



Pro Bid Estimating
Win More Bids

**PROJECT
ADDRESS**

ITEM #	DESCRIPTION	QTY.	WASTE	QTY. W/ WASTE	UNIT	TOTAL UNIT COST	ITEM COST	TRADE COST
DEMOLITION								\$ 18,410
1	Remove Existing Bath Tub	1	0%	1	ea			
2	Remove Existing Lavatory	3	0%	3	ea			
3	Remove Existing Vanity Top	12	0%	12	lf			
4	Remove Existing Water Closet	2	0%	2	ea			
5	Remove Existing Window	19	0%	19	ea			
6	Remove Existing Sliding Door	5	0%	5	ea			
7	Remove Existing Single Doors	22	0%	22	ea			
8	Remove Existing Closet Doors	7	0%	7	ea			
9	Remove Existing Countertop And Cabinets	18	0%	18	lf			
10	Remove Existing Kitchen Cabinets	5	0%	5	lf			
11	Remove Existing Exterior Wall	923	0%	923	sf			
12	Remove Existing Interior Partition Wall	3,249	0%	3,249	sf			
13	Remove Existing Posts	2	0%	2	ea			
14	Remove Existing Railing	35	0%	35	lf			
15	Remove Existing Stairs	11	0%	11	risers			
16	Remove Existing Wood Deck	325	0%	325	sf			
CONCRETE								\$ 22,660
17	2'-6"x2'-6"x1'-4" Deep Concrete Footing W/ (4) #5 Re-Bars Each Direction	1.85	10%	2.04	cy			
18	2'-6"x4'-6"x1'-4" Deep Concrete Footing W/ (4) #5 Re-Bars Each Direction	0.56	10%	0.61	cy			
19	2'x2'x1'-0" Deep Concrete Footing W/ (3) #5 Re-Bars Each Direction	0.59	10%	0.65	cy			
20	3'x3'x1'-4" Deep Concrete Footing W/ (4) #5 Re-Bars Each Direction	1.33	10%	1.47	cy			
21	2'-2"x2'-2"x1'-4" Deep Concrete Footing W/(4) #5 Re-Bars Continuous & #4 Dowels @18" O.C.	8.07	10%	8.88	cy			
22	3.25H Concrete Pier (10" Dia)	0.33	10%	0.36	cy			
23	3.25H Concrete Pier (12" Dia)	0.19	10%	0.21	cy			
24	2" Concrete Rat Slab	30	10%	33	sf			
25	4" Concrete Slab W/ 6x6 10/10 W.W.F. W/Thickened Edges	289	10%	318	sf			
26	10" Concrete Foundation Wall W/ #5 Re-Bars At Top & Bottom	263	10%	290	sf			
27	New Reinforced Concrete Stairs as: -Painted Risers w/ -(10"W) Stained Treads -(1.25") Nosing	13	0%	13	risers			
MASONARY								\$ 29,500
28	Stone Patio On Top Of Existing Conc. Slab	784	10%	862	sf			
METALS								\$ 15,310
29	Anodized Aluminum Canopy	86	10%	95	sf			
30	20 oz. Copper Drip Edge	147	10%	162	lf			
31	W8x24 Steel Beam At Roof Slope- Weld At Peak To Form Moment Connection. Weld 6"x6"x1/2" Clip Angles To Beam	360	10%	396	lbs			
32	W12x50 Steel Beam At Roof Slope- Weld At Peak To Form Moment Connection. Weld 6"x6"x1/2" Clip Angles To Beam	1,400	10%	1,540	lbs			
33	SSW15x9- STK W/ Stacking Kit W/ SSWAB1 Anchors Embedded 31" Deep	1	0%	1	ea			
34	(36"H) Metal Guard/hand rail	15	10%	17	lf			
WOOD, PLASTICS AND COMPOSITES								\$ 118,410
35	8'H Wood Post	6	0%	6	ea			
36	10.25'H Wood Post	2	0%	2	ea			
37	7'-7"H Wood Columns	4	0%	4	ea			
38	1x4" Azek Exterior Window Casing (Typ.)	263	10%	289	lf			
39	1x Azek Fascia	147	10%	162	lf			
40	11-7/8" P.T. Parallam	198	10%	218	lf			
41	(3) 2x10	18	10%	20	lf			
42	(2) P.T. 2x12	87	10%	96	lf			
43	(2) 2x12	15	10%	17	lf			
44	(2) 9-1/4" Lvl	20	10%	22	lf			
45	(3) 9-1/4" Lvl	5	10%	6	lf			
46	(2) 11-1/4" Lvl	24	10%	26	lf			
47	(2) 11-7/8" Lvl	35	10%	39	lf			
48	(3) 11-7/8" Lvl	59	10%	65	lf			
49	(2) 11-7/8" TJI	100	10%	110	lf			
50	(3) 11-7/8" Lvl Valley	23	10%	25	lf			
51	(3) 11-7/8" TJI	20	10%	22	lf			
52	(3) 16" Lvl Valley	33	10%	36	lf			
53	P.T. 2x12 Ledger	21	10%	24	lf			
54	3/4" T&G U.L Plywood Sheathing Fastened To Slab	289	10%	318	sf			
55	Trex Deck Board (Installation By Manufacturer)	530	10%	583	sf			
JOISTS								
56	2x6 Ceiling Joists @ 16" O.C.	961	10%	1,057	sf			
57	2x10 Joists @ 16" O.C.	131	10%	144	sf			
58	2x10 Roof Joists @ 16" O.C.	1,754	10%	1,929	sf			
59	2x12 Joists @ 16" O.C.	343	10%	377	sf			

