

Description	Qty Unit	Material	Labor	Total
Addition-Remodel 12-30-11 Base Dimensions:				
Plans by others. Already DONE!!!!	EA	0.00	0.00	0.00
Preconstruction conference with production, subs, customer & estimator at job site.	1.00 EA	0.00	325.00	325.00
Coordination with city to have inspections of project to continue with work. If customer takes care of calling the city and meeting the inspector at job site we could delete this item.	1.00 EA	0.00	455.00	455.00
Special inspections & certificates to be paid by contractor, (epoxy deputy inspection and concrete verification per plan requirement). \$600.00 allowance estimated for this job.	1.00 EA	0.00	780.00	780.00
All Building and mechanical permit fees to be paid by owner directly to city as needed. \$3,000.00 approximate.	EA	0.00	0.00	0.00
Supervision and Design of kitchen and bathroom. By owner.	EA	0.00	0.00	0.00
Assistance in design & material selection for kitchen and bathroom. As part of Rocha's contract this will be free of charge to the Owner for the design and assistance for new Kitchen and Bathroom (in house designer)	EA	0.00	0.00	0.00
Fees for temporary toilet job site. Price per month. estimated time for remodel 5 months.	5.00 EA	0.00	780.00	780.00
Fees for temporary gates and fencing at job site. Price per month. estimated time for remodel 5 months.	5.00 EA	0.00	1,300.00	1,300.00
Temporary pole charge per month at job site. Price per month. estimated time for remodel 5 months. We will use the existing power panel during construction if we don't have to change it.	EA	0.00	0.00	0.00
01 Plans and Permits Division Total			3,640.00	3,640.00

Description	Qty Unit	Material	Labor	Total
Asbestos check on acoustic ceilings to be removed. Asbestos removal by special contractor, see below note about asbestos removal. This item is for testing of acoustic ceilings only.	EA	0.00	0.00	0.00
Break up existing slab concrete for new footings on grade with jackhammer, 4" to 5" thick.	350.00 SF	0.00	798.00	798.00
Rental fees for jack hammer.	2.00 EA	0.00	143.00	143.00
Remove stucco & metal lath from existing exterior wall.	814.00 SF	0.00	1,058.20	1,058.20
Subfloor removal, nailed only. Remove wood subfloor for changes and includes hardwood floor to be removed if needed.	200.00 SF	0.00	260.00	260.00
Remove roofing & roof sheathing to expose members for new addition.	748.00 SF	0.00	1,069.64	1,069.64
Removal of rafters needed for new additon and/or remodel only.	748.00 SF	0.00	733.04	733.04
Remove ceiling joists.	1030.0 SF 0	0.00	803.40	803.40
Garage walls removal (2) frame, but NOT including floor slab and driveway SF = Floor area	SF	0.00	0.00	0.00
Remove exterior door & patio doors, frame and trim from existing exterior wall.	1.00 EA	0.00	26.00	26.00
Remove interior door, frame and trim from interior wall.	3.00 EA	0.00	39.00	39.00
Remove window from frame wall, including trim.	9.00 EA	0.00	117.00	117.00
Remove wall to wall carpet with tack strip, padding included, or glued down	352.00 SF	0.00	45.76	45.76

Description	Qty Unit	Material	Labor	Total
Remove ceiling & wall covering from joists & studs (plaster or drywall).	2800.0 SF 0	0.00	1,652.00	1,652.00
Vinyl flooring removal, and ready for new wood floors.	288.00 SF	0.00	149.76	149.76
Kitchen sink, remove and cap.	1.00 EA	0.00	84.50	84.50
Remove light fixtures, box & wires.	10.00 EA	0.00	195.00	195.00
Remove switch or duplex outlet, box & wires.	20.00 EA	0.00	234.00	234.00
Remove wood or steel kitchen cabinets -- base, wall or island.	1.00 EA	0.00	156.00	156.00
Remove countertop from base cabinet (bathrooms) (including disconnect)	32.00 LF	0.00	208.00	208.00
Removal of heating system, cap gas line. NOT ASBESTOS DUCTING	1.00 EA	0.00	240.50	240.50
Remove concrete footing with jack hammer tool for new addition.	LF	0.00	0.00	0.00
Cut concrete with diamond blade concrete saw, per inch deep.	1.00 EA	0.00	624.00	624.00
Remove brick fireplace with 7' x 4' x 14' chimney	1.00 EA	0.00	1,170.00	1,170.00
Remove siding from existing exterior wall to replace some windows.	180.00 SF	0.00	156.60	156.60
Remove tile & mud set from showers.	81.00 SF	0.00	263.25	263.25
Disconnect, remove and cap all fixtures for bathroom (set)	1.00 EA	0.00	286.00	286.00

