



Reliable Commercial and Residential Estimating for
**General Contractors, Subcontractors,
 Developers and Architects**

		Building SF: 8660 5662 SF (New) SF 2998 (Demo)									
ITEM OF WORK	LABOR	MAT'L	NON-MAT'L	SUBCONTRACTOR	SUB TOTAL	BURDEN	SALES TAX	MARGIN	GRAND TOTAL	COST PER SQ. FOOT	SUBCONTRACTOR
General requirements											
Supervision (4.5 months figured)	\$ 21,600				\$ 21,600	\$ 7,776	\$ -	4,406	\$ 33,782	\$ 3.90	
Progress meetings	\$ 8,500				\$ 8,500	\$ 3,060	\$ -	1,734	\$ 13,294	\$ 1.54	
Misc. Construction	\$ 6,000	\$ 5,464			\$ 11,464	\$ 2,160	\$ 396	2,103	\$ 16,123	\$ 1.86	
Weather protection	\$ 8,660		\$ 1,234		\$ 9,894	\$ 3,118	\$ -	1,952	\$ 14,963	\$ 1.73	
Temporary Facilities (Toilet, Trailers)			\$ 2,134		\$ 2,134	\$ -	\$ -	320	\$ 2,454	\$ 0.28	
Equipment rental	\$ 500		\$ 9,523		\$ 10,023	\$ 180	\$ -	1,530	\$ 11,733	\$ 1.35	
Punch list	\$ 8,600		\$ 3,256		\$ 11,856	\$ 3,096	\$ -	2,243	\$ 17,195	\$ 1.99	
Trash and Clean-up			\$ 2,300		\$ 2,300	\$ -	\$ -	345	\$ 2,645	\$ 0.31	
Demolition and salvage	\$ 1,243	\$ 3,689		\$ 52,980	\$ 57,912	\$ 447	\$ 267	8,794	\$ 67,421	\$ 7.79	
SUBTOTAL	\$ 55,103	\$ 9,153	\$ 18,447	\$ 52,980	\$ 135,683	\$ 19,837	\$ 664	\$ 23,428	\$ 179,611	\$ 20.74	
Site work											
Survey/Layout-site clearing	3,500	1,200			\$ 4,700	\$ 1,260	\$ 87	907	\$ 6,954	\$ 0.80	
Excavation/backfill				14,325	\$ 14,325	\$ -	\$ -	2,149	\$ 16,474	\$ 1.90	
Site utilities				19,500	\$ 19,500	\$ -	\$ -	2,925	\$ 22,425		
Silt Fencing/Erosion Control	1,100	1,700			\$ 2,800	\$ 396	\$ 123	498	\$ 3,817	\$ 0.44	
Final Grading	1,200			1,253	\$ 2,453	\$ 432	\$ -	433	\$ 3,318	\$ 0.38	
Landscape				13,464	\$ 13,464	\$ -	\$ -	2,020	\$ 15,484	\$ 1.79	
SUBTOTAL	5,800	2,900	0	48,542	\$ 57,242	\$ 2,088	\$ 210	\$ 8,931	\$ 68,471	\$ 5.32	
Concrete											
Cast in place concrete foundation	12,543	15,376		43,800	\$ 71,719	\$ 4,515	\$ 1,115	11,602	\$ 88,952	10.27	
Slab on grade				22,354	\$ 22,354	\$ -	\$ -	3,353	\$ 25,707	2.97	
Exterior concrete flatwork				45,850	\$ 45,850	\$ -	\$ -	6,878	\$ 52,728	6.09	
SUBTOTAL	12,543	15,376	0	112,004	\$ 139,923	\$ 4,515	\$ 1,115	\$ 21,833	\$ 167,386	19.33	
Masonry											
Unit Masonry Assemblies				35,024	\$ 35,024	\$ -	\$ -	5,254	\$ 40,278	\$ 4.65	
Int. stone tops/backsplashes				29,340	\$ 29,340	\$ -	\$ -	4,401	\$ 33,741	3.90	
SUBTOTAL	0	0	0	64,364	\$ 64,364	\$ -	\$ -	\$ 9,655	\$ 74,019	8.55	
Steel											
Structural steel				10,500	\$ 10,500	\$ -	\$ -	1,575	\$ 12,075	1.39	
Handrails and Railings				12,422	\$ 12,422	\$ -	\$ -	1,863	\$ 14,285	1.65	
SUBTOTAL	0	0	0	22,922	\$ 22,922	\$ -	\$ -	\$ 3,438	\$ 26,360	3.04	
Carpentry-Framing											
Rough Carpentry	2,542	8,690		280,346	\$ 291,578	\$ 915	\$ 630	43,968	\$ 337,092	38.93	
Misc. Carpentry	3,564	5,637			\$ 9,201	\$ 1,283	\$ 409	1,634	\$ 12,527	1.45	
Finish Carpentry		12,353		27,896	\$ 40,249	\$ -	\$ 896	6,172	\$ 47,316	5.46	