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60	9-1/2" TJI 110 @ 16" O.C.	370	10%	407	sf			
	MILLWORK							
61	(4"H) Wall Base	275	10%	303	lf			
62	(6" Thick) Glass Wall	124	10%	136	sf			
63	(36"H) Wind Screen Guardrail System	93	10%	102	lf			
64	New Exterior Wood Stairs	14	0%	14	risers			
65	New TV Nook	6	10%	7	lf			
66	(4'2") Kitchen Breakfast Bar w/ Counter top and Base Cabinets	11	10%	12	lf			
67	(2'W) Wall Mounted Cabinets	18	10%	20	lf			
68	(2'W) Counter Top at Kitchen and Laundry	10	10%	11	lf			
69	(2'W) Vanity Counter Top at Toilets	18	10%	20	sf			
70	(2'W) Closets w/ Hanging Rod	12	10%	13	lf			
71	(2'W) Storage Closet	26	10%	29	lf			
72	(2'W) Walk-in- Closets	25	10%	28	lf			
	THERMAL AND MOISTURE PROTECTION						\$	51,400
73	Vapor Retard On Concrete Slab	319	10%	351	sf			
	FAÇADE							
74	1/2" Brown Coat Stucco Smooth Finish	363	10%	399	sf			
75	Stone Veneer	124	10%	136	sf			
76	Wood Cladding (Board And Batten W/6" Exposure)	972	10%	1,069	sf			
	ROOFING							
77	Certaineed Landmark Pro Asphalt Shingles Roofing In Weathered Wood W/ 30 Lbs Roofing Felt	1,754	10%	1,929	sf			
78	Ice And Water Shield	1,754	10%	1,929	sf			
79	3/4" CDX Plywood	1,754	10%	1,929	sf			
80	Half Round Alumn. Gutter (Typ.)	147	10%	162	lf			
	OPENINGS						\$	78,900
	DOORS							
81	Entry Door, Wood/PTD Type "1" -Size= 3'0"x7'0"	1	0%	1	ea			
	-(2) 1'-0"W Sidelights							
82	6 Panel Solid Core Wood Door Type "2" -Size= 1'8"x7'0"	1	0%	1	ea			
83	6 Panel Solid Core Wood Door Type "2" -Size= 2'6"x7'0"	3	0%	3	ea			
84	6 Panel Solid Core Wood Door Type "2" -Size= 2'10"x7'0"	1	0%	1	ea			
85	6 Panel Solid Core Wood Door Type "2" -Size= 3'0"x7'0"	6	0%	6	ea			
86	(2) 6 Panel Solid Core Wood Door Type "3" -Size= 1'11"x7'0"	1	0%	1	ea			
87	(2) 6 Panel Solid Core Wood Door Type "3" -Size= 2'0"x7'0"	1	0%	1	ea			
88	6 Panel Solid Core Wood Door Type "3" -Size= 2'6"x7'0"	1	0%	1	ea			
89	6 Panel Solid Core Wood Door Type "4" -Size= 2'6"x7'0"	12	0%	12	ea			
90	6 Panel Solid Core Wood Door Type "4" -Size= 2'10"x7'0"	1	0%	1	ea			
91	Overhead Garage Door Type "5" -Size= 15'10"x7'0"	1	0%	1	ea			
	WINDOWS							
92	(7'-0"x5'-4") Alum Window w/ Bug Screen "Type A"	4	0%	4	ea			
93	(2'-0"x3'-0") Alum Window w/ Bug Screen "Type B"	2	0%	2	ea			
94	(2'-4"x5'-4") Alum Window w/ Bug Screen "Type C"	2	0%	2	ea			
95	(2'-4"x5'-4") Alum Window "Type D"	2	0%	2	ea			
96	(7'-4"x5'-4") Alum Window "Type E"	4	0%	4	ea			
97	(7'-4"x7'-0") Alum Window "Type E-1"	1	0%	1	ea			
98	(7'-4"x7'-0") Alum Window "Type E-2"	1	0%	1	ea			
99	(6'-0"x5'-8") Alum Window w/ Bug Screen "Type F"	1	0%	1	ea			
100	(6'-4"x7'-0") Alum Window "Type G"	1	0%	1	ea			
101	(5'-4"x7'-0") Alum Window "Type H"	2	0%	2	ea			
102	(6'-1-3/4"x6'-11") Alum Window "Type I"	1	0%	1	ea			
103	(6'-0"x7'-0") Alum Window w/ Bug Screen "Type I-1"	1	0%	1	ea			
104	(6'-0"x6'-11") Alum Window w/ Bug Screen "Type J"	2	0%	2	ea			
105	(6'-0"x6'-11") Alum Window w/ Bug Screen "Type K"	2	0%	2	ea			
106	(5'-3-1/2"x2'-1-1/2") Alum Window "Type L"	1	0%	1	ea			
107	(3'-2"x7'-0") Alum Window "Type M"	1	0%	1	ea			
108	(1'-5 3/4"x7'-0") Alum Window "Type N"	1	0%	1	ea			
109	(6'-5 1/4"x7'-0") Alum Window "Type O"	1	0%	1	ea			
110	(6'-5 1/4"x5'-3/4") Alum Direct-Set Specialty Trapezoid Custom Window "Type P"	1	0%	1	ea			
111	(2'-7 1/4"x1'-8 1/2") Alum Direct-Set Specialty Trapezoid Custom Window "Type Q"	1	0%	1	ea			
112	(2'-7 1/4"x1'-8 1/2") Alum Direct-Set Specialty Trapezoid Custom Window "Type R"	1	0%	1	ea			
113	(2'-7 1/4"x1'-8 1/2") Alum Direct-Set Specialty Trapezoid Custom Window "Type Q-1"	1	0%	1	ea			
114	(2'-7 1/4"x2'-7") Alum Direct-Set Specialty Trapezoid Custom Window "Type R-1"	1	0%	1	ea			

