

The enclosed estimate consists of the following: this profile description, a list of notes, a cost summary, and estimate packages for 1) the main house and 2) code upgrades. Dwelling extensions (tree house, shed, workshop, hot tub, fencing, etc.) are excluded.

This estimate is based on current market conditions. We do not attempt to anticipate inflation, or other market changes that may occur before the project is undertaken. Due to the variability of the bidding process, unforeseen site conditions, changes in the market, and the unknown performance of the project team, actual construction costs may vary from the opinion represented here.

Note that this estimate makes no attempt to address the anomalous construction market in Sonoma County expected to result from the extensive 2017 fires. These fires and the loss of thousands of structures in the County will likely result in a significant, albeit unknown, increase in construction costs.

We do not anticipate that this is a prevailing wage project.

Please note that the separation of the project cost into individual packages is for informational purposes only. The pricing packages do not represent complete and independent projects. We assume that the project will be performed in a single phase.

We anticipate that the overall construction duration will be roughly eight months, excluding acquisition of entitlements, offhaul of debris, and any hazardous material remediation.

Note that this estimate does not include construction contingency, which would typically be included to address the schematic nature of the documentation. A contingency is intended to address scopes of work either underestimated or missed in the preliminary estimate and to anticipate the detailing of the project as it currently stands. The contingency is not meant to cover increased scope or design changes, including those that may result from future consultant documentation or revisions to code. This preliminary estimate specifically excludes any contingency to include any increased construction costs due to market volatility resulting from the fires.

This estimate is based on the following:

- Various floor plans and details provided by homeowner
- Site visit
- Photographic documentation

Some significant exclusions are:

- Furnishings, window coverings, audio/visual/computer/phone equipment
- Utility Connection Fees
- Performance Bonds
- Testing and Special Inspections
- All Landscaping including grading, grubbing, soil amendment, plantings and irrigation
- Dwelling extensions (tree house, shed, workshop, hot tub, fencing, etc.)

Information provided is an opinion of cost.

No.	Note
0.1	We allow \$10,131 for permit fees, per PRMD schedule.
0.2	We allow 12% of hard costs for design and engineering fees, consistent with industry standard.
1.2	Utility connection fees to be FBO.
1.3	Special testings and inspections to be FBO.
1.4	One job mobilization is included; additional mobilizations will result in additional costs.
1.5	Cost of monthly utilities to be FBO.
1.6	Dewatering is excluded.
2.1	We include debris removal per Lino proposal (undated).
2.2	We exclude tree removal.
2.3	We exclude hazardous material abatement.
2.4	We exclude dwelling extensions (tree house, shed, workshop, hot tub, fencing, etc.).
2.5	We assume excavation spoils will be spread on site.
2.6	We exclude perimeter and underslab drainage.
2.7	We allow \$4,000 for restoration work to the existing septic system.
2.8	We exclude repairs to electrical service
3.1	We include spread footings and retaining walls. No drilled piers are included. See Code Upgrade for increased cost to upgrade foundation to current code.
4.1	We include masonry firebox and chimney with fieldstone surround, per as-built condition.
5.1	We exclude structural steel and note that we assume code upgrades will not require any.
6.1	We include 4x6 joists at 48" OC per as-built condition. See Code Upgrade for increased cost to upgrade framing to 2x12 joists at 16" OC .
6.2	We include applied 1x VGDF baseboard and casing.
6.3	We include 1x6 T&G Western Red Cedar at all ceilings and eaves, per as-built condition.
6.4	We assume premium stain grade casework at kitchen and bathrooms.

No.	Note
6.5	We include 2x6 Western Red Cedar at attached deck.
7.1	We include 50-year composition shingles, per as-built condition.
7.2	We include galvanized sheet metal and bituminous flashings.
8.1	We include single-glazed windows per as-built condition. See Code Upgrade for cost of insulated glazing to meet current Title 24 code and tempered glazing to meet Wildlands Urban Interface (WUI) code.
9.1	We allow \$15 per square foot for 3/4" T&G oak floor, installed and site finished.
9.2	We include level 5 gypsum board where it is the exposed finish.
9.3v2	Refer to estimate for line-item painting costs.
11.1	We exclude laundry appliances and their installation.
12.1	We exclude window coverings.
15.1v2	See Code Upgrade for required fire protection. Note that a premium of \$1/sf is included due to wood ceilings, which require additional effort for both layout and installation.
15.2	We include single zone forced air heating,
15.3	We exclude propane tank, site propane lines, and all related work, such as trenching.
16.1	We include phone and data wiring, but exclude all phone and computer equipment.
16.2	We exclude electrical service, service equipment, PG&E fees, and all related work, such as trenching.
16.3	We exclude audio/visual systems.
16.4	We exclude security system.

