

**BUILD FIX ESTIMATING**

**Project:** Rufo Bird Lauderdale Orlando FL 32805  
**Scope:** Everything  
**Date:** 3/13/2023



Summary	Amount
Sub Cost	\$ 934,782
Profit/Overhead	\$ 280,435
<b>Total Bid</b>	<b>\$ 1,215,216</b>

ITEM #	Drawing #	DESCRIPTION	QTY.	UNIT	WASTAGE	QTY WITH WASTAGE	UNIT LABOR COST	UNIT MAT. COST	UNIT COST (LAB+MAT)	TOTAL ITEM COST	TRADE COST
<b>DIV.01 GENERAL REQUIREMENTS</b>											<b>\$ 12,683</b>
1		Supervision and Coordination	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	
2		Submittals and Shop drawings	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	
3		Final Cleaning	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	
4		Mobilization Costs	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	
5		Temporary Control & Facilities	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	
6		Scaffolding	5765	SF	0%	5765	\$ 2.20	\$ -	\$ 2.20	\$ 12,683	
<b>DIV.02 EXISTING CONDITIONS/SITE WORK</b>											<b>\$ 47,016</b>
<b>Demolition</b>											
7		Remove Floor Finishes	1452	SF	0%	1452	\$ 1.45	\$ -	\$ 1.45	\$ 2,105	
8		Remove Tile Flooring	98	SF	0%	98	\$ 2.00	\$ -	\$ 2.00	\$ 196	
9		Patch & Repair @ Floor	1550	SF	0%	1550	\$ 1.60	\$ -	\$ 1.60	\$ 2,480	
10		Remove Ceiling	1583	SF	0%	1583	\$ 1.50	\$ -	\$ 1.50	\$ 2,375	
11		Remove Electrical Wiring & Lighting Fixtures	1583	SF	0%	1583	\$ 1.35	\$ -	\$ 1.35	\$ 2,137	
12		Remove Countertop	71	SF	0%	71	\$ 16.50	\$ -	\$ 16.50	\$ 1,172	
13		Remove Walls	1066	SF	0%	1066	\$ 1.35	\$ -	\$ 1.35	\$ 1,439	
14		Remove Wing Wall	24	SF	0%	24	\$ 1.55	\$ -	\$ 1.55	\$ 37	
15		Remove Wall Finishes	1128	SF	0%	1128	\$ 0.90	\$ -	\$ 0.90	\$ 1,015	
16		Remove Wall Tiles	232	SF	0%	232	\$ 1.50	\$ -	\$ 1.50	\$ 348	
17		Patch & Repair @ Wall	1360	SF	0%	1360	\$ 1.65	\$ -	\$ 1.65	\$ 2,244	
18		Remove Wall Gypsum Board	208	SF	0%	208	\$ 1.00	\$ -	\$ 1.00	\$ 208	
19		Remove Entire Patio	507	SF	0%	507	\$ 3.50	\$ -	\$ 3.50	\$ 1,775	
20		Remove Horizontal Siding	291	SF	0%	291	\$ 2.20	\$ -	\$ 2.20	\$ 640	
21		Remove Stone Facing	157	SF	0%	157	\$ 2.80	\$ -	\$ 2.80	\$ 440	
22		Remove Metal Siding	388	SF	0%	388	\$ 2.50	\$ -	\$ 2.50	\$ 970	
23		Remove Block Wall	302	SF	0%	302	\$ 3.50	\$ -	\$ 3.50	\$ 1,057	
24		Remove Fascia & Soffit	248	SF	0%	248	\$ 1.58	\$ -	\$ 1.58	\$ 392	
25		Remove Entire Roof - Pre Engineered Truss - Framing - Finishes	2006	SF	0%	2006	\$ 5.50	\$ -	\$ 5.50	\$ 11,033	
26		Remove Slab	62	SF	0%	62	\$ 4.50	\$ -	\$ 4.50	\$ 279	
27		Saw-Cut	71	LF	0%	71	\$ 3.00	\$ -	\$ 3.00	\$ 213	
28	A1.03	Remove Walk-in Closet	15	LF	0%	15	\$ 16.80	\$ -	\$ 16.80	\$ 252	
29	A1.04	Remove Closet	12	LF	0%	12	\$ 16.80	\$ -	\$ 16.80	\$ 202	
30	A1.05	Remove Upper Cabinet	13	LF	0%	13	\$ 18.00	\$ -	\$ 18.00	\$ 234	
31	A1.06	Remove Lower Cabinet	25	LF	0%	25	\$ 18.00	\$ -	\$ 18.00	\$ 450	
32		Remove Vanity Cabinet	7	LF	0%	7	\$ 18.00	\$ -	\$ 18.00	\$ 126	
33		Remove Wall Base	140	LF	0%	140	\$ 2.70	\$ -	\$ 2.70	\$ 378	
34		Remove Dropped Header	26	LF	0%	26	\$ 4.80	\$ -	\$ 4.80	\$ 125	
35		Remove Door	12	EA	0%	12	\$ 80.00	\$ -	\$ 80.00	\$ 960	
36		Remove Double Compartment Sink	1	EA	0%	1	\$ 120.00	\$ -	\$ 120.00	\$ 120	
37		Remove Cooking Range	1	EA	0%	1	\$ 125.00	\$ -	\$ 125.00	\$ 125	
38		Remove Cooking Range Hood	1	EA	0%	1	\$ 122.50	\$ -	\$ 122.50	\$ 123	
39		Remove Oven	1	EA	0%	1	\$ 115.00	\$ -	\$ 115.00	\$ 115	
40		Remove Lavatory	2	EA	0%	2	\$ 95.00	\$ -	\$ 95.00	\$ 190	
41		Remove Water Closet	2	EA	0%	2	\$ 95.00	\$ -	\$ 95.00	\$ 190	
42		Remove Bath Accessories	10	EA	0%	10	\$ 35.00	\$ -	\$ 35.00	\$ 350	
43		Remove Bath Tub	1	EA	0%	1	\$ 130.00	\$ -	\$ 130.00	\$ 130	
44		Remove Shower Compartment	1	EA	0%	1	\$ 110.00	\$ -	\$ 110.00	\$ 110	
45		Remove Column	2	EA	0%	2	\$ 105.00	\$ -	\$ 105.00	\$ 210	
46		Remove Window	10	EA	0%	10	\$ 120.00	\$ -	\$ 120.00	\$ 1,200	
47		Remove Louver	2	EA	0%	2	\$ 100.00	\$ -	\$ 100.00	\$ 200	
<b>Excavation</b>											
48		Excavation @ Footing	16.12	CY	0%	16	\$ 45.00	\$ -	\$ 45.00	\$ 725	
49		Well-Compacted Clean Termite Treated Fill	2512	SF	0%	2512	\$ 2.50	\$ -	\$ 2.50	\$ 6,280	
<b>Trenching</b>											
50		Trenching @ Waste Pipe	7.5	CY	0%	8	\$ 20.00	\$ -	\$ 20.00	\$ 150	
51		Sand Backfill	6.8	CY	0%	7	\$ 18.00	\$ -	\$ 18.00	\$ 122	
52		New Waste Pipe - Size Not Given	31	LF	0%	31	\$ 45.00	\$ -	\$ 45.00	\$ 1,395	
<b>DIV.03 CONCRETE</b>											<b>\$ 40,992</b>
<b>Foundation</b>											
<b>Isolated Footing</b>											
53		(42"x42"x16") Concrete Pad Footing w/ (4) #5 Rebar Each Way On Chairs, Min 3" Cover (7 EA)	4.12	CY	0%	4	\$ 635.00	\$ -	\$ 635.00	\$ 2,616	
54		(24"x24"x14") Concrete Pad Footing w/ (3) #5 Rebar Each Way On Chairs, Min 3" Cover (6 EA)	1.03	CY	0%	1	\$ 635.00	\$ -	\$ 635.00	\$ 654	
<b>Continuous Footing</b>											