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115	(2'-7 1/4"x2'-7 3/4") Alum Direct-Set Specialty Trapezoid Custom Window "Type T"	1	0%	1	ea			
116	(2'-7 1/4"x2'-4 1/4") Alum Direct-Set Specialty Trapezoid Custom Window "Type T-1"	1	0%	1	ea			
117	(3'-7 1/4"x1'-7 3/4") Alum Direct-Set Specialty Trapezoid Custom Window "Type S-1"	1	0%	1	ea			
118	(3'-1"x1'-6' 11") Alum Right Fixed Window "Type U"	1	0%	1	ea			
119	(3'-1"x1'-6' 11") Alum Right Fixed Window "Type V"	1	0%	1	ea			
FINISHES							\$	214,178
GYPSON BOARD WALLS								
(4"Thick) Partition Walls								
120	(1) Layer 5/8" Gypsum Board (ea Side)	10,064	10%	11,070	sf			
121	3-1/4" Metal Studs@ 16" O.C	5,032	10%	5,535	sf			
122	Insulation	5,032	10%	5,535	sf			
123	Acoustic Sealant (Top and Bottom)	1,088	10%	1,197	lf			
(4"Thick)Toilet Partition Walls								
124	(1) Layer 5/8" Gypsum Board (Outer Side)	2,479	10%	2,727	sf			
125	(1) Layer 5/8" Moisture and Mold Resistant Gypsum Board (Inner Side)	2,479	10%	2,727	sf			
126	(1) Layer Tile Backer Board (6' AFF)	804	10%	884	sf			
127	3-1/4" Metal Studs@ 16" O.C	2,479	10%	2,727	sf			
128	Insulation	2,479	10%	2,727	sf			
129	Acoustic Sealant (Top and Bottom)	536	10%	590	sf			
(6"Thick) Exterior Walls								
130	3/4" CDX Plywood Sheathing	2,479	10%	2,727	sf			
131	(1) Layer 1/2" Gypsum Board (Inner Side)	1,434	10%	1,577	sf			
132	(1) Layer 5/8" Gypsum Board (Inner Side) At Gymnasium	1,045	110%	2,195	sf			
133	(2) Layers of Water Resistant Barrier (Typ. At Cellar)	1,045	10%	1,150	sf			
134	2x6 Studs @16" O.C	2,479	10%	2,727	sf			
135	R-21 Min. Spray Foam Insulation	2,479	10%	2,727	sf			
FLOORING								
136	Flooring at Gymnasium as: -3/4" T&G U.L Plywood Sheathing (Fastened to Slab) -Finish To Be Decided	302	10%	332	sf			
137	Tile Flooring at Toilets/Laundry	378	10%	416	sf			
WALL FINISHES								
138	Tile Flooring at Toilets/Laundry	804	10%	884	sf			
CEILING								
139	Gypsum Board Ceiling/Soffit w/ hanging Assembly	1,575	10%	1,733	sf			
140	Cathedral Ceiling	475	10%	523	sf			