Reconstruction Estimate Summary

CSI	Description	Main House	Code Upgrade	TOTAL
1	General Requirements	\$105,000	\$11,480	\$116,480
2	Sitework	\$35,415	\$650	\$36,065
3	Concrete	\$39,012	\$18,450	\$57,462
4	Masonry	\$9,500	\$2,500	\$12,000
5	Metals	\$-	\$-	\$-
6	Rough Carpentry	\$129,187	\$27,084	\$156,271
6	Finish Carpentry	\$45,773	\$-	\$45,773
6	Architectural Woodwork	\$24,683	\$-	\$24,683
7	Thermal & Moisture Protection	\$28,925	\$11,555	\$40,479
8	Doors and Door Hardware	\$20,505	\$-	\$20,505
8	Windows and Glazing	\$15,928	\$6,090	\$22,018
9	Finishes	\$86,985	\$-	\$86,985
10	Specialties	\$4,830	\$-	\$4,830
11	Equipment	\$4,510	\$-	\$4,510
12	Furnishings	\$-	\$-	\$-
13	Special Construction	\$-	\$-	\$-
14	Conveying Systems	\$-	\$-	\$-
15	HVAC	\$14,080	\$-	\$14,080
15	Fire Protection	\$-	\$9,475	\$9,475
15	Plumbing	\$34,700	\$-	\$34,700
16	Electrical	\$14,618	\$1,500	\$16,118
	Subtotal	\$613,649	\$88,783	\$702,433
10%	Overhead	\$61,365	\$8,878	\$70,243
	Subtotal	\$675,014	\$97,662	\$772,676
10%	Profit	\$67,501	\$9,766	\$77,268
	Design and Engineering	\$742,515	\$107,428	
	Permit Fees	\$89,102	\$12,891	
		\$10,131	included	
	TOTAL	\$841,748	\$120,319	\$962,068
CSI	Description	Main House	Code Upgrade	TOTAL

Job Duration: 7 mos
30 wks

Labor Rates:
 Project Manager \$115.00 /hr
 Field Superintendent \$95.00 /hr
 Estimator \$95.00 /hr
 Rough Carpenter \$85.00 /hr
 Finish Carpenter \$85.00 /hr
 Laborer \$50.00 /hr
 Project Engineer \$85.00 /hr
 Blank

CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR		LABOR				SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES
							\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit			
DIVISION 1: GENERAL REQUIREMENTS																	
NIC	Permits	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
NIC	Special Inspections	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
NIC	Performance Bond	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
	Project Management	30	wks	1	30	wks	\$-	\$-	4 hrs/wk	120.0	\$115.00	\$13,800	\$-	\$-	\$13,800		
	Field Supervision	30	wks	1	30	wks	\$-	\$-	32 hrs/wk	960.0	\$95.00	\$91,200	\$-	\$-	\$91,200		
Division 1 Subtotals:								\$-				\$105,000		\$-	\$105,000	\$105,000	
DIVISION 2: SITEWORK																	
	Temporary Construction Requirements																
	Temporary Barricades	1	ea	1	1	ea	\$500.00	\$500	12 hr/ea	12.0	\$50.00	\$600	\$-	\$-	\$1,100		
	Weather and Finish Protection	1	ea	1	1	ea	\$1,000.00	\$1,000	40 hr/ea	40.0	\$50.00	\$2,000	\$-	\$-	\$3,000		
NIC	Temporary Fencing	0	mos	1	0	mos	\$600.00	\$-	hrs/mo	-	\$-	\$-	\$-	\$-	\$-		
	Scaffolding	1	mos	1	1	mos	\$2,200.00	\$2,200	hrs/mo	-	\$-	\$-	\$-	\$-	\$2,200		
	Course of Construction Debris Boxes	10	ea	1	10	ea	\$650.00	\$6,500	hr/ea	-	\$-	\$-	\$-	\$-	\$6,500		
	Crane Picks	0	ea	1	0	ea	\$1,500.00	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-		
NIC	Dewatering	0	ea	0	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-		
	Ongoing Cleaning	7	mos	1	7	mos	\$-	\$-	16 hrs/mo	112.0	\$50.00	\$5,600	\$-	\$-	\$5,600		
	Final Cleaning	1	sf	1	1	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$3,500.00	\$3,500	\$3,500		
	Portable Toilets	9	mos	1	9	mos	\$340.00	\$3,060	hrs/mo	-	\$-	\$-	\$-	\$-	\$3,060		
	Temporary Power -set up	1	ea	1	1	ea	\$-	\$-	8 hr/ea	8.0	\$85.00	\$680	\$-	\$-	\$680		
NIC	Monthly Utilities	0	mos	0	0	mos	\$-	\$-	hrs/mo	-	\$-	\$-	\$-	\$-	\$-		
NIC	Monthly Phone	0	mos	1	0	mos	\$150.00	\$-	hrs/mo	-	\$-	\$-	\$-	\$-	\$-		
NIC	Job Trailer	0	ea	1	0	ea	\$850.00	\$-	hr/ea	-	\$85.00	\$-	\$-	\$-	\$-		
NIC	Tool Storage	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$85.00	\$-	\$-	\$-	\$-		
NIC	Office Supplies	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$85.00	\$-	\$-	\$-	\$-		
	Survey and Layout	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$85.00	\$-	\$1,500.00	\$1,500	\$1,500		
	Grading and Excavation																
NIC	Mass Excavation and Grading	0	yd	1	0	yd	\$-	\$-	yd/hr	-	\$-	\$-	\$45.00	\$-	\$-		
	Footing Excavation	15	yd	1	15	yd	\$-	\$-	yd/hr	-	\$-	\$-	\$65.00	\$975	\$975		
	Utility Trenching	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$500.00	\$500	\$500		
	Foundation Drainage																
NIC	Perimeter Foundation Drainage	0	lf	1	0	lf	\$-	\$-	lf/hr	-	\$-	\$-	\$35.00	\$-	\$-		
	Site Management																
	Erosion Control/SWPPP	1	ea	1	1	ea	\$-	\$-	40 hr/ea	40.0	\$50.00	\$2,000	\$800.00	\$800	\$2,800		
NIC	Dust and Mud Abatement	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-		

CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR				SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES
		qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit			
Demolition and Misc. Sitework Proposal																	
NIC	Pre-demolition Asbestos Testing	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
NIC	Demolition	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
Utilities Repair																	
NIC	Electrical Service Repair	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
	Septic Repair	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$4,000.00	\$4,000	\$4,000	\$4,000	
Division 2 Subtotals:							\$13,260					\$10,880		\$11,275	\$35,415	\$35,415	
DIVISION 3: CONCRETE																	
Cast in Place Concrete																	
NIC	Drilled Piers	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$2,000.00	\$-	\$-	\$-	
	Perimeter Stem Wall/Spread Footing	195	lf	0.12	23	yd	\$-	\$-	yd/hr	-	\$-	\$-	\$550.00	\$12,650	\$12,650	\$12,650	
	Interior Pier Footings at 8' OC	18	ea	1.00	18	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$150.00	\$2,700	\$2,700	\$2,700	
	Attached Garage Grade Beams	78	lf	0.09	7	yd	\$-	\$-	yd/hr	-	\$-	\$-	\$550.00	\$3,850	\$3,850	\$3,850	
	Attached Deck Pier Footings	58	ea	1.00	58	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$150.00	\$8,700	\$8,700	\$8,700	
	Fireplace Footing	3	yd	1.00	3	yd	\$-	\$-	yd/hr	-	\$-	\$-	\$550.00	\$1,650	\$1,650	\$1,650	
	Entry Steps	16	tf	1.00	16	tf	\$-	\$-	-	-	\$-	\$-	\$75.00	\$1,200	\$1,200	\$1,200	
Concrete Slab																	
	Garage Slab	450	sf	1	450	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$15.00	\$6,750	\$6,750	\$6,750	
	Hot Tub Slab	36	sf	1	36	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$12.00	\$432	\$432	\$432	
	Master Bath Slab	72	sf	1	72	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$15.00	\$1,080	\$1,080	\$1,080	
NIC	Rat Slab	0	sf	1	0	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$2.50	\$-	\$-	\$-	
Division 3 Subtotals:							\$-					\$-		\$39,012	\$39,012	\$39,012	
DIVISION 4: MASONRY																	
Ornamental Masonry																	
	Masonry Firebox/Chimney (stone and brick)	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$9,500.00	\$9,500	\$9,500	\$9,500	
Division 4 Subtotals:							\$-					\$-		\$9,500	\$9,500	\$9,500	
DIVISION 5: METALS																	
<i>No work this division</i>																	
Division 5 Subtotals:							\$-					\$-		\$-	\$-	\$-	
DIVISION 6: ROUGH CARPENTRY																	
Main House																	
Vertical																	
Exterior Vertical																	
	2x4 Studs	2340	sf	1.4	3276	bf	\$0.60	\$1,966	35	bf/hr	93.6	\$85.00	\$7,956	\$-	\$-	\$9,922	
	5/8" T111 Plywood	2340	sf	1	2340	sf	\$2.00	\$4,680	40	sf/hr	58.5	\$85.00	\$4,973	\$-	\$-	\$9,653	
Interior Vertical																	
	2x6 Studs	100	sf	1.8	180	bf	\$0.60	\$108	35	bf/hr	5.1	\$85.00	\$437	\$-	\$-	\$545	
	2x4 Studs	2820	sf	1.4	3948	bf	\$0.60	\$2,369	35	bf/hr	112.8	\$85.00	\$9,588	\$-	\$-	\$11,957	

CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR		LABOR				SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES	
							\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit				subtotal
	Horizontal																	
	Floor Horizontal																	
	4x6	480	lf	1	480	lf	\$3.85	\$1,848	35	lf/hr	13.7	\$85.00	\$1,166	\$-	\$-	\$3,014		
	1-1/8 Ply	1535	sf	1	1535	sf	\$1.75	\$2,686	50	sf/hr	30.7	\$85.00	\$2,610	\$-	\$-	\$5,296		
	2x6 DF PT Mud Sills	195	lf	1	195	lf	\$1.75	\$341	10	lf/hr	19.5	\$85.00	\$1,658	\$-	\$-	\$1,999		
	Roof Horizontal																	
	2x12 Rafters	2600	sf	2.2	5720	bf	\$1.40	\$8,008	25	bf/hr	228.8	\$85.00	\$19,448	\$-	\$-	\$27,456		
	5/8" CDX	2600	sf	1	2600	sf	\$1.00	\$2,600	45	sf/hr	57.8	\$85.00	\$4,911	\$-	\$-	\$7,511		
	Spacers/Blocks/Ridge Beams/Collar Ties	1	ea	1	1	ea	\$500.00	\$500	24	hr/ea	24.0	\$85.00	\$2,040	\$-	\$-	\$2,540		
	Beams, Headers, and Posts																	
	4x12/6x12 Headers	200	lf	1	200	lf	\$6.00	\$1,200	5	lf/hr	40.0	\$85.00	\$3,400	\$-	\$-	\$4,600		
	4x6/6x6 Posts	400	lf	1	400	lf	\$3.85	\$1,540	10	lf/hr	40.0	\$85.00	\$3,400	\$-	\$-	\$4,940		
	Attached Deck																	
	4x6 Con Ht Redwood	320	lf	1	320	lf	\$7.15	\$2,288	10	lf/hr	32.0	\$85.00	\$2,720	\$-	\$-	\$5,008		
	4x4 Con Ht Redwood Posts	30	lf	1	30	lf	\$4.68	\$140	2	lf/hr	15.0	\$85.00	\$1,275	\$-	\$-	\$1,415		
	2x6 Con Ht Redwood Joists	820	sf	1.8	1476	lf	\$3.85	\$5,683	20	lf/hr	73.8	\$85.00	\$6,273	\$-	\$-	\$11,956		
	2x6 Western Red Cedar Decking	820	sf	2.2	1804	lf	\$3.85	\$6,945	30	lf/hr	60.1	\$85.00	\$5,111	\$-	\$-	\$12,057		
	Miscellaneous																	
	Carpenter Stairs/Handrail to Garage	1	ea	1	1	ea	\$350.00	\$350	12	hr/ea	12.0	\$85.00	\$1,020	\$-	\$-	\$1,370		
	Blocking	1	ea	1	1	ea	\$400.00	\$400	40	hr/ea	40.0	\$85.00	\$3,400	\$-	\$-	\$3,800		
	Soffitting/Tub Deck	1	ea	1	1	ea	\$250.00	\$250	16	hr/ea	16.0	\$85.00	\$1,360	\$-	\$-	\$1,610		
	Seismic Hardware	1	ea	1	1	ea	\$500.00	\$500	24	hr/ea	24.0	\$85.00	\$2,040	\$-	\$-	\$2,540		
	Division 6 Subtotals:							\$44,402					\$84,785	\$-	\$-	\$129,187	\$129,187	
	DIVISION 6: FINISH CARPENTRY																	
	Exterior																	
	1x6 T&G Western Red Cedar Eaves	800	sf	2.2	1760	lf	\$2.25	\$3,960	30	lf/hr	58.7	\$85.00	\$4,987	\$-	\$-	\$8,947		
	1x12 Redwood Fascia/Barge	260	lf	1	260	lf	\$10.00	\$2,600	20	lf/hr	13.0	\$85.00	\$1,105	\$-	\$-	\$3,705		
	1x3 Redwood Casings	410	lf	1	410	lf	\$2.50	\$1,025	15	lf/hr	27.3	\$85.00	\$2,323	\$-	\$-	\$3,348		
	Interior																	
	1x6 T&G Western Red Cedar Ceilings	1535	sf	2.2	3377	lf	\$2.25	\$7,598	30	lf/hr	112.6	\$85.00	\$9,568	\$-	\$-	\$17,166		
	1/2" Underlayment	1535	sf	1	1535	sf	\$0.75	\$1,151	30	sf/hr	51.2	\$85.00	\$4,349	\$-	\$-	\$5,500		
	1x3 VGDF Casing	410	lf	1	410	lf	\$3.00	\$1,230	15	lf/hr	27.3	\$85.00	\$2,323	\$-	\$-	\$3,553		
	1x3 VGDF Baseboard	490	lf	1	490	lf	\$3.00	\$1,470	20	lf/hr	24.5	\$85.00	\$2,083	\$-	\$-	\$3,553		
	Division 6 Subtotals:							\$19,035					\$26,738	\$-	\$-	\$45,773	\$45,773	
	DIVISION 6: ARCHITECTURAL WOODWORK																	
	Stain Grade Casework																	
	Kitchen																	
	Lowers	17	lf	1	17	lf	\$-	\$-	1	lf/hr	17.0	\$85.00	\$1,445	\$450.00	\$7,650	\$9,095		
	Uppers	0	lf	1	0	lf	\$-	\$-	1	lf/hr	-	\$85.00	\$-	\$350.00	\$-	\$-		
	Full Height	5	lf	1	5	lf	\$-	\$-	0.5	lf/hr	10.0	\$85.00	\$850	\$600.00	\$3,000	\$3,850		
	Butcher Block Counters	34	sf	1	34	sf	\$-	\$-		sf/hr	-	\$85.00	\$-	\$35.00	\$1,190	\$1,190		
	Hall																	
	Closet Shelving	23	lf	1	23	lf	\$-	\$-	5	lf/hr	4.6	\$85.00	\$391	\$35.00	\$805	\$1,196		
	Master Suite																	

CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR		LABOR			SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES	
							\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal				sub unit
	Master Closet Shelving	8	lf	1	8	lf	\$-	\$-	5	lf/hr	1.6	\$85.00	\$136	\$35.00	\$280	\$416	
	Vanity	6	lf	1	6	lf	\$-	\$-	0.5	lf/hr	12.0	\$85.00	\$1,020	\$450.00	\$2,700	\$3,720	
	Master Bath Closet	4	lf	1	4	lf	\$-	\$-	5	lf/hr	0.8	\$85.00	\$68	\$35.00	\$140	\$208	
Bathroom	Vanity	5	lf	1	5	lf	\$-	\$-	0.5	lf/hr	10.0	\$85.00	\$850	\$450.00	\$2,250	\$3,100	
Bedrooms	Closet Shelving	14	lf	1	14	lf	\$-	\$-	5	lf/hr	2.8	\$85.00	\$238	\$35.00	\$490	\$728	
Other	Garage Shelving	1	ea	1	1	ea	\$-	\$-	8	hr/ea	8.0	\$85.00	\$680	\$500.00	\$500	\$1,180	
Division 6 Subtotals:							\$-	\$-					\$5,678	\$19,005	\$24,683	\$24,683	
DIVISION 7: THERMAL & MOISTURE PROTECTION																	
NIC	Insulation																
	Acoustical Insulation	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-	
	R-30 Batt Insulation at Ceiling	1500	sf	1	1500	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$1.50	\$2,250	\$2,250	
	R11 Batt Insulation at Ext Walls	1900	sf	1	1900	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$0.75	\$1,425	\$1,425	
	Bituminous Flashings, GSM Flashings, Gutters, and Downspouts																
	Gutter	120	lf	1	120	lf	\$-	\$-		lf/hr	-	\$-	\$-	\$15.00	\$1,800	\$1,800	
	Downspouts	40	lf	1	40	lf	\$-	\$-		lf/hr	-	\$-	\$-	\$10.00	\$400	\$400	
	Flashings	1535	sf	1	1535	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$3.00	\$4,605	\$4,605	
Roofing	Comp Shingles	2600	sf	1	2600	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$5.50	\$14,300	\$14,300	
	Caulking and Sealants	1535	sf	1	1535	sf	\$1.00	\$1,535	50	sf/hr	30.7	\$85.00	\$2,610	\$-	\$-	\$4,145	
Division 7 Subtotals:							\$1,535	\$1,535					\$2,610	\$24,780	\$28,925	\$28,925	
DIVISION 8: DOORS																	
	Aluminum Patio Doors																
	6-0x6-8 Bronze Anodized Sliding Doors	3	ea	1	3	ea	\$1,100.00	\$3,300	4	hr/ea	12.0	\$85.00	\$1,020	\$-	\$-	\$4,320	
	Wood Doors																
	Stain Grade Solid Core Entry Door	1	ea	1	1	ea	\$800.00	\$800	4	hr/ea	4.0	\$85.00	\$340	\$-	\$-	\$1,140	
	Stain Grade Solid Core Interior Singles	6	ea	1	6	ea	\$300.00	\$1,800	3	hr/ea	18.0	\$85.00	\$1,530	\$-	\$-	\$3,330	
	Stain Grade Solid Core Interior Pairs	1	ea	1	1	ea	\$650.00	\$650	6	hr/ea	6.0	\$85.00	\$510	\$-	\$-	\$1,160	
	Bifold Louvered Singles	9	ea	1	9	ea	\$275.00	\$2,475	2	hr/ea	18.0	\$85.00	\$1,530	\$-	\$-	\$4,005	
	Bifold Louvered Pairs	5	ea	1	5	ea	\$450.00	\$2,250	3	hr/ea	15.0	\$85.00	\$1,275	\$-	\$-	\$3,525	
	Door Hardware																
	Entry	1	ea	1	1	ea	\$250.00	\$250	3	hr/ea	3.0	\$85.00	\$255	\$-	\$-	\$505	
	Interior Singles	6	ea	1	6	ea	\$125.00	\$750	1	hr/ea	6.0	\$85.00	\$510	\$-	\$-	\$1,260	
	Interior Pairs	6	ea	1	6	ea	\$125.00	\$750	1	hr/ea	6.0	\$85.00	\$510	\$-	\$-	\$1,260	
Division 8 Subtotals:							\$13,025	\$13,025					\$7,480	\$-	\$20,505	\$20,505	
DIVISION 8: WINDOWS and GLAZING																	
	Single-Glazed Windows																
	Kitchen 6-0x4-0	1	ea	24	24	sf	\$25.00	\$600	10	sf/hr	2.4	\$85.00	\$204	\$-	\$-	\$804	

CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR					SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES
		qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
	Dining Room 3-0x2-0	3	ea	6	18	sf	\$25.00	\$450	10	sf/hr	1.8	\$85.00	\$153	\$-	\$-	\$603		
	Dining Room 3-0x6-0	3	ea	18	54	sf	\$25.00	\$1,350	10	sf/hr	5.4	\$85.00	\$459	\$-	\$-	\$1,809		
	Dining Room 3-0x2-0 trapezoid	1	ea	6	6	sf	\$30.00	\$180	10	sf/hr	0.6	\$85.00	\$51	\$-	\$-	\$231		
	Dining Room 6-0x4-0 trapezoid	1	ea	24	24	sf	\$30.00	\$720	10	sf/hr	2.4	\$85.00	\$204	\$-	\$-	\$924		
	Living Room 3-0x2-0	4	ea	6	24	sf	\$25.00	\$600	10	sf/hr	2.4	\$85.00	\$204	\$-	\$-	\$804		
	Living Room 3-0x6-0	4	ea	18	72	sf	\$25.00	\$1,800	10	sf/hr	7.2	\$85.00	\$612	\$-	\$-	\$2,412		
	Living Room 3-0x trapezoid	3	ea	8	24	sf	\$30.00	\$720	10	sf/hr	2.4	\$85.00	\$204	\$-	\$-	\$924		
	Master Bedroom 5-0x5-0	2	ea	20	40	sf	\$25.00	\$1,000	10	sf/hr	4.0	\$85.00	\$340	\$-	\$-	\$1,340		
	Master Bathroom 4-0x5-0	3	ea	20	60	sf	\$25.00	\$1,500	10	sf/hr	6.0	\$85.00	\$510	\$-	\$-	\$2,010		
	Bath 3-0x5-0	1	ea	15	15	sf	\$25.00	\$375	10	sf/hr	1.5	\$85.00	\$128	\$-	\$-	\$503		
	Bedrooms 2 and 3 3-0x5-0	4	ea	15	60	sf	\$25.00	\$1,500	10	sf/hr	6.0	\$85.00	\$510	\$-	\$-	\$2,010		
	Entry Sidelight 2-0x7-0	1	ea	14	14	sf	\$25.00	\$350	10	sf/hr	1.4	\$85.00	\$119	\$-	\$-	\$469		
	Shower and Tub Doors																	
	Master Bath	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-		
	Shower Door	1	ea	1	1	ea	\$-	\$-	1	hr/ea	1.0	\$85.00	\$85	\$250.00	\$250	\$335		
	Mirror																	
	Various Bathrooms	50	sf	1	50	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$15.00	\$750	\$750		
Division 8 Subtotals:							\$11,145					\$3,783		\$1,000	\$15,928	\$15,928		
DIVISION 9: FINISHES																		
	Gypsum Board																	
	Level 5 Gypsum Board	6400	sf	1	6400	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$3.50	\$22,400	\$22,400		
	Wood Floor																	
	Plain Sawn 3/4" Oak Flooring	1050	sf	1	1050	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$15.00	\$15,750	\$15,750		
	Ceramic and Stone Tile																	
	Tile Floors	220	sf	1	220	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$22.00	\$4,840	\$4,840		
	Mosaic Tile Tub Deck and Surround	40	sf	1	40	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$22.00	\$880	\$880		
	Tile Tub and Shower Surrounds	120	sf	1	120	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$22.00	\$2,640	\$2,640		
	Counters/Splashes	25	sf	1	25	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$25.00	\$625	\$625		
v2	Painting																	
	Exterior																	
	Siding	2340	sf	1	2340	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$1.50	\$3,510	\$3,510		
	Ext Trim	410	lf	1	410	lf	\$-	\$-		lf/hr	-	\$-	\$-	\$2.00	\$820	\$820		
	Fascia/Barge	260	lf	1	260	lf	\$-	\$-		lf/hr	-	\$-	\$-	\$4.50	\$1,170	\$1,170		
	Eaves	800	sf	1	800	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$1.50	\$1,200	\$1,200		
	Wood Windows	31	ea	1	31	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$150.00	\$4,650	\$4,650		
	Ext Wood Doors	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$350.00	\$350	\$350		
	Sealant at Deck	820	sf	1	820	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$1.50	\$1,230	\$1,230		
	Scaffolding	1	mos	1	1	mos	\$2,200.00	\$2,200		hrs/mo	-	\$-	\$-	\$-	\$-	\$2,200		
	Interior																	
	Gypsum Board	6400	sf	1	6400	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$2.00	\$12,800	\$12,800		
	1x6 T&G Western Red Cedar Ceilings	1535	sf	1	1535	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$2.00	\$3,070	\$3,070		
	Int Trim	900	lf	1	900	lf	\$-	\$-		lf/hr	-	\$-	\$-	\$2.00	\$1,800	\$1,800		
	Int Wood Doors Singles	15	ea	1	15	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$200.00	\$3,000	\$3,000		
	Int Wood Doors Pairs	6	ea	1	6	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$400.00	\$2,400	\$2,400		
	Casework Finishing	33	lf	1	33	lf	\$-	\$-		lf/hr	-	\$-	\$-	\$50.00	\$1,650	\$1,650		
Division 9 Subtotals:							\$2,200					\$-		\$84,785	\$86,985	\$86,985		
DIVISION 10: SPECIALTIES																		