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90	A1.11 A1.13 A1.17 A1.18	(2x6) Header	100	LF	0%	100	\$ 7.50	\$ -	\$ 7.50	\$ 750		
91		(2x12) Header	56	LF	0%	56	\$ 13.50	\$ -	\$ 13.50	\$ 756		
		<b>Beam</b>										
92		(2x12) Beam	146	LF	0%	146	\$ 13.50	\$ -	\$ 13.50	\$ 1,971		
93		(2x) Hip Beam	273	LF	0%	273	\$ 13.50	\$ -	\$ 13.50	\$ 3,686		
94		(2x) Ridge Beam	89	LF	0%	89	\$ 13.50	\$ -	\$ 13.50	\$ 1,202		
95		(2x) Valley Beam	210	LF	0%	210	\$ 13.50	\$ -	\$ 13.50	\$ 2,835		
		<b>Sill Plate</b>										
96		(1x4) PT Sill Plate @ Door	30	LF	0%	30	\$ 8.00	\$ -	\$ 8.00	\$ 240		
		<b>Rim Joist</b>										
97		(2x) Rim Joist	226	LF	0%	226	\$ 7.50	\$ -	\$ 7.50	\$ 1,695		
		<b>Joist</b>										
98		(2x) Ceiling Joist @ 16" O.C (2425 SF)	1824	LF	0%	1824	\$ 7.00	\$ -	\$ 7.00	\$ 12,768		
		<b>Rafter</b>										
99		(2x) Rafter @ 24" O.C (2627 SF)	1314	LF	0%	1314	\$ 9.00	\$ -	\$ 9.00	\$ 11,826		
		<b>Plywood Sheathing</b>										
100		(7/16") OSB Plywood Sheathing @ Roof	2627	SF	0%	2627	\$ 3.20	\$ -	\$ 3.20	\$ 8,406		
		<b>Millwork</b>										
		<b>First Floor</b>										
101		(2'-0" Wide) Vanity Cabinet	18	LF	0%	18	\$ 230.00	\$ -	\$ 230.00	\$ 4,140		
102	(1'-0" Wide) Closet w/ Shelves & Rod	97	LF	0%	97	\$ 150.00	\$ -	\$ 150.00	\$ 14,550			
103	(3'-0" Wide) Linen Closet	2	LF	0%	2	\$ 195.00	\$ -	\$ 195.00	\$ 390			
104	(1'-4" Wide) Linen Closet	2	LF	0%	2	\$ 155.00	\$ -	\$ 155.00	\$ 310			
105	(2'-0" Wide) Laundry Bottom Cabinet	12	LF	0%	12	\$ 240.00	\$ -	\$ 240.00	\$ 2,880			
106	(1'-0" Wide) Laundry Upper Cabinet	8	LF	0%	8	\$ 180.00	\$ -	\$ 180.00	\$ 1,440			
107	(2'-8" Wide) Kitchen Bottom Cabinet	18	LF	0%	18	\$ 250.00	\$ -	\$ 250.00	\$ 4,500			
108	(2'-0" Wide) Kitchen Bottom Cabinet	32	LF	0%	32	\$ 240.00	\$ -	\$ 240.00	\$ 7,680			
109	(1'-8" Wide) Kitchen Upper Cabinet	18	LF	0%	18	\$ 200.00	\$ -	\$ 200.00	\$ 3,600			
110	(1'-0" Wide) Kitchen Upper Cabinet	25	LF	0%	25	\$ 180.00	\$ -	\$ 180.00	\$ 4,500			
111	(1'-0" Wide) Pantry Closet w/ Shelves	16	LF	0%	16	\$ 150.00	\$ -	\$ 150.00	\$ 2,400			
	<b>Blocking</b>											
112	(2x) Blocking	740	LF	0%	740	\$ 4.50	\$ -	\$ 4.50	\$ 3,330			
	<b>Second Floor</b>											
113	(2'-0" Wide) Vanity Cabinet	6	LF	0%	6	\$ 230.00	\$ -	\$ 230.00	\$ 1,380			
114	(1'-0" Wide) Closet w/ Shelves & Rod	35	LF	0%	35	\$ 150.00	\$ -	\$ 150.00	\$ 5,250			
115	(2'-0" Wide) Make-Up Counter	3	LF	0%	3	\$ 220.00	\$ -	\$ 220.00	\$ 660			
	<b>Blocking</b>											
116	(2x) Blocking	147	LF	0%	147	\$ 4.50	\$ -	\$ 4.50	\$ 662			
	<b>Trim</b>											
	<b>First Floor</b>											
117	Door Trim	786	LF	0%	786	\$ 5.00	\$ -	\$ 5.00	\$ 3,930			
118	Window Trim	138	LF	0%	138	\$ 5.00	\$ -	\$ 5.00	\$ 690			
	<b>Second Floor</b>											
119	Door Trim	267	LF	0%	267	\$ 5.00	\$ -	\$ 5.00	\$ 1,335			
120	Window Trim	216	LF	0%	216	\$ 5.00	\$ -	\$ 5.00	\$ 1,080			
		<b>DIV.07 THERMAL &amp; MOISTURE PROTECTION</b>								\$ 99,561		
		<b>Foundation</b>										
121	A1.06	10-MIL Vapor Barrier	1602	SF	0%	1602	\$ 2.10	\$ -	\$ 2.10	\$ 3,364		
122		6-MIL Vapor Barrier	910	SF	0%	910	\$ 1.85	\$ -	\$ 1.85	\$ 1,684		
		<b>Exterior</b>										
123		Grade "D" Felt Paper Back Metal Lath	4781	SF	0%	4781	\$ 2.20	\$ -	\$ 2.20	\$ 10,518		
124		Vinyl Casing Bead/Stucco Stop	519	LF	0%	519	\$ 1.80	\$ -	\$ 1.80	\$ 934		
125		Sealant @ Openings	552	LF	0%	552	\$ 1.50	\$ -	\$ 1.50	\$ 828		
		<b>Flashing</b>										
126		Bottom Flashing	325	LF	0%	325	\$ 6.10	\$ -	\$ 6.10	\$ 1,983		
127		Window Flashing	328	LF	0%	328	\$ 6.10	\$ -	\$ 6.10	\$ 2,001		
128		Door Flashing	224	LF	0%	224	\$ 6.10	\$ -	\$ 6.10	\$ 1,366		
129		Door Pan Flashing	100	LF	0%	100	\$ 6.10	\$ -	\$ 6.10	\$ 610		
130		(12") Self-Adhering Membrane Flashing	100	LF	0%	100	\$ 5.20	\$ -	\$ 5.20	\$ 520		
131		(26 Ga.) Galvanized "L" Flashing	100	LF	0%	100	\$ 5.80	\$ -	\$ 5.80	\$ 580		
		<b>Roofing</b>										
132		Asphalt Shingles	4810	SF	0%	4810	\$ 7.50	\$ -	\$ 7.50	\$ 36,075		
133		Roofing Underlayment	4810	SF	0%	4810	\$ 2.20	\$ -	\$ 2.20	\$ 10,582		
134		Roof Insulation	4810	SF	0%	4810	\$ 2.52	\$ -	\$ 2.52	\$ 12,121		
135		(0'-6"x3'-0") Off-Set Roof Vent	8	EA	0%	8	\$ 160.00	\$ -	\$ 160.00	\$ 1,280		
136		Gutter	250	LF	0%	250	\$ 7.50	\$ -	\$ 7.50	\$ 1,875		
137		Downspout	250	LF	0%	250	\$ 8.20	\$ -	\$ 8.20	\$ 2,050		
	<b>Flashing</b>											
138	Ridge Flashing	93	LF	0%	93	\$ 6.50	\$ -	\$ 6.50	\$ 605			
139	Valley Flashing	187	LF	0%	187	\$ 6.50	\$ -	\$ 6.50	\$ 1,216			
140	Hip Flashing	272	LF	0%	272	\$ 6.50	\$ -	\$ 6.50	\$ 1,768			
141	Drip Edge Flashing	419	LF	0%	419	\$ 6.50	\$ -	\$ 6.50	\$ 2,724			
142	Transition Flashing	68	LF	0%	68	\$ 6.50	\$ -	\$ 6.50	\$ 442			
	<b>Upper Balcony Floor</b>											
143	60 Mil Elastomeric Membrane	427	SF	0%	427	\$ 6.50	\$ -	\$ 6.50	\$ 2,776			
144	(12") Self-Adhering Membrane Flashing	51	LF	0%	51	\$ 5.20	\$ -	\$ 5.20	\$ 265			
145	(26 Ga.) Galvanized "L" Flashing	51	LF	0%	51	\$ 5.80	\$ -	\$ 5.80	\$ 296			
146	(26 Ga.) Galvanized Drip Edge	84	LF	0%	84	\$ 5.80	\$ -	\$ 5.80	\$ 487			
147	Extruded 0.050" Aluminum Balcony Edging ("T" Bar)	84	LF	0%	84	\$ 4.50	\$ -	\$ 4.50	\$ 378			
148	20 Mil Membrane Weep Spacers @ 12" O.C	84	LF	0%	84	\$ 2.80	\$ -	\$ 2.80	\$ 235			

