.16	$ 1,886
			WOOD BEAM										
			2x10 Wood Ridge Beam										
75			2x10 Wood Ridge Beam @ 20'-0" Long	EA	1	0%	1	0.725	$ 60.00	$ 43.50	$ 45.00	$ 88.50	$ 89
			2x8 Hip Beam										
76			2x8 Hip Beam @ 12'-0" Long	EA	1	0%	1	0.452	$ 60.00	$ 27.12	$ 20.16	$ 47.28	$ 47
			WOOD LEDGER										
			2x8 Wood Ledger										
77			2x8 Wood Ledger @ 16'-0" Long	EA	2	0%	2	0.620	$ 60.00	$ 37.20	$ 20.16	$ 57.36	$ 115
			2x10 Wood Ledger										
78			2x10 Wood Ledger @ 16'-0" Long	EA	3	0%	3	0.650	$ 60.00	$ 39.00	$ 36.00	$ 75.00	$ 225
			WOOD BLOCKING										
			(2) 2x4 Continous Blocking										
79			2x4 Continous Blocking @ 16'-0" Long	EA	12	0%	12	0.400	$ 60.00	$ 24.00	$ 18.40	$ 42.40	$ 509
			HARDWARE										
80			Simpson Strong Tie Connector	EA	224	0%	224	0.080	$ 60.00	$ 4.80	$ 1.56	$ 6.36	$ 1,425
			SHEATHING										
81			**1/2" Thick Exposure-1 CDX Plywood Roof Sheathing - (2.125:12)**	**SF**	**587**	**10%**	**645**						
82			Plywood Board & Nails Sheet Size: 4'-0" x 8'-0"	EA	20	0%	20	0.500	$ 60.00	$ 30.00	$ 32.50	$ 62.50	$ 1,260
83			Nails	EA	1452	0%	1452	0.001	$ 60.00	$ 0.06	$ 0.07	$ 0.13	$ 189
84			Clips	EA	81	0%	81	0.050	$ 60.00	$ 3.00	$ 0.20	$ 3.20	$ 258
												SUBTOTAL	**$ 24,194**

	PROJECTED COST	**$24,194**
OVERHEAD	**15%**	**$3,629**
PROFIT	**15%**	**$3,629**
SUB CONTRACTOR FEE	**10%**	**$1,393**
INSURANCE	**3%**	**$726**
CONTINGENCY	**5%**	**$1,210**
TAX	**6.625%**	**$680**
SUGGESTED BID		**$35,461**

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

DETAILED BREAKDOWN OF ITEMS

Prepared for: One Story Reconstruction, 10 Old Highway Route 28 Lot 19, Hunterdon County, NJ
Project ID: 9042026
Scope: GC

