



(305) 433-6444 info@iambuilders.com

Westgate Apartments
Pricing Based on Zip Code: 90025

INSTRUCTIONS:
 -Blue boxes require your price to be inputted or reviewed.
 -Gray boxes leave empty
 -For each item being subcontracted, add 30-40% in the column labeled "Est. Sub. Markup". This will cover Supervision and Profit for your subcontractor.

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Estimating Services

Date: 07/10/2018

Scope	Qty	Unit	Est. Labor Costs	Est. Equipment (Tax Incl.)	Est. Mat. (Tax Incl.)	Est. Sub Markup	Totals	Notes
Supervision	52.00	Wks	\$104,000.00				\$104,000.00	
Dumpsters	30.00	EA					\$21,000.00	
Equipment	1.00	LS					\$15,000.00	
Administrative								
Insurance								
Bond								
2 Sitework								
Wall								
2 Block Wall h=2'	430.76	LF						
CMU 8"	861.52	SF	\$4,062.93	\$9.53	\$2,604.06	25%	\$8,343.27	
# 5 Vert. Rebar @ 32 O.C.	323.07	LF	\$376.05	\$21.44	\$1,005.67	25%	\$1,748.60	
Dur-o-wall Reinforcement @ 16 O.C.	646.14	SF	\$54.28	\$0.00	\$116.60	25%	\$213.59	
Wall Footing 18"x12"	25.15	CY	\$1,998.89	\$698.07	\$8,650.45	25%	\$14,009.74	
Rebar #5	1,292.28	LF	\$899.43	\$0.00	\$918.22	25%	\$2,272.06	
Landscape								
Landscape Allowance	1.00	LS					\$15,000.00	
Hardscape								
2 Patio Tile	889.21	SF	\$7,992.22	\$0.00	\$2,978.60	25%	\$13,713.52	
2 Reinforced Concrete	2,678.42	SF	\$8,324.53	\$0.00	\$10,542.79	25%	\$23,584.15	
2 Sideway Washed Concrete	439.00	SF	\$1,322.27	\$0.00	\$1,371.50	25%	\$3,367.21	
Fence								
2 Wood Fence h=4'	430.62	LF	\$4,319.12	\$0.00	\$4,286.20	25%	\$10,756.65	
Site Development	1.00	LS					\$50,000.00	
3 Concrete								
3 Slab on Grade	5,242.78	SF						
Concrete 4"	5,242.78	SF	\$15,099.21	\$0.00	\$13,422.67	25%	\$35,652.34	
Rebar #5	6,990.37	LF	\$4,865.30	\$0.00	\$4,966.98	25%	\$12,290.35	
Continuous Footings	780.00	LF						
Concrete Footing 24x16	80.95	CY	\$6,434.66	\$2,247.16	\$27,846.80	25%	\$45,098.98	
Rebar #5	3,900.00	LF	\$2,714.40	\$0.00	\$2,771.13	25%	\$6,856.91	
5 Metals								
Gutter & Downspouts								
5 Downspout h=34'	816.00	LF	\$2,741.76	\$0.00	\$1,085.98	25%	\$4,784.68	