Description	Qty Unit	Material	Labor	Total
Removal of shrubs, grass and small plants for new addition and new pads.	1.00 EA	0.00	240.50	240.50
<p>ASBESTOS ABATEMENT THE COST OF ASBESTOS ABATEMENT THROUGHOUT THE COUNTRY VARIES CONSIDERABLY. THE DIFFERENCE IN COSTS MAY NOT BE CAUSED AS MUCH BY DIFFERENCES IN LOCAL WAGE RATES AS BY VARYING STATE AND LOCAL GOVERNMENT RULES AND REQUIREMENTS.</p> <p>SOME FACTORS AFFECTING COSTS ARE THE SPECIALIZED EQUIPMENT THAT MAY BE REQUIRED AND THE COST OF DISPOSAL OF THE ASBESTOS-CONTAINING MATERIALS. THE COST OF MOVING THE WASTE TO EPA-APPROVED DUMP SITES WILL VARY ACCORDING TO DISTANCES TRAVELED, DUMPING FEES AND REGULATIONS CONCERNING THE HANDLING OF HAZARDOUS WASTES.</p> <p>BEFORE BIDDING ON AN ASBESTOS ABATEMENT PROJECT, CHECK EPA AND LOCAL REGULATIONS AND OBTAIN FIRM BIDS FOR THE WORK FROM TECHNICIANS WHO YOU ARE CERTAIN ARE PROPERLY QUALIFIED TO COMPLETE THE WORK.</p> <p>THE COSTS SHOWN BELOW ARE INTENDED AS A GENERAL GUIDE, AND ARE not COSTS FOR ANY PARTICULAR AREA OF THE COUNTRY.</p> <p>ROCHA CONSTRUCTION IS NOT LICENSE TO REMOVE ASBESTOS, WE WILL GET ESTIMATES FROM LICENSE CONTRACTORS SPECIALIZE ON ASBESTOS REMOVAL</p>				
	EA	0.00	0.00	0.00
02 Site Preparation Division Total			10,753.15	10,753.15
Hand-digging or Bob-Cat excavation for new footings and pads, placing dirt in wheelbarrow or on ground next to excavation.	310.00 CF	0.00	1,007.50	1,007.50

Description	Qty Unit	Material	Labor	Total
Removal of excess dirt excavated. 12yards, hand filled dirt containers and take to dump fields. Labor and equipment included.	310.00 CF	0.00	806.00	806.00
03 Excavation Division Total			1,813.50	1,813.50
Continuous No. 4 and 5 (1/2" 5-8") steel bar reinforcement in footing, pads & slabs.	315.00 LF	0.00	1,228.50	1,228.50
Drill 1/2" or 3/4" steel bar 6" to 10" into existing foundation wall & epoxy set. EA = Each drilled hole Deputy inspector for Epoxy set required.	40.00 EA	0.00	2,340.00	2,340.00
New pads per plan 36"x36"x2' deep (combination) Backfill after pier is built Bottom of pier footing 18" below grade	5.00 EA	0.00	2,600.00	2,600.00
Exterior concrete for new patio and entry. 5" thick, only.	SF	0.00	0.00	0.00
Monolithic slab w/new footing reinforcement. Form, place reinforcement. 4" Gravel fill 6 x 6 #10 woven wire mesh Vapor barrier Pour and finish concrete Bottom of slab footing 8", top of footing below slab 16" wide Slab thickness 4" Footing below frost 3 or 4 sides 1/2" steel bars drilled into existing building Two 1/2" continuous steel bars in footing				
LF = Outside perimeter measurement of footing	SF	0.00	0.00	0.00
Footing 30" Below Grade. Form, place reinforcement Footing 8" top, footing bottom 16" wide Footing below frost 3 or 4 sides 1/2" steel bars drilled into existing building Two 1/2" continuous steel bars in footing				
LF = Outside perimeter measurement of footing	61.00 LF	0.00	3,965.00	3,965.00