USA ESTIMATORS
+1 (214) 556-2605

Date: 4-Sep-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			THERMAL & MOISTURE PROTECTION										
			INSULATION										
			STRUCTURAL INSULATION										
1			2" Rigid Polyisocynerate Insulation Board (R-10)	SF	479	10%	527	0.022	$ 60.00	$ 1.32	$ 2.10	$ 3.42	$ 1,802.00
2			1 1/2" Thick Rigid Insulation - Above Concrete Slab	SF	479	10%	527	0.018	$ 60.00	$ 1.08	$ 1.52	$ 2.60	$ 1,370
			FLOOR INSULATION										
3			R-30 (7 1/2") Floor Insulation	SF	318	10%	350	0.030	$ 60.00	$ 1.80	$ 2.92	$ 4.72	$ 1,651
			WALL INSULATION										
4			1 1/2" Thick Insulation @ CMU Stem Wall	SF	101	10%	111	0.015	$ 60.00	$ 0.90	$ 1.02	$ 1.92	$ 212
5			3 1/2" Thick Batt Insulation	SF	515	10%	567	0.018	$ 60.00	$ 1.08	$ 1.52	$ 2.60	$ 1,473
6			5 1/2" Thick Batt Insulation	SF	701	10%	771	0.020	$ 60.00	$ 1.20	$ 1.85	$ 3.05	$ 2,352
			ROOF INBSULATION										
7			R-49 (10 1/2") Roof Insulation	SF	570	10%	627	0.042	$ 60.00	$ 2.52	$ 4.20	$ 6.72	$ 4,213
			ROOFING & ACCESSORIES										
			METAL ROOF										
8			Standing Seam Metal Roof System - Color By Owner	SF	579	10%	637	0.058	$ 60.00	$ 3.48	$ 5.20	$ 8.68	$ 5,532
9			Underlayment Membrane	SF	579	10%	637	0.015	$ 60.00	$ 0.90	$ 1.05	$ 1.95	$ 1,243
10			#15 Roofing Felt Paper	SF	579	10%	637	0.009	$ 60.00	$ 0.54	$ 0.32	$ 0.86	$ 548
11	A-3	Section/A3/4	3' Wide Ice & Water Shield	SF	261	10%	287	0.015	$ 60.00	$ 0.90	$ 1.15	$ 2.05	$ 589
			FASCIA										
12			6" Aluminum Wrapped Fascia Trim	LF	87	10%	96	0.032	$ 60.00	$ 1.92	$ 4.25	$ 6.17	$ 590
			SOFFIT										
13			8" Vinyl Vented Soffit	SF	45	10%	50	0.038	$ 60.00	$ 2.28	$ 3.25	$ 5.53	$ 276
			FLASHING										
14			Metal Flashing @ Hip	LF	81	10%	89	0.026	$ 60.00	$ 1.56	$ 5.25	$ 6.81	$ 607
15			Metal Flashing @ Skylight	LF	57	10%	63	0.024	$ 60.00	$ 1.44	$ 3.76	$ 5.20	$ 326
16			Counter Flashing @ Edge	LF	23	10%	25	0.024	$ 60.00	$ 1.44	$ 2.65	$ 4.09	$ 103
			ROOF ACCESSORIES										
17			Aluminum Gutter (4-1/2"W)	LF	62	10%	68	0.048	$ 60.00	$ 2.88	$ 4.98	$ 7.86	$ 536
18			Aluminum Drip Edge	LF	87	10%	96	0.025	$ 60.00	$ 1.50	$ 2.13	$ 3.63	$ 347
19			Aluminum Downspout (8'-0" H)	LF	32	10%	35	0.062	$ 60.00	$ 3.72	$ 7.20	$ 10.92	$ 384

SUBTOTAL		**$ 24,155**
PROJECTED COST		**$24,155**
OVERHEAD	**15%**	**$3,623**
PROFIT	**15%**	**$3,623**
SUB CONTRACTOR FEE	**10%**	**$954**
INSURANCE	**3%**	**$725**
CONTINGENCY	**5%**	**$1,208**
TAX	**6.625%**	**$968**
SUGGESTED BID		**$35,256**

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

DETAILED BREAKDOWN OF ITEMS

Prepared for: One Story Reconstruction, 10 Old Highway Route 28 Lot 19, Hunterdon County, NJ
Project ID: 9042026
Scope: GC