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<b>DIV.08 OPENINGS</b>											<b>\$ 33,650</b>
<b>First Floor</b>											
<b>Door</b>											
149		(16'-0"x8'-0") Glass Slider Door w/ Frame	2	EA	0%	2	\$ 750.00	\$ -	\$ 750.00	\$ 1,500	
150		(5'-0"x6'-8") Bi-Fold Door w/ Frame	1	EA	0%	1	\$ 700.00	\$ -	\$ 700.00	\$ 700	
151		(2'-6"x6'-8") Bi-Fold Door w/ Frame	1	EA	0%	1	\$ 700.00	\$ -	\$ 700.00	\$ 700	
152		(2'-0"x6'-8") Bi-Fold Door w/ Frame	1	EA	0%	1	\$ 680.00	\$ -	\$ 680.00	\$ 680	
153		(1'-6"x6'-8") Bi-Fold Door w/ Frame	1	EA	0%	1	\$ 600.00	\$ -	\$ 600.00	\$ 600	
154		(2'-8"x6'-8") Pocket Door w/ Frame	1	EA	0%	1	\$ 730.00	\$ -	\$ 730.00	\$ 730	
155		(2'-6"x6'-8") Pocket Door w/ Frame	1	EA	0%	1	\$ 700.00	\$ -	\$ 700.00	\$ 700	
156		(3'-0"x6'-8") Door w/ Frame	1	EA	0%	1	\$ 750.00	\$ -	\$ 750.00	\$ 750	
157		(2'-6"x6'-8") Door w/ Frame	12	EA	0%	12	\$ 700.00	\$ -	\$ 700.00	\$ 8,400	
158		(2'-0"x6'-8") Door w/ Frame	1	EA	0%	1	\$ 680.00	\$ -	\$ 680.00	\$ 680	
<b>Hardware</b>											
159		Door Hardware	25	EA	0%	25	\$ 210.00	\$ -	\$ 210.00	\$ 5,250	
<b>Window</b>											
160	A1.11 A1.13	(5'-4"x1'-6") Fixed Glass Transom Window w/ Frame	1	EA	0%	1	\$ 450.00	\$ -	\$ 450.00	\$ 450	
161		(2'-0"x5'-0") Fixed Window w/ Frame	2	EA	0%	2	\$ 550.00	\$ -	\$ 550.00	\$ 1,100	
162		(3'-0"x5'-0") Single Hung Window w/ Frame	1	EA	0%	1	\$ 620.00	\$ -	\$ 620.00	\$ 620	
163		(2'-0"x3'-0") Single Hung Window w/ Frame	2	EA	0%	2	\$ 420.00	\$ -	\$ 420.00	\$ 840	
<b>Second Floor</b>											
<b>Door</b>											
164		(3'-0"x6'-8") Door w/ Frame	1	EA	0%	1	\$ 750.00	\$ -	\$ 750.00	\$ 750	
165		(2'-6"x6'-8") Door w/ Frame	6	EA	0%	6	\$ 700.00	\$ -	\$ 700.00	\$ 4,200	
<b>Hardware</b>											
166		Door Hardware	9	EA	0%	9	\$ 210.00	\$ -	\$ 210.00	\$ 1,890	
<b>Window</b>											
167		(3'-0"x6'-0") Fixed Tempered Glass Window w/ Frame	1	EA	0%	1	\$ 850.00	\$ -	\$ 850.00	\$ 850	
168		(3'-0"x3'-0") Fixed Window w/ Frame	2	EA	0%	2	\$ 580.00	\$ -	\$ 580.00	\$ 1,160	
169		(2'-0"x5'-0") Fixed Window w/ Frame	2	EA	0%	2	\$ 550.00	\$ -	\$ 550.00	\$ 1,100	
<b>DIV.09 FINISHES</b>											<b>\$ 290,276</b>
<b>Partition Wall</b>											
<b>First Floor</b>											
<b>(2x6) Exterior Wall Type- C (29' LF , 9'-4" H)</b>											
170		(2x6) Top & Bottom Plate	87	LF	0%	87	\$ 5.40	\$ -	\$ 5.40	\$ 470	
171		(2x6) Wood Stud @ 16" O.C (22 EA , 402 LF)	535	SF	0%	535	\$ 5.90	\$ -	\$ 5.90	\$ 3,157	
172		(1/2") Gypsum Board	507	SF	0%	507	\$ 2.30	\$ -	\$ 2.30	\$ 1,166	
173		(1/2") Moisture Resistance Gypsum Board	28	SF	0%	28	\$ 2.40	\$ -	\$ 2.40	\$ 67	
174		(7/16") OSB Sheathing	535	SF	0%	535	\$ 3.20	\$ -	\$ 3.20	\$ 1,712	
175		(R-11) Insulation Min.	535	SF	0%	535	\$ 2.00	\$ -	\$ 2.00	\$ 1,070	
176		Sealant	58	LF	0%	58	\$ 1.50	\$ -	\$ 1.50	\$ 87	
<b>Furring Wall (130' LF , 9'-4" H)</b>											
177		(3/4") P.T Furring Strip @ 16" O.C (7 EA , 912 LF)	1213	SF	0%	1213	\$ 2.20	\$ -	\$ 2.20	\$ 2,669	
178		(1/2") Gypsum Board	868	SF	0%	868	\$ 2.30	\$ -	\$ 2.30	\$ 1,996	
179		(1/2") Moisture Resistance Gypsum Board	346	SF	0%	346	\$ 2.40	\$ -	\$ 2.40	\$ 830	
180		(3/4") Extruded Polystyrene Insulation	1213	SF	0%	1213	\$ 2.00	\$ -	\$ 2.00	\$ 2,426	
181		Sealant	260	LF	0%	260	\$ 1.50	\$ -	\$ 1.50	\$ 390	
<b>Furring Bulkhead Wall (48' LF , 1'-4" H)</b>											
182		(3/4") P.T Furring Strip @ 16" O.C (1 EA , 48 LF)	64	SF	0%	64	\$ 2.20	\$ -	\$ 2.20	\$ 141	
183		(1/2") Gypsum Board	64	SF	0%	64	\$ 2.30	\$ -	\$ 2.30	\$ 147	
184		(3/4") Extruded Polystyrene Insulation	64	SF	0%	64	\$ 2.00	\$ -	\$ 2.00	\$ 128	
185		Sealant	96	LF	0%	96	\$ 1.50	\$ -	\$ 1.50	\$ 144	
<b>(2x4) Interior Wall Type- C (265' LF , 9'-4" H)</b>											
186		(2x4) Top & Bottom Plate	795	LF	0%	795	\$ 5.40	\$ -	\$ 5.40	\$ 4,293	
187		(2x4) Wood Stud @ 16" O.C (200 EA , 1866 LF)	2473	SF	0%	2473	\$ 5.90	\$ -	\$ 5.90	\$ 14,591	
188		(1/2") Gypsum Board	3994	SF	0%	3994	\$ 2.30	\$ -	\$ 2.30	\$ 9,186	
189		(1/2") Moisture Resistance Gypsum Board	952	SF	0%	952	\$ 2.40	\$ -	\$ 2.40	\$ 2,285	
190		Sealant	1060	LF	0%	1060	\$ 1.50	\$ -	\$ 1.50	\$ 1,590	
<b>(2x8) Interior In-Fill Wall Type- E (15' LF , 9'-4" H)</b>											
191		(2x8) Top & Bottom Plate	45	LF	0%	45	\$ 7.50	\$ -	\$ 7.50	\$ 338	
192		(2x8) Wood Stud @ 16" O.C (12 EA , 106 LF)	140	SF	0%	140	\$ 7.00	\$ -	\$ 7.00	\$ 980	
193		(1/2") Gypsum Board	243	SF	0%	243	\$ 2.30	\$ -	\$ 2.30	\$ 559	
194		(1/2") Moisture Resistance Gypsum Board	38	SF	0%	38	\$ 2.40	\$ -	\$ 2.40	\$ 91	
195		Sealant	60	LF	0%	60	\$ 1.50	\$ -	\$ 1.50	\$ 90	
<b>(2x4) Interior Low Wall (13' LF , 3'-6" H)</b>											
196		(2x4) Top & Bottom Plate	39	LF	0%	39	\$ 5.40	\$ -	\$ 5.40	\$ 211	
197		(2x4) Wood Stud @ 16" O.C (10 EA , 35 LF)	46	SF	0%	46	\$ 5.90	\$ -	\$ 5.90	\$ 271	
198		(1/2") Gypsum Board	91	SF	0%	91	\$ 2.30	\$ -	\$ 2.30	\$ 209	
199		Sealant	52	LF	0%	52	\$ 1.50	\$ -	\$ 1.50	\$ 78	
<b>Gypsum Board @ Wall</b>											
200		(1/2") Gypsum Board	355	SF	0%	355	\$ 2.30	\$ -	\$ 2.30	\$ 817	
201		(1/2") Moisture Resistance Gypsum Board	112	SF	0%	112	\$ 2.40	\$ -	\$ 2.40	\$ 269	
<b>Ceiling</b>											
202		(5/8") Gypsum Board Ceiling	2820	SF	0%	2820	\$ 3.50	\$ -	\$ 3.50	\$ 9,870	
203		(5/8") Gypsum Board Ceiling @ Stair	72	SF	0%	72	\$ 3.50	\$ -	\$ 3.50	\$ 252	