Description	Qty Unit	Material	Labor	Total
Pump concrete and pour concrete slab and/or foundation, including transit mix truck waiting time and labor at the hose.	18.00 CU	0.00	819.00	819.00
Build landing and steps at new entry by garage 4'x4' only and for back patio door from master bedroom 7'x4' only. Excavate trench to 18" below grade Drill into existing house wall and install four 1/2" steel bars to connect footing Pour concrete footing to grade Build forms and pour concrete foundation wall above grade to support slab and step(s) Build for slab and step(s) Place rubble or forms in center Place steel Pour concrete slab and step(s) Strip and clean forms Finish concrete Steps: 6"-7" risers, 12" treads EA = Each job TREAD = Each Tread	44.00 SQ	0.00	2,673.00	2,673.00
04 Concrete Division Total			13,625.50	13,625.50
Cement sand finished stucco at new walls and patching over new sheathing #15 felt paper, Self furring wire mesh, Outside corner beads as necessary Metal lath strips around windows and doors, Scratch coat, brown coat and finished coat, close to color and texture but not exact. Color TBD.	588.00 SF	0.00	6,497.40	6,497.40
Sandblast & restucco old stucco on house to remain. Brown coat & new coat of sandfinished. TBD	SQ	0.00	0.00	0.00
Install new decorative surround molding around windows at front over stucco finished, price \$18.00LF. allowance, labor & materials. New decorative stuccoed foam detail per plan	LF	0.00	0.00	0.00
New 10"x6" decorative corbels. Labor & materials. New decorative stuccoed foam detail per plan	EA	0.00	0.00	0.00
05 Masonry Division Total			6,497.40	6,497.40

Description	Qty Unit	Material	Labor	Total
<p>New steel beam W 10 x 45# Includes crain for installation. Fab and install 2 - W8x48 columns 9' each and 1 - W10x45 20' beam to create frame per plan. Temps, field measure, fab, installation with field welding, deputy inspector and non destructive testing for full welds.</p>	LF	0.00	0.00	0.00
<p>Pressure-treated sill plate, 2x6 or 2x4 for new walls. Anchor bolts, 4' OC. \$2.00 per LF Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)</p>	61.00 LF	122.00	237.90	359.90
<p>Re-frame set of stairs 38" wide, hard wood steps TBD. \$200.00 materials. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)</p>	EA	0.00	0.00	0.00
<p>Glued laminated timbers on new supports-PSL's. \$18.00 LF materials cost. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)</p>	43.00 LF	774.00	1,341.60	2,115.60
<p>3/4" Plywood subfloor over floor joists, glued and nailed. \$0.85 SF Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)</p>	350.00 SF	297.50	1,001.00	1,298.50
<p>New floor joist. Framing floor joists, 2x8". Joist headers as required. Joist hangers. Lag bolts & Nailing. Joists 16" OC. \$1.75 SF materials. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)</p>	350.00 SF	612.50	1,365.00	1,977.50

Description	Qty Unit	Material	Labor	Total
Wood beam bearing 4"x10" or 4"x8" on new supports. Beam either solid or built-up, pressure treated lumber. \$6.00 LF. Lumber by owner directly to suppliers by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	34.00 LF	204.00	707.20	911.20
Wood Beam 4"x12" Douglas fir #1. \$8.00 LF. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	8.00 LF	64.00	208.00	272.00
06 Floor Framing Division Total		2,074.00	4,860.70	6,934.70
2"x4" Bearing wall, exterior or interior. Sole plate & two 2" x 4"s double plate cap. Average number of headers for doors and windows. 16" OC SF = Total wall area. \$ 0.75 SF. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	1264.0 SF 0	948.00	2,464.80	3,412.80
New 2"x6" Bearing wall, exterior or interior. Sole plate, two 2" x 6"s double plate cap. Average number of headers for doors and windows. 16" OC SF = Total wall area. \$0.85 SF. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	120.00 SF	102.00	249.60	351.60
Install new Hold-downs for posts connected to beams & bearing walls. HD5A's & HD8A's. Cost for hold-downs & bolts to be paid by owner directly to hardware store. No Mark up. \$23.00 EA. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	17.00 EA	391.00	795.60	1,186.60
Sheer walls as per plan with 1/2" plywood structural. \$ 0.80 SF. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	490.00 SF	392.00	852.60	1,244.60