USA ESTIMATORS
+1 (214) 556-2605

Date: 4-Sep-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			OPENINGS										
			DOOR W/ FRAME										
1			2'-0" x 6'-8" Interior Wood Door W/ Wood Frame Note: Wood Material Assumed	EA	2	0%	2	2.100	$ 60.00	$ 126.00	$ 658.00	$ 784.00	$ 1,568
2			2'-6" x 6'-8" Interior Wood Door W/ Wood Frame Note: Wood Material Assumed	EA	1	0%	1	2.500	$ 60.00	$ 150.00	$ 750.38	$ 900.38	$ 900
3			2'-6" x 6'-8" Interior Bi-Fold Wood Door W/ Wood Frame Note: Wood Material Assumed	EA	1	0%	1	3.500	$ 60.00	$ 210.00	$ 750.38	$ 960.38	$ 960
4			3'-0" x 6'-0" Exterior Wood Door W/ Wood Frame Note: Wood Material Assumed	EA	1	0%	1	4.000	$ 60.00	$ 240.00	$ 985.00	$ 1,225.00	$ 1,225
5			3'-0" x 6'-8" Exterior Glass Door W/ Alum. Frame Note: Aluminum Material Assumed	EA	1	0%	1	4.000	$ 60.00	$ 240.00	$ 1,160.58	$ 1,400.58	$ 1,401
6			9'-0" x 7'-0" Bi Fold Exterior Wood Door W/ Wood Frame Note: Wood Material Assumed	EA	1	0%	1	12.980	$ 60.00	$ 778.80	$ 2,520.00	$ 3,298.80	$ 3,299
			HARDWARES										
7	A-2	Elevation / A2	Door Hardwares Typical.	EA	7	0%	7	2.500	$ 62.00	$ 155.00	$ 285.25	$ 440.25	$ 3,082
			WINDOWS										
8			(47" x 47") Double Hung Window W/ Aluminum Frame	EA	1	0%	1	3.200	$ 62.00	$ 198.40	$ 736.00	$ 934.40	$ 934
9			2-(32" x 53") Double Hung Window W/ Aluminum Frame	EA	2	0%	2	4.806	$ 62.00	$ 297.97	$ 1,105.38	$ 1,403.35	$ 2,807
10			(32" x 53") Double Hung Window W/ Aluminum Frame	EA	1	0%	1	2.403	$ 62.00	$ 148.99	$ 552.69	$ 701.68	$ 702
11			(36" x 62") Double Hung Window W/ Aluminum Frame	EA	6	0%	6	3.100	$ 62.00	$ 192.21	$ 713.05	$ 905.26	$ 5,432
12			(3'-0" x 5'-5") Velux Skylight FCM	EA	4	0%	4	4.850	$ 62.00	$ 300.70	$ 1,233.48	$ 1,534.18	$ 6,137
			Note: All Windows Frame Material To Be Assumed										
			TRIMS										
13			Door Trims	LF	204	10%	224	0.032	$ 62.00	$ 1.98	$ 2.85	$ 4.83	$ 1,085
14			Window Trims	LF	202	10%	222	0.032	$ 62.00	$ 1.98	$ 2.85	$ 4.83	$ 1,074

	SUBTOTAL	**$ 30,605**
	PROJECTED COST	**$30,605**
OVERHEAD	**15%**	**$4,591**
PROFIT	**15%**	**$4,591**
SUB CONTRACTOR FEE	**10%**	**$714**
INSURANCE	**3%**	**$918**
CONTINGENCY	**5%**	**$1,530**
TAX	**6.625%**	**$1,554**
SUGGESTED BID		**$44,503**

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

DETAILED BREAKDOWN OF ITEMS

Prepared for: Heuberger Residence, Lot : 19, Block : 17, 10 Old Highway Route 28 Readington Township, Hunterdon Co., NJ
Project ID: 46301
Scope: G.C

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
			HVAC										
			HOOD										
1			Residential Kitchen Hood With Light & Fan	EA	1	0%	1	3.500	$ 80.00	$ 280.00	$ 550.00	$ 830.00	$ 830.00
			DAMPERS										
2			4" Dia Backdraft Damper	EA	1	0%	1	1.000	$ 80.00	$ 80.00	$ 30.50	$ 110.50	$ 110.50
3	**Sheet A-1**	**From Architectural Plam**	12" Dia Backdraft Damper	EA	1	0%	1	1.850	$ 80.00	$ 148.00	$ 85.50	$ 233.50	$ 233.50
			DUCT WEIGHT										
4			Galvanized Sheet Metal Duct	LB	22	10%	24	0.100	$ 80.00	$ 8.00	$ 2.85	$ 10.85	$ 262.57
			MISCELLANEOUS										
5			Roof Curb	EA	2	0%	2	1.500	$ 80.00	$ 120.00	$ 385.00	$ 505.00	$ 1,010.00
6			Mesh Screen	EA	2	0%	2	0.452	$ 80.00	$ 36.16	$ 45.25	$ 81.41	$ 162.82
												SUBTOTAL	**$ 2,609**

PROJECTED COST		**$2,609**
OVERHEAD	**15%**	**$391**
PROFIT	**15%**	**$391**
SUB CONTRACTOR FEE	**10%**	**$101**
INSURANCE	**3%**	**$78**
CONTINGENCY	**5%**	**$130**
TAX	**6.625%**	**$106**
SUGGESTED BID		**$3,808**