ITEM #	Drawing #	DESCRIPTION	QTY.	UNIT	WASTAGE	QTY WITH WASTAGE	UNIT LABOR COST	UNIT MAT. COST	UNIT COST (LAB+MAT)	TOTAL ITEM COST	TRADE COST
204		(1/2") Plywood Ceiling	880	SF	0%	880	\$ 4.20	\$ -	\$ 4.20	\$ 3,696	
		<b>Second Floor</b>									
		<b>(2x6) Exterior Wall Type- A (182' LF , 9'-0" H)</b>									
205		(2x6) Top & Bottom Plate	546	LF	0%	546	\$ 5.40	\$ -	\$ 5.40	\$ 2,948	
206		(2x6) Wood Stud @ 16" O.C (137 EA , 1251 LF)	1664	SF	0%	1664	\$ 5.90	\$ -	\$ 5.90	\$ 9,818	
207		(1/2") Gypsum Board	1592	SF	0%	1592	\$ 2.30	\$ -	\$ 2.30	\$ 3,662	
208		(1/2") Moisture Resistance Gypsum Board	72	SF	0%	72	\$ 2.40	\$ -	\$ 2.40	\$ 173	
209		(7/16") OSB Sheathing	1664	SF	0%	1664	\$ 3.20	\$ -	\$ 3.20	\$ 5,325	
210		(R-11) Insulation Min.	1664	SF	0%	1664	\$ 2.00	\$ -	\$ 2.00	\$ 3,328	
211		Sealant	364	LF	0%	364	\$ 1.50	\$ -	\$ 1.50	\$ 546	
		<b>(2x4) Interior Wall Type- B (116'-0" LF , 9'-0" H)</b>									
212		(2x4) Top & Bottom Plate	345	LF	0%	345	\$ 5.40	\$ -	\$ 5.40	\$ 1,863	
213		(2x4) Wood Stud @ 16" O.C (87 EA , 779 LF)	1044	SF	0%	1044	\$ 5.90	\$ -	\$ 5.90	\$ 6,160	
214		(1/2") Gypsum Board	1827	SF	0%	1827	\$ 2.30	\$ -	\$ 2.30	\$ 4,202	
215		(1/2") Moisture Resistance Gypsum Board	261	SF	0%	261	\$ 2.40	\$ -	\$ 2.40	\$ 626	
216		Sealant	464	LF	0%	464	\$ 1.50	\$ -	\$ 1.50	\$ 696	
		<b>Ceiling</b>									
217		(5/8") Gypsum Board Ceiling	668	SF	0%	668	\$ 3.50	\$ -	\$ 3.50	\$ 2,338	
218		(5/8") Gypsum Board Cathedral Ceiling	955	SF	0%	955	\$ 3.80	\$ -	\$ 3.80	\$ 3,629	
219	A1.11	(1/2") Plywood Ceiling	422	SF	0%	422	\$ 4.20	\$ -	\$ 4.20	\$ 1,772	
	A1.13	<b>Interior Finishes</b>									
	A1.14	<b>First Floor</b>									
	A1.15	<b>Floor Finish</b>									
	A1.16	<b>Floor Finish @ Master Bedroom</b>	541	SF	0%	541	\$ 10.50	\$ -	\$ 10.50	\$ 5,681	
221		Floor Finish @ Guest Bedroom	209	SF	0%	209	\$ 10.50	\$ -	\$ 10.50	\$ 2,195	
222		Floor Finish @ Bedroom #2	191	SF	0%	191	\$ 10.50	\$ -	\$ 10.50	\$ 2,006	
223		Floor Finish @ Bedroom #3	253	SF	0%	253	\$ 10.50	\$ -	\$ 10.50	\$ 2,657	
224		Floor Finish @ Family Room	846	SF	0%	846	\$ 10.50	\$ -	\$ 10.50	\$ 8,883	
225		Floor Finish @ Laundry	75	SF	0%	75	\$ 10.50	\$ -	\$ 10.50	\$ 788	
226		Floor Finish @ Kitchen	342	SF	0%	342	\$ 10.50	\$ -	\$ 10.50	\$ 3,591	
227		Floor Finish @ Drop Zone	83	SF	0%	83	\$ 10.50	\$ -	\$ 10.50	\$ 872	
228		Floor Finish @ Pantry	50	SF	0%	50	\$ 10.50	\$ -	\$ 10.50	\$ 525	
229		Floor Finish @ Covered Porch	923	SF	0%	923	\$ 8.50	\$ -	\$ 8.50	\$ 7,846	
230		Floor Tiles @ Bathroom	270	SF	0%	270	\$ 14.00	\$ -	\$ 14.00	\$ 3,780	
231		Floor Tiles @ Shower	47	SF	0%	47	\$ 14.50	\$ -	\$ 14.50	\$ 682	
		<b>Wall Base</b>									
232		Wood Base	635	LF	0%	635	\$ 7.00	\$ -	\$ 7.00	\$ 4,445	