Description	Qty Unit	Material	Labor	Total
Frame platform & plywood for jacuzzi tub and shower seat. All lumber materials by owner. \$4.50 SF. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	39.00 SF	175.50	354.90	530.40
2"x4" furring over exterior wall frame, 16"OC. Over straight and plumb walls, 16" OC DF #2 selected wood. \$0.70 SF. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	160.00 SF	112.00	624.00	736.00
07 Wall Framing Division Total		2,120.50	5,341.50	7,462.00
Gable roof framing with 2"x10" rafters with 3x6 overhang blocks/extensions to match existing, new ridge board and new ceiling joist @ 16" OC. Nails Framing for overhang and eaves. \$3.00 SF. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	938.00 SF	2,814.00	3,658.20	6,472.20
CDX plywood sheathing for roofing 1/2". \$0.75 SF. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	938.00 SF	703.50	1,219.40	1,922.90
New 4"x10"beams for hip roof construction #1 D.F. \$5.00 Lf. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	LF	0.00	0.00	0.00
2" x ceiling joists for soffit and dropped ceilings, Nailed at 16" OC. \$0.50 SF. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	385.00 SF	192.50	900.90	1,093.40
08 Roof Framing Division Total		3,710.00	5,778.50	9,488.50

Description	Qty Unit	Material	Labor	Total
Asphalt/fiberglass shingle 275lb 4-6/12 275 LB. (30 Yr) new roof for new areas only to match house, allowance \$4.00 per SF for labor and materials. Includes the repairs to roof shingles to house after the replacement of fascia and roof flashing. On plain shed or gable wood roof deck Load onto roof Build staging if required 3 tab square butt self seal 215-225 lb. 15 lb. felt paper Galvanized shingle nails or staples Metal drip edge 2"	1000.0 SF 0	0.00	5,400.00	5,400.00
New seamless 5" aluminum gutter with downspout. Gutters and downspouts, including accessories Aluminum OG, color to be selected by owner. LF = Total combined gutter and downspout length.	LF	0.00	0.00	0.00
09 Roofing, Flashing Division Total			5,400.00	5,400.00
Patch some siding as needed, \$6.00 SF for materials cost. #15 felt or rosin coated paper under siding with trim Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	120.00 SF	720.00	780.00	1,500.00
11 Sidings Division Total		720.00	780.00	1,500.00
2-8 x 6-8 exterior door, including frame, hardware and interior and exterior trim. Prehung unit. \$550.00 unit Door to be furnished by owner 2-8 x 6-8 fiberglass or wood. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	2.00 EA	1,100.00	845.00	1,945.00
2-8 x 6-8 firecode door. 20 minute steel door/frame assembly, garage to house with closer. Prehung unit furnished by owner. \$400.00 unit "B" label rating 6 Panel. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	1.00 EA	400.00	390.00	790.00

Description	Qty Unit	Material	Labor	Total
12 Doors and Trim Division Total		1,500.00	1,235.00	2,735.00

Install Aluminum, Wood or Vinyl window.
 Insulated glass. \$450.00ea window unit
 furnished by owner.
 See attached estimate for doors and
 windows.
 Materials by owner directly to suppliers.
 (note; the price for the materials given is
 an approximate cost only)
 Framers to install windows on his contract

10.00 EA	4,500.00	1,950.00	6,450.00
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Install new 24"x72" skylight (4), labor only.
 Skylights by owner \$650.00 ea
 approximate cost.

Materials by owner directly to suppliers.
 (note; the price for the materials given is
 an approximate cost only)

4.00 EA	2,600.00	780.00	3,380.00
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13 Windows and Trim Division Total		7,100.00	2,730.00	9,830.00
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Re-locate existing hose bibb up to 20 feet.

1.00 EA	0.00	195.00	195.00
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Move lines in concrete slab or under floor
 for new plumbing/addition.

1.00 EA	0.00	2,015.00	2,015.00
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Extend gas line inside building without
 breaking walls, using existing feeds to
 new heating system, fireplace and new
 range location.

25.00 LF	0.00	780.00	780.00
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Set up cost for new water pipes in
 basement or new walls with 3/4"/1/2"
 copper pipes, open ceiling & walls. SF =
 Floor area

1.00 EA	0.00	715.00	715.00
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New water pipes, 3/4"/1/2" copper pipes,
 open ceiling/walls. SF = Floor area

195.00 LF	0.00	571.35	571.35
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Raise existing vent through roof up to
 12 feet.

6.00 EA	0.00	1,287.00	1,287.00
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New vent to continue through new roof.

56.00 LF	0.00	655.20	655.20
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New stack running from basement or
 crawl space up and venting through roof.