	5 Downspout h=43'-10"	1,051.92	LF	\$3,534.45	\$0.00	\$1,399.96	25%	\$6,168.02
	Guardrail & Handrail							
	5 Guardrail h=42", 4" Clear Spacing - Exterior Terrace / Note 8	604.68	LF	\$7,052.99	\$0.00	\$19,914.06	25%	\$33,708.81
	5 Guardrail h=42", 4" Clear Spacing - Interior in Loft	187.58	LF	\$2,187.93	\$0.00	\$6,177.61	25%	\$10,456.93
	5 Handrail h=36", 4" Clear Spacing - Interior Stairs / Note 7	276.39	LF	\$2,109.41	\$981.21	\$3,460.16	25%	\$7,943.18
	Metal Canopy							
	5 Metal Canopy Wide 4' BSE X 3EA	75.18	SF	\$643.24	\$0.00	\$3,357.75	25%	\$5,001.24
	5 Metal Canopy Wide 4' EE X 3 EA	94.98	SF	\$812.65	\$0.00	\$4,242.08	25%	\$6,318.41
6	Rough Carpentry							
	Floor and Roof Assemblies							
	Floor Assemblies	13,945.00	SF					
	Pre-Fabricated Floor Trusses	13,945.00	SF	\$20,917.50	\$5,397.87	\$61,495.96	25%	\$108,414.70
	Plywood Floor Sheathing 3/4"	13,945.00	SF	\$10,040.40	\$0.00	\$10,852.23	25%	\$26,115.79
	R-19 Insulation	13,945.00	SF	\$4,852.86	\$0.00	\$10,065.84	25%	\$18,648.37
	Roof Assembly	4,003.00	SF					
	Pre-Fabricated Floor Trusses	4,003.00	SF	\$6,004.50	\$1,549.49	\$17,652.80	25%	\$31,121.12
	Plywood Floor Sheathing 3/4"	4,003.00	SF	\$2,882.16	\$0.00	\$3,115.20	25%	\$7,496.70
	R-38 Insulation	4,003.00	SF	\$1,585.19	\$0.00	\$5,011.41	25%	\$8,245.75
	6" Rigid Foam Insulation	4,003.00	SF	\$7,925.94	\$0.00	\$15,711.45	25%	\$29,546.73
	Single Ply Roofing	4,003.00	SF	\$3,650.74	\$0.00	\$4,830.82	25%	\$10,601.94
	Stairs - Structural							
	9 Floor Finished - Hardwood (Stairs)	1,203.96	SF	\$19,248.91	\$0.00	\$77,852.15	25%	\$121,376.32
	Exterior Wall							
	6 Exterior Parapet Wall h=1'	723.90	LF					
	2x6" Wood Stud	723.90	SF	\$1,207.47	\$0.00	\$832.78	25%	\$2,550.31
	5/8" Plywood Sheathing	1,447.80	SF	\$1,442.01	\$0.00	\$930.75	25%	\$2,965.95
	Waterproof Membrane	1,447.80	SF	\$382.22	\$0.00	\$228.61	25%	\$763.53
	Stucco Finishes	723.90	SF	\$3,179.37	\$0.00	\$1,102.21	25%	\$5,351.97
	6 Exterior Wall h=1.5'	316.51	LF					
	2x6" Wood Stud	474.77	SF	\$791.91	\$0.00	\$546.17	25%	\$1,672.60
	5/8" GWB Type X	474.77	SF	\$410.20	\$0.00	\$203.48	25%	\$767.09
	5/8" Plywood Sheathing	474.77	SF	\$472.87	\$0.00	\$305.21	25%	\$972.60
	Batt Insulation	474.77	SF	\$165.22	\$0.00	\$342.70	25%	\$634.89
	Waterproof Membrane	474.77	SF	\$125.34	\$0.00	\$74.96	25%	\$250.38
	6 Exterior Wall h=4'	102.56	LF					
	2x6" Wood Stud	410.24	SF	\$684.28	\$0.00	\$471.94	25%	\$1,445.28
	5/8" GWB Type X	410.24	SF	\$354.45	\$0.00	\$175.82	25%	\$662.84
	5/8" Plywood Sheathing	410.24	SF	\$408.60	\$0.00	\$263.73	25%	\$840.41
	Batt Insulation	410.24	SF	\$142.76	\$0.00	\$296.12	25%	\$548.61
	Waterproof Membrane	410.24	SF	\$108.30	\$0.00	\$64.78	25%	\$216.35
	6 Exterior Wall h=9.5'	1,688.48	LF					
	2x6" Wood Stud	16,040.56	SF	\$26,755.65	\$0.00	\$18,453.17	25%	\$56,511.03
	5/8" GWB Type X	16,040.56	SF	\$13,859.04	\$0.00	\$6,874.71	25%	\$25,917.19
	5/8" Plywood Sheathing	16,040.56	SF	\$15,976.40	\$0.00	\$10,312.07	25%	\$32,860.58
	Batt Insulation	16,040.56	SF	\$5,582.11	\$0.00	\$11,578.46	25%	\$21,450.72
	Waterproof Membrane	16,040.56	SF	\$4,234.71	\$0.00	\$2,532.79	25%	\$8,459.37
	6 Exterior Wall h=9.5' (CB1)	138.34	LF					
	2x6" Wood Stud	1,314.23	SF	\$2,192.14	\$0.00	\$1,511.90	25%	\$4,630.04