		<b>Wall Finish</b>									
233		Wall Paint	7735	SF	0%	7735	\$ 1.35	\$ -	\$ 1.35	\$ 10,442	
234		Wall Tile @ Bathroom	822	SF	0%	822	\$ 15.20	\$ -	\$ 15.20	\$ 12,494	
235		Wall Tile @ Shower	215	SF	0%	215	\$ 15.50	\$ -	\$ 15.50	\$ 3,333	
236		Wall Tile @ Tub/ Shower	103	SF	0%	103	\$ -	\$ -	\$ -	\$ -	
		<b>Ceiling Finish</b>									
237		Paint @ Ceiling Gypsum Board	2880	SF	0%	2880	\$ 1.85	\$ -	\$ 1.85	\$ 5,328	
		<b>Second Floor</b>									
		<b>Floor Finish</b>									
238		Floor Finish @ Loft	960	SF	0%	960	\$ 10.50	\$ -	\$ 10.50	\$ 10,080	
239		Floor Finish @ Bedroom #4	281	SF	0%	281	\$ 10.50	\$ -	\$ 10.50	\$ 2,951	
240		Floor Finish @ Bedroom #5	177	SF	0%	177	\$ 10.50	\$ -	\$ 10.50	\$ 1,859	
241		Floor Tiles @ Bathroom	80	SF	0%	80	\$ 14.00	\$ -	\$ 14.00	\$ 1,120	
242		Wood Decking @ Upper Balcony	427	SF	0%	427	\$ 8.00	\$ -	\$ 8.00	\$ 3,416	
		<b>Wall Base</b>									
243		Wood Base	295	LF	0%	295	\$ 7.00	\$ -	\$ 7.00	\$ 2,065	
		<b>Wall Finish</b>									
244		Wall Paint	3216	SF	0%	3216	\$ 1.35	\$ -	\$ 1.35	\$ 4,342	
245		Wall Tile	192	SF	0%	192	\$ 15.20	\$ -	\$ 15.20	\$ 2,918	
246		Wall Tile @ Tub/ Shower	100	SF	0%	100	\$ -	\$ -	\$ -	\$ -	
		<b>Ceiling Finish</b>									
247		Paint @ Ceiling Gypsum Board	1577	SF	0%	1577	\$ 1.85	\$ -	\$ 1.85	\$ 2,917	
		<b>Opening Finishes</b>									
		<b>First Floor</b>									
248		Paint @ Door	806	SF	0%	806	\$ 2.00	\$ -	\$ 2.00	\$ 1,612	
249		Paint @ Door Frame	468	LF	0%	468	\$ 3.00	\$ -	\$ 3.00	\$ 1,404	
250		Paint @ Door Trim	786	LF	0%	786	\$ 3.00	\$ -	\$ 3.00	\$ 2,358	
251		Paint @ Window Frame	138	LF	0%	138	\$ 3.00	\$ -	\$ 3.00	\$ 414	
252		Paint @ Window Trim	138	LF	0%	138	\$ 3.00	\$ -	\$ 3.00	\$ 414	
		<b>Second Floor</b>									
253		Paint @ Door	241	SF	0%	241	\$ 2.00	\$ -	\$ 2.00	\$ 482	
254		Paint @ Door Frame	156	LF	0%	156	\$ 3.00	\$ -	\$ 3.00	\$ 468	
255		Paint @ Door Trim	267	LF	0%	267	\$ 3.00	\$ -	\$ 3.00	\$ 801	
256		Paint @ Window Frame	216	LF	0%	216	\$ 3.00	\$ -	\$ 3.00	\$ 648	
257		Paint @ Window Trim	216	LF	0%	216	\$ 3.00	\$ -	\$ 3.00	\$ 648	
		<b>Exterior Finishes</b>									
258		Metal Siding/Stucco Finish	3495	SF	0%	3495	\$ 9.50	\$ -	\$ 9.50	\$ 33,203	
259		Stucco Finish @ Columns	798	SF	0%	798	\$ 9.50	\$ -	\$ 9.50	\$ 7,581	
260		Stone Facing	488	SF	0%	488	\$ 16.50	\$ -	\$ 16.50	\$ 8,052	
261		Stone Cap	166	LF	0%	166	\$ 12.20	\$ -	\$ 12.20	\$ 2,025	
262		(8" Wide) Trim/Board	122	LF	0%	122	\$ 6.50	\$ -	\$ 6.50	\$ 793	
263		(4" Wide) Trim/Board	57	LF	0%	57	\$ 4.50	\$ -	\$ 4.50	\$ 257	
264		Door Trim	224	LF	0%	224	\$ 5.00	\$ -	\$ 5.00	\$ 1,120	
265		Window Trim	328	LF	0%	328	\$ 5.00	\$ -	\$ 5.00	\$ 1,640	
266		Corner Trim	155	LF	0%	155	\$ 5.00	\$ -	\$ 5.00	\$ 775	