3.00 EA	0.00	1,345.50	1,345.50
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Description	Qty Unit	Material	Labor	Total
Extend waste line from new stack in basement, crawl space or under slab.	45.00 LF	0.00	2,047.50	2,047.50
Install wall mounted supply and waste for washer."Gray box" in laundry area.	1.00 EA	0.00	630.50	630.50
Install new toilet (rough & finish) @ \$300.00ea furnished by owner, includes standard toilet seat. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	2.00 EA	600.00	1,170.00	1,770.00
Install new shower/tub valve standard (no body sprays) \$250.00 unit furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	2.00 EA	500.00	1,001.00	1,501.00
Going away from stack over 5 feet in installations on this and the previous page LF=Total distance from existing stack	20.00 LF	0.00	780.00	780.00
Rough and install plumbing for stall shower, including blocking & hot-mop pan, ready for wall and floor tile, new drain assembly.	1.00 EA	0.00	1,235.00	1,235.00
Install gas dryer hook ups, vent through exterior walls.	1.00 EA	0.00	591.50	591.50
Run water line for refrigerator icemaker within 10 feet from sink.	1.00 EA	0.00	357.50	357.50
Install new gas tankless water heater \$1,850.00 unit allowance by contractor. Labor for installation and parts included.	1.00 EA	0.00	2,405.00	2,405.00
Rough for kitchen sink within 5 feet from existing stack, supply & waste.	1.00 EA	0.00	422.50	422.50

Description	Qty Unit	Material	Labor	Total
Gas Range installation-Labor only 36" Range. Range furnished by owner.	1.00 EA	0.00	370.50	370.50
Install gas BBQ furnished by owner. \$1000.00 unit TBD	EA	0.00	0.00	0.00
New Bath-tub @ \$1,400.00 including drain assembly (no jacuzzi), all materials furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	1.00 EA	1,400.00	942.50	2,342.50
Install new sink & faucet @ \$255.00 both furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	3.00 EA	765.00	1,384.50	2,149.50
Install new dishwasher furnished by owner. \$750.00 by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	1.00 EA	0.00	357.50	357.50
Install new kitchen sink undercounter double compartment, faucet & disposer. @ \$750.00 for complete set furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	1.00 EA	750.00	325.00	1,075.00
Install Veggie or bar sink & faucet. @ 350.00 set furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	EA	0.00	0.00	0.00
Installation of new wet bar sink & faucet. @ 350.00 set furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	EA	0.00	0.00	0.00

Description	Qty Unit	Material	Labor	Total
Automatic Sprinkler System in garage only (MBC ORD)	EA	0.00	0.00	0.00
14 Plumbing Division Total		4,015.00	21,584.55	25,599.55
New FHU furnace system, for whole house in attic. \$5,500.00 allowance for Units with labor & materials included. CONNECT EXISTING CONDENSER FOR A/C TO NEW SYSTEM	1.00 EA	0.00	7,560.00	7,560.00
Extend supply or return duct for new and existing Heating/AC system.	16.00 EA	0.00	1,920.00	1,920.00
15 Heating and Cooling Division Total			9,480.00	9,480.00
Install new T/V jack on wall & wiring to existing box.	4.00 EA	0.00	650.00	650.00
Weatherproof outlet on existing circuit.	2.00 EA	0.00	260.00	260.00
Ground fault outlet interruptor on existing circuit.	6.00 EA	0.00	585.00	585.00
Install new circuits to panel. Lights & outlets.	12.00 EA	0.00	2,262.00	2,262.00
Install new switches on wall, single pole.	10.00 EA	0.00	1,235.00	1,235.00
Install new three way switch (set) on existing circuit.	4.00 EA	0.00	1,300.00	1,300.00
Ceiling or wall fixture outlet (in addition to cost of fixture and switch) fixture by owner. Fixture furnished by owner. @ \$55.00 unit.	5.00 EA	275.00	520.00	795.00
Install new recessed light fixture 6" incandescent w/trim allowance \$15.00 ea. with light bulb.	10.00 EA	0.00	1,170.00	1,170.00
Install box on wall for outside light (motion sensor). Fixture furnished by owner. @ \$45.00 unit.	2.00 EA	90.00	221.00	311.00