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

DETAILED BREAKDOWN OF ITEMS

Prepared for: Heuberger Residence, Lot : 19, Block : 17, 10 Old Highway Route 28 Readington Township, Hunterdon Co., NJ
Project ID: 46301
Scope: G.C

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
			ELECTRICAL										
			POWER										
			CONDUIT										
1			3/4" EMT Conduit (Length Assumed)	LF	680	10%	748	0.062	$ 85.00	$ 5.27	$ 2.08	$ 7.35	$ 5,497.80
2			1" PVC SCH 40 Conduit	LF	3	10%	3	0.065	$ 85.00	$ 5.53	$ 1.85	$ 7.38	$ 24.26
			CONDUCTOR										
3			3#12 MC Cable	LF	102	10%	112	0.024	$ 85.00	$ 2.04	$ 1.25	$ 3.29	$ 369.97
4			#12 CU THHN/THWN	LF	9	10%	10	0.007	$ 85.00	$ 0.60	$ 0.45	$ 1.05	$ 10.35
5			#12 CU THHN/THWN (Length Assumed)	LF	1475	10%	1623	0.007	$ 85.00	$ 0.60	$ 0.45	$ 1.05	$ 1,695.83
6			#10 CU THHN/THWN (Length Assumed)	LF	373	10%	410	0.008	$ 85.00	$ 0.68	$ 0.56	$ 1.24	$ 508.77
7			#8 CU THHN/THWN (Length Assumed)	LF	192	10%	211	0.010	$ 85.00	$ 0.85	$ 0.68	$ 1.53	$ 322.40
			DEVICE										
8			Duplex Receptacle Wall Mounted, Tamper Resistant	EA	16	0%	16	0.400	$ 85.00	$ 34.00	$ 30.50	$ 64.50	$ 1,032.00
9			GFI Duplex Receptacle Wall Mounted, Tamper Resistant	EA	7	0%	7	0.400	$ 85.00	$ 34.00	$ 35.50	$ 69.50	$ 486.50
10			GFI/WP Duplex Receptacle Wall Mounted, Tamper Resistant	EA	1	0%	1	0.400	$ 85.00	$ 34.00	$ 38.50	$ 72.50	$ 72.50
11	Sheet A-1	From Architectural Plam	30A Special Receptacle, Wall Mounted, Tamper Resistant (Assumed)	EA	1	0%	1	0.500	$ 85.00	$ 42.50	$ 42.50	$ 85.00	$ 85.00
12			40A Special Receptacle, Wall Mounted, Tamper Resistant (Assumed)	EA	1	0%	1	0.500	$ 85.00	$ 42.50	$ 48.50	$ 91.00	$ 91.00
			LIGHTING										
			CONDUCTOR										
13			3#10 MC Cable	LF	221	10%	243	0.026	$ 85.00	$ 2.21	$ 2.50	$ 4.71	$ 1,145.00
			LIGHTING FIXTURES										
14			Pendent Mounted Light Fixture	EA	4	0%	4	1.560	$ 85.00	$ 132.60	$ 159.50	$ 292.10	$ 1,168.40
15			Ceiling Mounted Recessed Light	EA	14	0%	14	0.800	$ 85.00	$ 68.00	$ 28.50	$ 96.50	$ 1,351.00
16			Ceiling Mounted Light Fixture	EA	3	0%	3	0.800	$ 85.00	$ 68.00	$ 39.50	$ 107.50	$ 322.50
17			Wall Mounted Light Fixture, Weatherproof	EA	3	0%	3	0.750	$ 85.00	$ 63.75	$ 65.50	$ 129.25	$ 387.75
18			Wall Mounted Light Fixture	EA	1	0%	1	0.750	$ 85.00	$ 63.75	$ 47.50	$ 111.25	$ 111.25
19			Exhaust Fan, 75 CFM W/ Light	EA	1	0%	1	1.850	$ 85.00	$ 157.25	$ 188.99	$ 346.24	$ 346.24
			LIGHTING CONTROL										
20			Single Pole Switch	EA	9	0%	9	0.300	$ 85.00	$ 25.50	$ 25.50	$ 51.00	$ 459.00
21			3 Way Switch	EA	8	0%	8	0.320	$ 85.00	$ 27.20	$ 30.25	$ 57.45	$ 459.60
			SAW CUT										
22			Saw Cut & Repair Concrete Floor For Conduit Installation	LF	3	0%	3	0.160	$ 85.00	$ 13.60	$ -	$ 13.60	$ 40.80
												SUBTOTAL	$ 15,988