ITEM #	Drawing #	DESCRIPTION	QTY.	UNIT	WASTAGE	QTY WITH WASTAGE	UNIT LABOR COST	UNIT MAT. COST	UNIT COST (LAB+MAT)	TOTAL ITEM COST	TRADE COST
267		(8" Wide) Column Trim Board	384	LF	0%	384	\$ 6.50	\$ -	\$ 6.50	\$ 2,496	
		<b>Soffit</b>									
268		(1'-0" Wide) Soffit	419	SF	0%	419	\$ 3.20	\$ -	\$ 3.20	\$ 1,341	
269		(8" Wide) Fascia	419	LF	0%	419	\$ 2.80	\$ -	\$ 2.80	\$ 1,173	
<b>DIV.10 SPECIALTIES</b>											<b>\$ 24,269</b>
<b>First Floor</b>											
270		Countertop @ Kitchen	130	SF	0%	130	\$ 65.00	\$ -	\$ 65.00	\$ 8,450	
271		Countertop @ Vanity	35	SF	0%	35	\$ 65.00	\$ -	\$ 65.00	\$ 2,275	
272		Countertop @ Laundry	23	SF	0%	23	\$ 65.00	\$ -	\$ 65.00	\$ 1,495	
273		(1'-4"x3'-9") Bench Seat	1	EA	0%	1	\$ 350.00	\$ -	\$ 350.00	\$ 350	
274		(1'-10"x2'-8") Master Bath Seat	1	EA	0%	1	\$ 315.00	\$ -	\$ 315.00	\$ 315	
275		(7'-4"x3'-0") Mirror	1	EA	0%	1	\$ 350.00	\$ -	\$ 350.00	\$ 350	
276		(7'-0"x3'-0") Mirror	1	EA	0%	1	\$ 320.00	\$ -	\$ 320.00	\$ 320	
277		(2'-9"x3'-0") Mirror	1	EA	0%	1	\$ 285.00	\$ -	\$ 285.00	\$ 285	
278		(1'-8"x3'-0") Mirror	1	EA	0%	1	\$ 250.00	\$ -	\$ 250.00	\$ 250	
279		Towel Ring/Bar	4	EA	0%	4	\$ 120.00	\$ -	\$ 120.00	\$ 480	
280		(36" L) Grab Bar	1	EA	0%	1	\$ 125.00	\$ -	\$ 125.00	\$ 125	
281	A1.11	(30" L) Grab Bar	3	EA	0%	3	\$ 120.00	\$ -	\$ 120.00	\$ 360	
282	A1.13	(24" L) Grab Bar	3	EA	0%	3	\$ 115.00	\$ -	\$ 115.00	\$ 345	
283		Tissue Paper Dispenser	4	EA	0%	4	\$ 155.00	\$ -	\$ 155.00	\$ 620	
284		Soap Dispenser	4	EA	0%	4	\$ 160.00	\$ -	\$ 160.00	\$ 640	
285		(3'-0" H) Handrail	30	LF	0%	30	\$ 45.00	\$ -	\$ 45.00	\$ 1,350	
286		(3'-0" H) Guardrail	19	LF	0%	19	\$ 55.00	\$ -	\$ 55.00	\$ 1,045	
<b>Second Floor</b>											
287		Countertop @ Vanity	11	SF	0%	11	\$ 65.00	\$ -	\$ 65.00	\$ 715	
288		(5'-4"x3'-0") Mirror	1	EA	0%	1	\$ 295.00	\$ -	\$ 295.00	\$ 295	
289		Towel Ring/Bar	1	EA	0%	1	\$ 120.00	\$ -	\$ 120.00	\$ 120	
290		(24" L) Grab Bar	1	EA	0%	1	\$ 115.00	\$ -	\$ 115.00	\$ 115	
291		Tissue Paper Dispenser	1	EA	0%	1	\$ 155.00	\$ -	\$ 155.00	\$ 155	
292		Soap Dispenser	1	EA	0%	1	\$ 160.00	\$ -	\$ 160.00	\$ 160	
293		(42" H) Tempered Glass Railing	63	LF	0%	63	\$ 58.00	\$ -	\$ 58.00	\$ 3,654	
<b>DIV.22 PLUMBING</b>											<b>\$ 45,363</b>
<b>First Floor</b>											
294		Plumbing Piping Allowances	4073	SF	0%	4073	\$ 5.50	\$ -	\$ 5.50	\$ 22,402	
<b>Second Floor</b>											
295		Plumbing Piping Allowances	2093	SF	0%	2093	\$ 5.50	\$ -	\$ 5.50	\$ 11,512	
<b>Plumbing Fixture</b>											
<b>First Floor</b>											
296	A1.11	Water Closet	4	EA	0%	4	\$ 850.00	\$ -	\$ 850.00	\$ 3,400	
297	A1.13	Vanity	5	EA	0%	5	\$ 800.00	\$ -	\$ 800.00	\$ 4,000	
298		Sink	1	EA	0%	1	\$ 800.00	\$ -	\$ 800.00	\$ 800	
299		Laundry Sink	1	EA	0%	1	\$ 765.00	\$ -	\$ 765.00	\$ 765	
300		Double Compartment Sink	1	EA	0%	1	\$ 835.00	\$ -	\$ 835.00	\$ 835	
<b>Second Floor</b>											
301		Water Closet	1	EA	0%	1	\$ 850.00	\$ -	\$ 850.00	\$ 850	
302		Vanity	1	EA	0%	1	\$ 800.00	\$ -	\$ 800.00	\$ 800	
<b>DIV.23 HVAC/MECHANICAL</b>											<b>\$ 54,661</b>
<b>First Floor</b>											
303		HVAC & Duct Work Allowances	4073	SF	0%	4073	\$ 8.50	\$ -	\$ 8.50	\$ 34,621	
304	A1.11	Exhaust Fan	4	EA	0%	4	\$ 450.00	\$ -	\$ 450.00	\$ 1,800	
<b>Second Floor</b>											
305		HVAC & Duct Work Allowances	2093	SF	0%	2093	\$ 8.50	\$ -	\$ 8.50	\$ 17,791	
306		Exhaust Fan	1	EA	0%	1	\$ 450.00	\$ -	\$ 450.00	\$ 450	
<b>DIV.26 ELECTRICAL</b>											<b>\$ 93,485</b>
<b>First Floor</b>											
307		Electrical Wire & Conduit Allowances	4073	SF	0%	4073	\$ 2.50	\$ -	\$ 2.50	\$ 10,183	
<b>Power</b>											
308		Duplex Outlet	42	EA	0%	42	\$ 155.00	\$ -	\$ 155.00	\$ 6,510	
309		GFI Duplex Outlet	24	EA	0%	24	\$ 165.00	\$ -	\$ 165.00	\$ 3,960	
310		220 V Outlet	3	EA	0%	3	\$ 160.00	\$ -	\$ 160.00	\$ 480	
311		Weatherproof Outlet	7	EA	0%	7	\$ 175.00	\$ -	\$ 175.00	\$ 1,225	
312		Data Jack/Outlet	4	EA	0%	4	\$ 155.00	\$ -	\$ 155.00	\$ 620	
313		Disconnect Switch	2	EA	0%	2	\$ 350.00	\$ -	\$ 350.00	\$ 700	
314		Single Pole Toggle Switch	59	EA	0%	59	\$ 120.00	\$ -	\$ 120.00	\$ 7,080	
315		Cable/Tv Weather Proof Box	1	EA	0%	1	\$ 180.00	\$ -	\$ 180.00	\$ 180	
316		Phone/Data Weather Proof Box	1	EA	0%	1	\$ 175.00	\$ -	\$ 175.00	\$ 175	
317		(5/8" Dia x 8' L) Copper Ground Rod	1	EA	0%	1	\$ 195.00	\$ -	\$ 195.00	\$ 195	
<b>Lighting</b>											
318		Surface Mounted Ceiling Fixture	11	EA	0%	11	\$ 285.00	\$ -	\$ 285.00	\$ 3,135	
319		Wall Mounted Fixture	8	EA	0%	8	\$ 280.00	\$ -	\$ 280.00	\$ 2,240	
320		Recessed Light Fixture	71	EA	0%	71	\$ 295.00	\$ -	\$ 295.00	\$ 20,945	
321		Chandelier Light	1	EA	0%	1	\$ 320.00	\$ -	\$ 320.00	\$ 320	
322	E1.01	Ceiling Fan w/ Light Fixture	8	EA	0%	8	\$ 350.00	\$ -	\$ 350.00	\$ 2,800	
323	E1.02	Ceiling Mounted Smoke Detector	8	EA	0%	8	\$ 250.00	\$ -	\$ 250.00	\$ 2,000	