Description	Qty	Unit	Material	Labor	Total
Hard-wired automatic fire and smoke detector with battery backup.					
		EA	0.00	0.00	0.00
Install fan/box & wiring. Includes the installation of Fan furnished by owner. Fan by owner approximate \$200.00 ea.					
		EA	0.00	0.00	0.00
New 220 volt. line to garage 30 AMP.					
		EA	0.00	0.00	0.00
Install light, outlet & switch for FAU in attic with new circuit to panel.	1.00	EA	0.00	357.50	357.50
Ceiling mount fixture 2-40 watt lamps fluorecent. For garage. \$75.00 unit by owner.					
		EA	0.00	0.00	0.00
Bathroom exhaust fan 80 CFM @ \$150.00unit in bathroom allowance by contractor. Including ducting.					
NOTE: ALL FANS & HOODS ARE FOR NEW WORK (IN OPEN WALLS AND CEILINGS) AND INCLUDE CIRCUITS AS REQUIRED.	2.00	EA	0.00	975.00	975.00
Disposal outlet with switch.	1.00	EA	0.00	214.50	214.50
Dishwasher outlet.	1.00	EA	0.00	188.50	188.50
Under cabinet LED fixture installation. \$95.00 ea fixture allowance by contractor.	5.00	EA	0.00	1,040.00	1,040.00
TBD (you might don't need new panel, OPTIONAL NEW 200 amp PANEL \$3,000.00) Increase service to 200 amps with circuit breakers. 200 amp service entrance panel with main breaker and panel cover 24 space / 24 circuits maximum (1 single pole breaker = 1 space, 1 double pole breaker = 2 spaces) Use same spot as existing. The new panel installation price only covers what is attached to the house (overhead) and NO underground lines if needed.					
		EA	0.00	0.00	0.00
Install new sub-panel service for by garage addition.					
		EA	0.00	0.00	0.00

Description	Qty Unit	Material	Labor	Total
New duplex outlet on existing circuit.	35.00 EA	0.00	3,412.50	3,412.50
Install new phone jack on wall & wiring to existing phone box.	3.00 EA	0.00	585.00	585.00
Install conduit in wall & weather head for phone line and T/V (separate lines) into house.	2.00 EA	0.00	728.00	728.00
Phone and cable cabinet shaty.	1.00 EA	0.00	585.00	585.00
Floor duplex outlet w/cover plate.	1.00 EA	0.00	162.50	162.50
Stubout w/wiring for future landscape wiring.	EA	0.00	0.00	0.00
Install new heating system under tiles. Unit allowance \$1,750.00 (for Master bathroom downstairs) with thermostat & heating mat.	1.00 EA	0.00	2,275.00	2,275.00
Fluorecent recessed lights. Includes trim @ 15.00 allowance ea.	17.00 EA	0.00	3,204.50	3,204.50
Single heavy-duty line for electrical & low voltage lines under ground. TBD	LF	0.00	0.00	0.00
Switch timer	2.00 EA	0.00	390.00	390.00
8 Ft. w/raparound fluorescent + light fixture	EA	0.00	0.00	0.00
Install new recessed light fixture 6" incandescent w/shower trim allowance \$25.00 ea. with light bulb.	2.00 EA	0.00	286.00	286.00
Low voltage by steps (3 lights in wall)	EA	0.00	0.00	0.00
Single-pole dimmer switches	5.00 EA	0.00	812.50	812.50
3 way dimmer switches	3.00 EA	0.00	585.00	585.00
Photo control motion sensor switches	EA	0.00	0.00	0.00

Description	Qty Unit	Material	Labor	Total
20A arc fault breaker	EA	0.00	0.00	0.00
New 220 volt. 40 AMP for oven	1.00 EA	0.00	416.00	416.00
New 220 volt. 60 AMP for oven ??	EA	0.00	0.00	0.00
Junction box for pendant light fixtures	3.00 EA	0.00	292.50	292.50
Internet outlets with CAT6 cables	EA	0.00	0.00	0.00
Low voltage intercom through phone and alarm system wiring with terminals in each window and doors. \$4,000.00 allowance.	EA	0.00	0.00	0.00
Low voltage box for CAT6 alarm and video, (includes 4 cameras) \$3,500.00 allowance.	EA	0.00	0.00	0.00
Low voltage speaker system for 3 rooms only (master bedroom, living room and study). Only wiring in ceiling or walls as requested by owner, 4 speaker wire and go out in one of the walls per each room. \$700.00 allowance.	EA	0.00	0.00	0.00
16 Electrical Division Total		365.00	24,713.00	25,078.00
Stapled to open framing between studs and on un-installed drywall. R-13 kraftback insulation.	648.00 SF	0.00	673.92	673.92
Stapled to open framing or laid flat between ceiling joists on un-installed drywall. R-30 kraftback insulation.	1000.0 SF 0	0.00	1,170.00	1,170.00
17 Insulation Division Total			1,843.92	1,843.92
Set up cost for new drywall plus SF on walls & ceiling, nailed, or screwed into studs or furring, taped, finished and sanded 3 coats. Ready for paint. EA = Each job (NOT each sheet)	1.00 EA	0.00	455.00	455.00