Exterior finish -trim	3,186	3,987			\$ 7,173	\$ 1,147	\$ 289	1,291	\$ 9,900	1.14	
SUBTOTAL	9,292	30,667	0	308,242	348,201	3,345	2,223	53,065	\$ 406,835	46.98	
Thermal Moisture Protection											
Bituminous Damproofing	606	606			\$ 1,212	\$ 218	\$ 44	221	\$ 1,695	0.20	
Building Insulation				26,200	\$ 26,200	\$ -	\$ -	3,930	\$ 30,130	3.48	
Firestopping	1,500	2,200			\$ 3,700	\$ 540	\$ 160	660	\$ 5,059	0.58	
Asphalt shingles				7,912	\$ 7,912	\$ -	\$ -	1,187	\$ 9,099	1.05	
EPDM roofing				5,376	\$ 5,376	\$ -	\$ -	806	\$ 6,182	0.71	
Gutters and Downspouts				6,700	\$ 6,700	\$ -	\$ -	1,005	\$ 7,705	0.89	
SUBTOTAL	2,106	2,806	0	46,188	51,100	758	203	7,809	\$ 59,871	6.91	
Doors											
Wood doors	8,250	38,250			\$ 46,500	\$ 2,970	\$ 2,773	7,836	\$ 60,080	6.94	
Sectional Overhead Doors				4,400	\$ 4,400	\$ -	\$ -	660	\$ 5,060	0.58	
Wood windows and Exterior Doors				20,336	\$ 20,336	\$ -	\$ -	3,050	\$ 23,387	2.70	
Unit Skylights				3,478	\$ 3,478	\$ -	\$ -	522	\$ 4,000	0.46	
SUBTOTAL	8,250	38,250	0	28,214	74,714	2,970	2,773	12,069	\$ 92,526	6.94	
Finishes											
Gypsum Board				50,967	\$ 50,967	\$ -	\$ -	7,645	\$ 58,613	6.77	
Ceramic and Glass tile				17,730	\$ 17,730	\$ -	\$ -	2,660	\$ 20,390	2.35	
Resilient flooring/Linoleum				0	\$ -	\$ -	\$ -	-	\$ -	0.00	
Carpet				0	\$ -	\$ -	\$ -	-	\$ -	0.00	
Paint				17,312	\$ 17,312	\$ -	\$ -	2,597	\$ 19,909	2.30	
SUBTOTAL	0	0	0	86,009	86,009	0	0	12,901	\$ 98,911	11.42	
Specialties											
Fireplaces				7,890	\$ 7,890	\$ -	\$ -	1,184	\$ 9,074	1.05	
Bath Accessories	1,120	3,190			\$ 4,310	\$ 403	\$ 231	742	\$ 5,686	0.66	
Closet Shelving	439	569			\$ 1,008	\$ 158	\$ 41	181	\$ 1,388	0.16	
SUBTOTAL	1,559	3,759	0	7,890	13,208	561	273	2,106	\$ 16,148	1.86	
Equipment											
Appliance	1,342	8,500			\$ 9,842	\$ 483	\$ 616	1,641	\$ 12,583	1.45	
SUBTOTAL	1,342	8,500	0	0	9,842	483	616	1,641	\$ 12,583	1.45	
Mechanical											
Mechanical and Plumbing systems				52,002	\$ 52,002	\$ -	\$ -	7,800	\$ 59,802	6.91	
Hydronic heat system				17,334	\$ 17,334	\$ -	\$ -	2,600	\$ 19,934	2.30	
Air Conditioning system				52,002	\$ 52,002	\$ -	\$ -	7,800	\$ 59,802	6.91	
Plumbing fixture schedule				15,167	\$ 15,167	\$ -	\$ -	2,275	\$ 17,442	2.01	
SUBTOTAL	0	0	0	136,505	136,505	0	0	20,476	\$ 156,981	18.13	
Electrical											
Electrical rough in and finish		0		43,335	\$ 43,335	\$ -	\$ -	6,500	\$ 49,835	5.75	
Fixture Package (Allowance)				17,334	\$ 17,334	\$ -	\$ -	2,600	\$ 19,934	2.30	
A/V/ Computer Wiring				8,667	\$ 8,667	\$ -	\$ -	1,300	\$ 9,967	1.15	
SUBTOTAL	0	0	0	69,336	69,336	0	0	10,400	\$ 79,736	8.06	
TOTAL	95,995	111,411	18,447	983,197	1,209,050	34,558	8,077	187,753	1,439,438	158.73	
									1,439,438		
									(check #s only)		
Profit & Overhead 15%					187,753						
Builders risk					28,758						
Contingency 10%					172,702						
Permits					4,945						
Grand Total					1,617,085	186.73	Cost/SF				