ITEM #	Drawing #	DESCRIPTION	QTY.	UNIT	WASTAGE	QTY WITH WASTAGE	UNIT LABOR COST	UNIT MAT. COST	UNIT COST (LAB+MAT)	TOTAL ITEM COST	TRADE COST
324		Carbon Monoxide Detector	8	EA	0%	8	\$ 240.00	\$ -	\$ 240.00	\$ 1,920	
		<b>Second Floor</b>									
325		Electrical Wire & Conduit Allowances	2093	SF	0%	2093	\$ 2.50	\$ -	\$ 2.50	\$ 5,233	
		<b>Power</b>									
326		Duplex Outlet	28	EA	0%	28	\$ 155.00	\$ -	\$ 155.00	\$ 4,340	
327		GFI Duplex Outlet	1	EA	0%	1	\$ 165.00	\$ -	\$ 165.00	\$ 165	
328		220 V Outlet	1	EA	0%	1	\$ 160.00	\$ -	\$ 160.00	\$ 160	
329		Weatherproof Outlet	3	EA	0%	3	\$ 175.00	\$ -	\$ 175.00	\$ 525	
330		Data Jack/Outlet	6	EA	0%	6	\$ 155.00	\$ -	\$ 155.00	\$ 930	
331		Disconnect Switch	1	EA	0%	1	\$ 350.00	\$ -	\$ 350.00	\$ 350	
332		Single Pole Toggle Switch	27	EA	0%	27	\$ 120.00	\$ -	\$ 120.00	\$ 3,240	
		<b>Lighting</b>									
333		Surface Mounted Ceiling Fixture	5	EA	0%	5	\$ 285.00	\$ -	\$ 285.00	\$ 1,425	
334		Wall Mounted Fixture	4	EA	0%	4	\$ 280.00	\$ -	\$ 280.00	\$ 1,120	
335		Recessed Light Fixture	20	EA	0%	20	\$ 295.00	\$ -	\$ 295.00	\$ 5,900	
336		Chandelier Light	1	EA	0%	1	\$ 320.00	\$ -	\$ 320.00	\$ 320	
337		Ceiling Fan w/ Light Fixture	9	EA	0%	9	\$ 350.00	\$ -	\$ 350.00	\$ 3,150	
338		Ceiling Mounted Smoke Detector	4	EA	0%	4	\$ 250.00	\$ -	\$ 250.00	\$ 1,000	
339		Carbon Monoxide Detector	4	EA	0%	4	\$ 240.00	\$ -	\$ 240.00	\$ 960	