CSI	DESCRIPTION					MATERIAL/VENDOR		LABOR					SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES
		qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit			
	Bath Accessories																
	Master Bathroom	1	ea	1	1	ea	\$400.00	\$400	4	hr/ea	4.0	\$85.00	\$340	\$-	\$-	\$740	
	Other Bathrooms	1	ea	1	1	ea	\$250.00	\$250	2	hr/ea	2.0	\$85.00	\$170	\$-	\$-	\$420	
	Wood Stove																
	Cast-iron Freestanding	1	ea	1	1	ea	\$-	\$-	2	hr/ea	2.0	\$85.00	\$170	\$3,500.00	\$3,500	\$3,670	
	Division 10 Subtotals:						\$650					\$680		\$3,500		\$4,830	\$4,830
	DIVISION 11: EQUIPMENT																
	Appliances																
	Range	1	ea	1	1	ea	\$1,500.00	\$1,500	2	hr/ea	2.0	\$85.00	\$170	\$-	\$-	\$1,670	
	Range Hood	1	ea	1	1	ea	\$1,000.00	\$1,000	2	hr/ea	2.0	\$85.00	\$170	\$-	\$-	\$1,170	
	Refrigerator	1	ea	1	1	ea	\$1,500.00	\$1,500	2	hr/ea	2.0	\$85.00	\$170	\$-	\$-	\$1,670	
NIC	Laundry Appliances	0	ea	1	0	ea	\$3,000.00	\$-	2	hr/ea	-	\$85.00	\$-	\$-	\$-	\$-	
	Division 11 Subtotal:						\$4,000					\$510		\$-		\$4,510	\$4,510
	DIVISION 12: FURNISHINGS																
	Window Shades																
NIC	Window Shades		sf	1	0	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$25.00	\$-	\$-	
	Division 12 Subtotals:						\$-					\$-		\$-		\$-	\$-
	DIVISION 13: SPECIAL CONSTRUCTION																
	<i>No work this division</i>																
	Division 13 Subtotals:						\$-					\$-		\$-		\$-	\$-
	DIVISION 14: CONVEYING SYSTEMS																
	<i>No work this division</i>																
	Division 14 Subtotal:						\$-					\$-		\$-		\$-	\$-
	DIVISION 15: HVAC																
	HVAC																
	Forced Air Heating	1535	sf	1	1535	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$8.00	\$12,280	\$12,280	
	Dryer Exhaust	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$300.00	\$300	\$300	
	Bathroom Exhaust	2	ea	1	2	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$500.00	\$1,000	\$1,000	
	Kitchen Hood Exhaust (Ducting Only)	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$500.00	\$500	\$500	
	Division 15 Subtotals:						\$-					\$-		\$14,080		\$14,080	\$14,080
	DIVISION 15: FIRE PROTECTION																
	<i>No work this division</i>																
	Division 15 Subtotals:						\$-					\$-		\$-		\$-	\$-

CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR				SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES	
		qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit				subtotal
DIVISION 15: PLUMBING																		
	Plumbing Rough-ins																	
	gas rough-ins	3	ea	1	3	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$1,000.00	\$3,000	\$3,000			
v2	other rough-ins	8	ea	1	8	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$2,500.00	\$20,000	\$20,000			
NIC	sewage ejector	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-			
	Hose Bibbs	2	ea	1	2	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$500.00	\$1,000	\$1,000			
	Plumbing Fixture Supply and Installation																	
	Kitchen Sink & Faucet	1	ea	1	1	ea	\$750.00	\$750	3	hr/ea	3.0	\$150.00	\$450	\$-	\$-	\$1,200		
	Master Bath Sink & Faucet	2	ea	1	2	ea	\$300.00	\$600	3	hr/ea	6.0	\$150.00	\$900	\$-	\$-	\$1,500		
	Master Bath Toilet	1	ea	1	1	ea	\$350.00	\$350	2	hr/ea	2.0	\$150.00	\$300	\$-	\$-	\$650		
	Master Bath Tub & Faucet	1	ea	1	1	ea	\$2,500.00	\$2,500	8	hr/ea	8.0	\$150.00	\$1,200	\$-	\$-	\$3,700		
	Other Baths Sink & Faucet	1	ea	1	1	ea	\$300.00	\$300	3	hr/ea	3.0	\$150.00	\$450	\$-	\$-	\$750		
	Other Baths Toilet	1	ea	1	1	ea	\$350.00	\$350	2	hr/ea	2.0	\$150.00	\$300	\$-	\$-	\$650		
	Other Baths Shower Faucet	1	ea	1	1	ea	\$150.00	\$150	2	hr/ea	2.0	\$150.00	\$300	\$-	\$-	\$450		
	Hot Water Heater	1	ea	1	1	ea	\$1,200.00	\$1,200	4	hr/ea	4.0	\$150.00	\$600	\$-	\$-	\$1,800		
Division 15 Subtotals:							\$6,200					\$4,500		\$24,000	\$34,700	\$34,700		
DIVISION 16: ELECTRICAL																		
	Electrical																	
	200 Amp Load Center	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$1,200.00	\$1,200	\$1,200			
	Outlets/Switches/Boxes	80	ea	1	80	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$75.00	\$6,000	\$6,000			
	Interior Fixtures	25	ea	1	25	ea	\$125.00	\$3,125	hr/ea	-	\$-	\$-	\$75.00	\$1,875	\$5,000			
	Exterior Fixtures	5	ea	1	5	ea	\$125.00	\$625	hr/ea	-	\$-	\$-	\$75.00	\$375	\$1,000			
	Ceiling Fan	1	ea	1	1	ea	\$500.00	\$500	hr/ea	-	\$-	\$-	\$150.00	\$150	\$650			
NIC	Electrical Service/PG&E	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-			
	TV/Phone/Computer Wiring	1535	sf	1	1535	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$0.50	\$768	\$768		Equipment NIC	
NIC	Audio/visual	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-			
NIC	Security System	0	sf	1	0	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$2.00	\$-	\$-			
Division 16 Subtotals:							\$4,250					\$-		\$10,368	\$14,618	\$14,618		
Subtotal																\$613,649		
10%	Overhead																\$61,365	
Subtotal																\$675,014		
10%	Profit																\$67,501	
TOTAL																\$742,515		
DIVISION 0:																		
12%	Design and Engineering Consultants	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$89,101.85	\$89,102	\$89,102			
	PRMD Permit Fees	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$10,131.00	\$10,131	\$10,131			
Division 0 Subtotals:							\$-					\$-		\$99,233	\$99,233	\$99,233		
GRAND TOTAL																\$841,748		

Job Duration: 1 mos
4 wks

Labor Rates:
 Project Manager \$115.00 /hr
 Field Superintendent \$95.00 /hr
 Estimator \$95.00 /hr
 Rough Carpenter \$85.00 /hr
 Finish Carpenter \$85.00 /hr
 Laborer \$50.00 /hr
 Project Engineer \$85.00 /hr
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CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR		LABOR				SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES
							\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit			
DIVISION 1: GENERAL REQUIREMENTS																	
	Project Management	4	wks	1	4	wks	\$-	\$-	4	hrs/wk	16.0	\$115.00	\$1,840	\$65.00	\$260	\$2,100	
	Field Supervision	4	wks	1	4	wks	\$-	\$-	24	hrs/wk	96.0	\$95.00	\$9,120	\$65.00	\$260	\$9,380	
Division 1 Subtotals:							\$-	\$-					\$10,960	\$520	\$11,480	\$11,480	
DIVISION 2: SITEWORK																	
	Excavation																
	Additional Footing Excavation	10	yd	1	10	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$65.00	\$650	\$650	
Division 2 Subtotals:							\$-	\$-					\$-	\$650	\$650	\$650	
DIVISION 3: CONCRETE																	
	Cast in Place Concrete																
	Increase Rebar at Foundation	23	yd	1	23	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$100.00	\$2,300	\$2,300	
	Increased Footing Size	10	yd	1	10	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$650.00	\$6,500	\$6,500	
	Interior Stem Wall/Spread Footing	160	lf	0.12	19	yd	\$-	\$-		yd/hr	-0.12	\$-	\$-	\$650.00	\$12,350	\$12,350	
	Interior Pier Footings at 8' OC	-18	ea	1.00	-18	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$150.00	\$(2,700)	\$(2,700)	
Division 3 Subtotals:							\$-	\$-					\$-	\$18,450	\$18,450	\$18,450	
DIVISION 4: MASONRY																	
	Masonry Firebox and Chimney																
	Increase Rebar/Grouting	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$2,500.00	\$2,500	\$2,500	
Division 4 Subtotals:							\$-	\$-					\$-	\$2,500	\$2,500	\$2,500	
DIVISION 5: METALS																	
	<i>No work this division</i>																
Division 5 Subtotals:							\$-	\$-					\$-	\$-	\$-	\$-	
DIVISION 6: ROUGH CARPENTRY																	
	Framing Upgrades																

CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR				SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES	
		qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit				subtotal
	Ext 2x6 Studs (for increased insulation)	2340	sf	1.8	4212	bf	\$0.60	\$2,527	35	bf/hr	120.3	\$85.00	\$10,229			\$12,756		
	Ext 2x4 Studs	-2340	sf	1.4	-3276	bf	\$0.60	\$(1,966)	35	bf/hr	(93.6)	\$85.00	\$(7,956)			\$(9,922)		
	Additional Interior Shear Wall	400	sf	1	400	sf	\$1.25	\$500	30	sf/hr	13.3	\$85.00	\$1,133			\$1,633		
	Crawl Space Crib Walls	200	sf	1.4	280	bf	\$0.60	\$168	25	bf/hr	11.2	\$85.00	\$952			\$1,120		
	2x12 Joisting	1535	sf	2.2	3377	bf	\$1.40	\$4,728	25	bf/hr	135.1	\$85.00	\$11,482			\$16,210		
	4x6	-480	sf	1	-480	bf	\$3.85	\$(1,848)	35	bf/hr	(13.7)	\$85.00	\$(1,166)			\$(3,014)		
	Increased Seismic Hardware	1	ea	1	1	ea	\$1,500.00	\$1,500	80	hr/ea	80.0	\$85.00	\$6,800			\$8,300		
Division 6 Subtotals:								\$5,609					\$21,475		\$-	\$27,084	\$27,084	
DIVISION 6: FINISH CARPENTRY																		
<i>No work this division</i>																		
Division 6 Subtotals:								\$-					\$-		\$-	\$-	\$-	
DIVISION 6: ARCHITECTURAL WOODWORK																		
<i>No work this division</i>																		
Division 6 Subtotals:								\$-					\$-		\$-	\$-	\$-	
DIVISION 7: THERMAL & MOISTURE PROTECTION																		
Title 24																		
	R13 Batt Insulation at Exterior Walls	2340	sf	1	2340	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$1.50	\$3,510	\$3,510		
	R13 Batt Insulation at Crawl Space	1600	sf	1	1600	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$1.50	\$2,400	\$2,400		
	Ducting/Piping Insulation	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$1,500.00	\$1,500	\$1,500		
	Caulking and Sealants	1535	sf	1	1535	sf	\$1.00	\$1,535	50	sf/hr	30.7	\$85.00	\$2,610			\$4,145		
Division 7 Subtotals:								\$1,535					\$2,610		\$7,410	\$11,555	\$11,555	
DIVISION 8: DOORS																		
<i>No work this division</i>																		
Division 8 Subtotals:								\$-					\$-		\$-	\$-	\$-	
DIVISION 8: WINDOWS and GLAZING																		
Code Upgrades to Windows																		
	UWI Tempered Glazing	435	sf	1	435	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$9.00	\$3,915	\$3,915		
	Title 24 Insulated Glazing	435	sf	1	435	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$5.00	\$2,175	\$2,175		
Division 8 Subtotals:								\$-					\$-		\$6,090	\$6,090	\$6,090	
DIVISION 9: FINISHES																		
<i>No work this division</i>																		
Division 9 Subtotals:								\$-					\$-		\$-	\$-	\$-	
DIVISION 10: SPECIALTIES																		

CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR				SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES	
		qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit				subtotal
	<i>No work this division</i>																	
	Division 10 Subtotals:																	
	DIVISION 11: EQUIPMENT																	
	<i>No work this division</i>																	
	Division 11 Subtotal:																	
	DIVISION 12: FURNISHINGS																	
	<i>No work this division</i>																	
	Division 12 Subtotals:																	
	DIVISION 13: SPECIAL CONSTRUCTION																	
	<i>No work this division</i>																	
	Division 13 Subtotals:																	
	DIVISION 14: CONVEYING SYSTEMS																	
	<i>No work this division</i>																	
	Division 14 Subtotal:																	
	DIVISION 15: HVAC																	
	<i>No work this division</i>																	
	Division 15 Subtotals:																	
	DIVISION 15: FIRE PROTECTION																	
v2	Fire Protection																	
	Sprinklers	1535	sf	1	1535	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$4.00	\$6,140	\$6,140			
	Premiumr for Wood Ceilings	1535	sf	1	1535	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$1.00	\$1,535	\$1,535			
	Garage Sprinklers	450	sf	1	450	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$4.00	\$1,800	\$1,800			
	Division 15 Subtotals:													\$9,475	\$9,475	\$9,475		
	DIVISION 15: PLUMBING																	
	<i>No work this division</i>																	
	Division 15 Subtotals:																	
	DIVISION 16: ELECTRICAL																	

CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR				SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES		
		qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit				subtotal	
	Title 24																		
	Fixture Premium for Energy Efficiency	30	ea	1	30	ea	\$-		hr/ea	-	\$-	\$-	\$50.00	\$1,500	\$1,500				
Division 16 Subtotals:							\$-					\$-		\$1,500	\$1,500		\$1,500		
	Subtotal																	\$88,783	
10%	Overhead																	\$8,878	
	Subtotal																	\$97,662	
10%	Profit																	\$9,766	
	TOTAL																	\$107,428	
DIVISION 0:																			
12%	Design and Engineering Consultants	1	ea	1	1	ea	\$-		hr/ea	-	\$-	\$-	\$12,891.36	\$12,891	\$12,891				
Division 0 Subtotals:							\$-					\$-		\$12,891	\$12,891		\$12,891		
GRAND TOTAL																			
																	\$120,319		