PROJECTED COST		**$15,988**
OVERHEAD	**15%**	**$2,398**
PROFIT	**15%**	**$2,398**
SUB CONTRACTOR FEE	**10%**	**$964**
INSURANCE	**3%**	**$480**
CONTINGENCY	**5%**	**$799**
TAX	**6.625%**	**$420**
SUGGESTED BID		**$23,448**

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

DETAILED BREAKDOWN OF ITEMS

Prepared for: Heuberger Residence, Lot : 19, Block : 17, 10 Old Highway Route 28 Readington Township, Hunterdon Co., NJ
Project ID: 46301
Scope: G.C

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
			COMMUNICATION										
			TELECOMMUNICATION										
			CONDUIT										
1			3/4" EMT Conduit (Up To Ceiling)	LF	24	10%	26	0.062	$ 85.00	$ 5.27	$ 2.08	$ 7.35	$ 194.04
			CONDUCTOR										
2			CAT6 Cable (Length Assumed)	LF	76	10%	84	0.020	$ 85.00	$ 1.70	$ 0.35	$ 2.05	$ 171.90
3			Coaxial Cable (Length Assumed)	LF	74	10%	81	0.018	$ 85.00	$ 1.53	$ 0.50	$ 2.03	$ 164.15
	Sheet A-1	**From Architectural Plam**	**DEVICES**										
4			Data Outlet (Assumed)	EA	1	0%	1	0.160	$ 85.00	$ 13.60	$ 16.50	$ 30.10	$ 30.10
5			TV Outlet (Assumed)	EA	1	0%	1	0.160	$ 85.00	$ 13.60	$ 20.50	$ 34.10	$ 34.10
6			2" J-Hooks	EA	13	0%	13	0.120	$ 85.00	$ 10.20	$ 3.50	$ 13.70	$ 173.53
7			RJ45 Connector	EA	1	0%	1	0.100	$ 85.00	$ 8.50	$ 1.00	$ 9.50	$ 9.50
8			F Connector	EA	1	0%	1	0.100	$ 85.00	$ 8.50	$ 0.80	$ 9.30	$ 9.30
			MISCELLANEOUS										
9			Junction Box	EA	1	0%	1	0.250	$ 85.00	$ 21.25	$ 18.50	$ 39.75	$ 39.75
10			Face Plate	EA	1	0%	1	0.120	$ 85.00	$ 10.20	$ 3.76	$ 13.96	$ 13.96
												SUBTOTAL	$ 840

PROJECTED COST		**$840**
OVERHEAD	**15%**	**$126**
PROFIT	**15%**	**$126**
SUB CONTRACTOR FEE	**10%**	**$61**
INSURANCE	**3%**	**$25**
CONTINGENCY	**5%**	**$42**
TAX	**6.625%**	**$15**
SUGGESTED BID		**$1,236**

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

DETAILED BREAKDOWN OF ITEMS

Prepared for: Heuberger Residence, Lot : 19, Block : 17, 10 Old Highway Route 28 Readington Township, Hunterdon Co., NJ
Project ID: 46301
Scope: G.C

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
			ELECTRONIC SAFETY AND SECURITY										
	Sheet A-1	From Architectural Plam	**FIRE ALARM**										
			Fire Alarm Wire is Branched With Lighting Wire										
			DEVICES										
1			Photoelectric Smoke Detector With Battery Backup (Assumed)	EA	3	0%	3	0.500	$ 85.00	$ 42.50	$ 47.97	$ 90.47	$ 271.41
			MISCELLANEOUS										
2			Junction Box	EA	1	0%	1	0.250	$ 85.00	$ 21.25	$ 18.50	$ 39.75	$ 39.75
												SUBTOTAL	$ 311