**Sub Cost \$ 934,782**

**CONTINGENCY 7% \$ 65,435**


**INSURANCE 3% \$ 28,043**

**OVERHEAD AND PROFIT 20% \$ 186,956**

**TOTAL BASE BID \$ 1,215,216**

**Notes:**

1. Please verify the equipment's and their prices with owner.
2. For tree plantation average prices are use. Please verify according to tree type.
3. Online sources are used for pricing.
4. Prices can vary depending upon field conditions.

BUILD FIX ESTIMATING		Project	Rufo Bird Lauderdale Orlando FL 32805	
		Date	2/21/2023	
		NO. Of Floors	2	
		Building GSF	6360	
		First Floor (SF)	4095	
		Second Floor (SF)	2265	
DIVISION #	DESCRIPTION	SUBTOTAL		COST/SF
DIV.01	General Requirements	\$	12,683	\$ 2
DIV.02	Demolition/Site Work	\$	47,016	\$ 7
DIV.03	Concrete	\$	40,992	\$ 6
DIV.04	Masonry	\$	27,633	\$ 4
DIV.05	Metals	\$	1,577	\$ 0
DIV.06	Wood, Plastics and Composites	\$	163,616	\$ 26
DIV.07	Thermal and Moisture Protection	\$	99,561	\$ 16
DIV.08	Openings	\$	33,650	\$ 5
DIV.09	Finishes	\$	290,276	\$ 46
DIV.10	Specialties	\$	24,269	\$ 4
DIV.22	Plumbing	\$	45,363	\$ 7
DIV.23	HVAC/ Mechanical	\$	54,661	\$ 9
DIV.26	Electrical	\$	93,485	\$ 15
		<b>Sub Cost</b>	<b>\$ 934,782</b>	<b>\$ 147</b>
		<b>Contingency</b>	<b>7% \$ 65,435</b>	<b>\$ 10</b>
		<b>Insurance</b>	<b>3% \$ 28,043</b>	<b>\$ 4</b>
		<b>Overhead &amp; Profit</b>	<b>20% \$ 186,956</b>	<b>\$ 29</b>
		<b>TOTAL BASE BID</b>	<b>\$ 1,215,216</b>	<b>\$ 191</b>