PAINT								
141	Paint on All Doors	29	0%	29	ea			
142	Wall Paint	16,697	10%	18,367	sf			
142	Ceiling Paint	1,575	10%	1,733	sf			
ELECTRICAL							\$	55,400
143	Duplex Receptacle Gfi	8	0%	8	ea			
144	Bathroom Scone Light	6	0%	6	ea			
145	Single Pole Switch	22	0%	22	ea			
146	Three Way Switch	32	0%	32	ea			
147	Recessed Led Downlight	101	0%	101	ea			
148	Exterior Wall Scone Light	9	0%	9	ea			
149	Garage Door Opener Install Only	1	0%	1	ea			
150	Pendant Light Fixture Install Only	3	0%	3	ea			
151	Smoke Detector	5	0%	5	ea			
152	Undercabinet Led Light Fixture	12	10%	13	lf			
153	Wiring & Conduits	1	0%	1	ls			
MECHANICAL							\$	18,200
154	Supply Diffuser 40 Cfm	4	0%	4	ea			
155	Supply Diffuser 50 Cfm	2	0%	2	ea			
156	Supply Diffuser 75 Cfm	3	0%	3	ea			
157	Supply Diffuser 100 Cfm	7	0%	7	ea			
158	Return Air Grill 40 Cfm	4	0%	4	ea			
159	Return Air Grill 50 Cfm	2	0%	2	ea			
160	Return Air Grill 75 Cfm	6	0%	6	ea			
161	Return Air Grill 100 Cfm	10	0%	10	ea			
162	Air Handling Unit 2 Ton	2	0%	2	ea			
163	Exhaust Fan	5	0%	5	ea			
164	4" Duct	34	10%	37	lf			
165	6x4 Duct	17	10%	19	lf			
166	6x6 Duct	77	10%	85	lf			
167	8X4 Duct	16	10%	18	lf			
168	8X6 Duct	23	10%	25	lf			
169	10X4 Duct	17	10%	19	lf			
170	10X6 Duct	10	10%	11	lf			
171	10x8 Duct	7	10%	8	lf			
172	12x6 Duct	22	10%	24	lf			
173	14x4 Duct	61	10%	67	lf			
174	14x6 Duct	26	10%	29	lf			
175	16x4 Duct	11	10%	12	lf			
176	16x6 Duct	10	10%	11	lf			
177	16x8 Duct	19	10%	21	lf			
178	18x8 Duct	25	10%	28	lf			

ITEM #	DESCRIPTION	QTY.	WASTE	QTY. W/ WASTE	UNIT	TOTAL UNIT COST	ITEM COST	TRADE COST
179	18x24 Duct	8	10%	9	lf			
180	20x8 Duct	9	10%	10	lf			
PLUMBING							\$	21,300
181	Lavatory	5	0%	5	ea			
182	Water Closet	4	0%	4	ea			
183	Shower	4	0%	4	ea			
184	Kitchen Sink	2	0%	2	ea			
185	Laundry Sink	1	0%	1	ea			
EARTHWORKS							\$	8,200
186	Excavation	58.23	10%	64	cy			
187	Backfill	31.90	10%	35	cy			
SUB TOTAL							\$	-
OVERHEAD AND PROFIT							25% \$	-
TOTAL BASE BID							\$	-

\$ 651,868

\$ 162,967

\$ 814,835