PROJECTED COST		$311
OVERHEAD	15%	$47
PROFIT	15%	$47
SUB CONTRACTOR FEE	10%	$15
INSURANCE	3%	$9
CONTINGENCY	5%	$16
TAX	6.625%	$11
SUGGESTED BID		$455

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

DETAILED BREAKDOWN OF ITEMS

Prepared for:
Project ID:
Scope:

USA ESTIMATORS
+1 (214) 556-2605

Date: 6-May-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			GENERAL REQUIREMENTS										
1			Permits	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
3			Submittals and Shop drawings	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
4			Final Cleaning	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
5			Mobilization Costs	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
6			Temporary Control & Facilities	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
7			Scaffolding	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
												SUBTOTAL $	**-**
			SITE IMPROVEMENTS										
			PAVEMENTS										
			CONCRETE SIDEWALK	**SF**	**1327**								
8			4" Thk Concrete Pavement	CY	16	10%	18	3.000	$ 50.00	$ 150.00	$ 188.50	$ 338.50	$ 6,041.06
9			4" compacted aggregate/crushed stone base	CY	16	10%	18	0.450	$ 50.00	$ 22.50	$ 42.50	$ 65.00	$ 1,160.03
10			1/2" Expansion joint @ 25' O.C	LF	53	10%	58	0.027	$ 50.00	$ 1.35	$ 1.85	$ 3.20	$ 186.90
11			1/2" Control joint @ 5' O.C	LF	265	10%	292	0.018	$ 50.00	$ 0.90	$ 1.02	$ 1.92	$ 560.71
			Note: Details are not provided in the plans. Materials are assumed										
			STONE DRIVEWAY	**SF**	**3112**								
12			4" compacted crushed aggregate base	CY	38	10%	42	0.450	$ 50.00	$ 22.50	$ 48.50	$ 71.00	$ 2,970.87
13	**T-1**	Detail # T-1	2" compacted crushed stone / gravel surface	CY	19	10%	21	0.450	$ 50.00	$ 22.50	$ 42.50	$ 65.00	$ 1,376.39
14			Geotextile fabric	LF	124	10%	137	0.015	$ 50.00	$ 0.75	$ 0.56	$ 1.31	$ 179.39
			FENCE										
			WOOD FENCE	**LF**	**83**								
15			Picket Fench (3' High)	SF	248	0%	248	0.025	$ 50.00	$ 1.25	$ 1.02	$ 2.27	$ 562.71
16			4x4 Wood Post (5' High)	EA	10	0%	10	0.400	$ 50.00	$ 20.00	$ 22.50	$ 42.50	$ 438.97
17			Excavation	CY	1	0%	1	0.750	$ 50.00	$ 37.50	$ -	$ 37.50	$ 22.52
18			Concrete Footing For Posts	CY	1	0%	1	3.000	$ 50.00	$ 150.00	$ 188.50	$ 338.50	$ 203.30
			General Note: **Only Survey Plan Was Provided. Existing Site Conditions Are Based On Items Shown On The Survey. No Proposed Site Improvements Were Provided** **So, All Materials Details Were Assumed**										
												SUBTOTAL $	**13,703**

PROJECTED COST		**$13,703**
OVERHEAD	**15%**	**$2,055**
PROFIT	**15%**	**$2,055**
SUB CONTRACTOR FEE	**10%**	**$557**
INSURANCE	**3%**	**$411**
CONTINGENCY	**5%**	**$685**
TAX	**6.625%**	**$539**
SUGGESTED BID		**$20,006**

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

BREAKDOWN OF DUCT ITEMS

Prepared for: Heuberger Residence, Lot : 19, Block : 17, 10 Old Highway Route 28 Readington Township, Hunterdon Co.,
Project ID: 46268
Scope: G.C

USA ESTIMATORS
+1 (214) 556-2605

Date: 3-Sep-26

SR #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE
	HVAC				
	GALVANIZED SHEET METAL DUCT				
1	4" Dia Exhaust Air Duct	LF	5	10%	6
2	12" Dia Exhaust Air Duct	LF	6	10%	7

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