Description	Qty Unit	Material	Labor	Total
New drywall 5/8" firecode on walls, nailed, or screwed into studs/joists or furring, taped, finished and sanded 3 coats, ready for paint. EA = Each job (NOT each sheet)	2200.0 SF 0	0.00	4,444.00	4,444.00
Install tile on shower stall and around tub area in master bathroom. Walls up to 8' high (includes tile in toilet wall area). Cement float & set tile in thin set mortar. Standard installation, includes one niche on shower wall (diamond cuts & borders will be extra). Tile & grout materials by owner @ \$6.00 SQ. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only). IN CASE OUR TILE INSTALLER HAS TO SEAL AND MAKE BULL NOSE TO STONE TILES FOR CORNERS THERE WILL BE AN EXTRA CHARGE.	181.00 SF	1,086.00	5,647.20	6,733.20
18 Interior Walls Division Total		1,086.00	10,546.20	11,632.20
New drywall 5/8" firecode on ceiling, nailed or screwed to joists or furring, nailed, taped, finished and sanded, 3 coats. Ready for paint. EA = Each job (NOT each sheet)	1000.0 SF 0	0.00	2,280.00	2,280.00
19 Ceiling Covering Division Total			2,280.00	2,280.00
Install new base board paint grade materials, 5" base board MDF allowance by contractor. 450LF estimated at this time.	450.00 LF	0.00	2,632.50	2,632.50
New crown moulding on ceiling not higher than 10' \$2.00 per LF allowance. TBS	LF	0.00	0.00	0.00
Shelf mantel with OG routed perimeter edge and apron detail combining crown and dentil moulding Overall width: up to 72" Shelf size: up to 12" TBS	EA	0.00	0.00	0.00
New open shelves TBS	LF	0.00	0.00	0.00
New open shelves with melamine materials. TBS Melamine / Particle Board LF = Total length of all shelves	LF	0.00	0.00	0.00

Description	Qty Unit	Material	Labor	Total
New shelving in walk-in closet. TBS	SF	0.00	0.00	0.00
Main stairway solid wood steps and interior railings. Install white stair balusters, Maple stair treads, paint grade stair posts, Maple handrails, paint grade skirt boards and stair risers. Unfinished wood, allowance \$5,850.00 for labor and materials.	EA	0.00	0.00	0.00
Interior 1-3/8" door, Paint grade jamb, 2 sides casing. Privacy lock @ \$25.00. \$160.00 Prehung unit furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	5.00 EA	800.00	910.00	1,710.00
Install sliding mirror doors or bifold. \$150.00 units furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	EA	0.00	0.00	0.00
Sliding door pocket, including track, nylon rollers, jambs, casings and hardware, 1-3/8" door. Hardboard Flush Hollow Core. \$250.00 Unit furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	EA	0.00	0.00	0.00
20 Millwork, Trim Division Total		800.00	3,542.50	4,342.50
Plywood for new granite counter top, screwed down to base cabinets. Labor & materials included.	51.00 LF	0.00	430.95	430.95
Fabricate and install new granite counter top. Installation includes, edge trim and around sink finish with 6" or 4" backsplash only, bathrooms & kitchen COUNTERS. Granite to be paid by owner directly to suppliers. @ 25.00SF slab. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	102.00 SF	2,550.00	5,508.00	8,058.00

Description	Qty Unit	Material	Labor	Total
Install prefinished Kitchen cabinets on plumb & straight walls. Basic base & wall cabinet installation. Base & wall cabinets @ \$300.00 LF furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	50.00 LF	15,000.00	3,250.00	18,250.00
Built in Refrigerator installation - BY OTHERS Refrigerator furnished by owner. \$2000.00	EA	0.00	0.00	0.00
Install new microwave wall oven installation, Labor only New microwave oven furnished by owner \$2,000.00	1.00 EA	0.00	240.50	240.50
Install new range hood wall installation with new ducting, Labor only, includes ducting furnished by owner. New hood furnished by owner \$1,000.00	1.00 EA	0.00	455.00	455.00
Install prefinished vanity cabinets (w/linen closet included) on plumb & straight walls. Basic base & wall cabinet installation. Base & wall cabinets @ \$160.00 LF furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	7.00 LF	1,120.00	364.00	1,484.00
21 Kitchen Cabinets Division Total		18,670.00	10,248.45	28,918.45
Install new firebox/fireplace with ducting (direct vent). AS PER PLAND \$1,600.00 ea fireplace allowance by contractor. Note; finish on outside of fireplace to be estimated separate.	1.00 EA	0.00	2,080.00	2,080.00
Recessed cabinet with hinged window glass mirror door, overall size 16"x22". \$100.00ea unit furnished by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	EA	0.00	0.00	0.00

Description	Qty Unit	Material	Labor	Total
Wall mirror 1/4" thick with polished edges, attached to wall with clips or adhesive. TBD	SF	0.00	0.00	0.00
Polished chrome bath accessories: towel bar, toothbrush and glass holder, paper holder, soap dish. Unit @ \$80.00 by owner. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only)	2.00 SET	160.00	169.00	329.00
Shower enclosure custom (1) one panel & door. 78" high. \$1,450.00ea allowance by contractor.	1.00 EA	0.00	1,885.00	1,885.00
22 Specialties Division Total		160.00	4,134.00	4,294.00
Tile floor @ \$6.00 SF. Install tile on bathroom, laundry, entry, powder room, dining, kitchen & family room areas, cement float. Tile on thin set mortar. Tile & grout furnished by owner @ \$6.00SF. Materials by owner directly to suppliers. (note; the price for the materials given is an approximate cost only) IN CASE OUR TILE INSTALLER HAS TO SEAL AND MAKE BULL NOSE TO STONE TILES FOR CORNERS THERE WILL BE AN EXTRA CHARGE.	728.00 SF	4,368.00	12,303.20	16,671.20
Prefinished hardwood floor on upstairs hallway only.. Install prefinished Maple engineered hardwood floor. All labor and materials included. BY OWNER DIRECTLY TO SUB 88 SF	SF	0.00	0.00	0.00
Hardwood floor refinished natural on Study and Living room. Sand and finished natural. Labor and materials included. BY OWNER DIRECTLY TO SUB 504 SF	SF	0.00	0.00	0.00
OWNER TO PAY SUB DIRECTLY 1250 SF Install new interior carpeting w/padding @ \$25 yard. All labor and materials included.	SF	0.00	0.00	0.00
23 Floor Covering Division Total		4,368.00	12,303.20	16,671.20

Description	Qty Unit	Material	Labor	Total
Painting of interior walls and ceilings. Painting for new drywall and interior trim only. (2 colors max) prime and two coats of finish. NOT ESTIMATED AT THIS TIME	SF	0.00	0.00	0.00
Painting for new interior doors with set of casing. NOT ESTIMATED AT THIS TIME	EA	0.00	0.00	0.00
Painting for new exterior trim only. Prime and two coats of finish. NOT ESTIMATED AT THIS TIME	SF	0.00	0.00	0.00
24 Painting Division Total				0.00
Clean-up charge, including average amount of tear-out debris and property protection (plastic, tape, paper protections, etc... SF = Addition & remodel.	1.00 EA	0.00	455.00	455.00
Removal of debris from demolition work, loading masonry, plaster, lumber and other tear-out debris - load truck from building by hand and haul to dumping ground within 5 miles Dumping fees and dumpster cost ARE included.	1.00 EA	0.00	3,315.00	3,315.00
Complete cleaning of interior of area remodeled, including windows inside and out after work completed.	1.00 EA	0.00	975.00	975.00
25 Clean-up Division Total			4,745.00	4,745.00
RAIN OR OTHER BAD WEATHER. In the event of bad weather conditions; rain, storm, high winds, etc. a fee of \$70.00 per hour will be charged to the customer for the placement of tarps and plastic to cover open areas. This fee is for one carpenter and one helper to get the necessary materials and install them to cover and protect your property during rain storms. This fee is for labor costs only and does not include the materials such as tarps, plastic, plywood, tape, etc. This fee is only charged when the circumstances arise.		0.00	0.00	0.00
Supervision & workers compensation, direct job cost % Administration fees.	\$M	0.00	0.00	9,556.68
26 User division 26 Division Total				9,556.68

Description	Qty Unit	Material	Labor	Total
1 Addition-Remodel 12-30-11 Phase		46,688.50	167,876.07	224,121.25
Total				
Grand Total		46,688.50	167,876.07	224,121.25