5/8" Cement Board	1,314.23	SF	\$977.79	\$0.00	\$1,482.25	25%	\$3,075.05
5/8" Plywood Sheathing	1,314.23	SF	\$1,308.97	\$0.00	\$844.88	25%	\$2,692.32
Batt Insulation	1,314.23	SF	\$457.35	\$0.00	\$948.64	25%	\$1,757.49
Waterproof Membrane	1,314.23	SF	\$346.96	\$0.00	\$207.52	25%	\$693.09
6 Exterior Wall h=9.5' (wet 1)	178.86	LF					
2x6" Wood Stud	1,699.17	SF	\$2,834.22	\$0.00	\$1,954.74	25%	\$5,986.19
5/8" GWB Type X W.R.	1,699.17	SF	\$1,468.08	\$0.00	\$958.20	25%	\$3,032.86
5/8" Plywood Sheathing	1,699.17	SF	\$1,692.37	\$0.00	\$1,092.35	25%	\$3,480.91
Batt Insulation	1,699.17	SF	\$591.31	\$0.00	\$1,226.50	25%	\$2,272.27
Waterproof Membrane	1,699.17	SF	\$448.58	\$0.00	\$268.30	25%	\$896.10
6 Exterior Wall W=10' h=9.5'	81.72	LF					
2x8" Wood Stud	776.34	SF	\$1,667.58	\$0.00	\$1,199.57	25%	\$3,583.93
5/8" GWB Type X	776.34	SF	\$670.76	\$0.00	\$332.73	25%	\$1,254.35
5/8" Plywood Sheathing	776.34	SF	\$773.23	\$0.00	\$499.09	25%	\$1,590.40
Batt Insulation	776.34	SF	\$270.17	\$0.00	\$560.38	25%	\$1,038.18
Waterproof Membrane	776.34	SF	\$204.95	\$0.00	\$122.58	25%	\$409.42
6 Exterior Wall W=10' h=9.5' (CB1)	39.89	LF					
2x8" Wood Stud	378.96	SF	\$814.00	\$0.00	\$585.54	25%	\$1,749.42
5/8" Cement Board	378.96	SF	\$281.94	\$0.00	\$427.40	25%	\$886.68
5/8" Plywood Sheathing	378.96	SF	\$377.44	\$0.00	\$243.62	25%	\$776.32
Batt Insulation	378.96	SF	\$131.88	\$0.00	\$273.54	25%	\$506.77
Waterproof Membrane	378.96	SF	\$100.04	\$0.00	\$59.84	25%	\$199.85
6 Exterior Wall W=10' h=9.5' (wet 1)	94.62	LF					
2x8" Wood Stud	898.89	SF	\$1,930.82	\$0.00	\$1,388.92	25%	\$4,149.67
5/8" GWB Type X W.R.	898.89	SF	\$776.64	\$0.00	\$506.91	25%	\$1,604.43
5/8" Plywood Sheathing	898.89	SF	\$895.29	\$0.00	\$577.87	25%	\$1,841.46
Batt Insulation	898.89	SF	\$312.81	\$0.00	\$648.84	25%	\$1,202.07
Waterproof Membrane	898.89	SF	\$237.31	\$0.00	\$141.93	25%	\$474.05
Interior Wall							
6 Partition Type 4x2 Furri (CB1)	17.64	LF					
2x4" Wood Stud	167.58	SF	\$195.06	\$0.00	\$126.63	25%	\$402.12
5/8" Cement Board	167.58	SF	\$124.68	\$0.00	\$189.01	25%	\$392.11
5/8" GWB Type X	167.58	SF	\$144.79	\$0.00	\$71.82	25%	\$270.76
6 Partition Type 4x2 Furri (wet 1)	9.88	LF					
2x4" Wood Stud	93.86	SF	\$109.25	\$0.00	\$70.93	25%	\$225.22
5/8" GWB Type X W.R.	93.86	SF	\$81.10	\$0.00	\$52.93	25%	\$167.53
6 Partition Type 6x2	456.74	LF					
2x6" Wood Stud	4,339.03	SF	\$7,237.50	\$0.00	\$4,991.65	25%	\$15,286.44
5/8" GWB Type X	8,678.06	SF	\$7,497.84	\$0.00	\$3,719.27	25%	\$14,021.39
Batt Insulation	4,339.03	SF	\$1,509.98	\$0.00	\$3,132.02	25%	\$5,802.50
6 Partition Type 6x2 (CB1)	90.54	LF					
2x6" Wood Stud	860.13	SF	\$1,434.70	\$0.00	\$989.50	25%	\$3,030.25
5/8" Cement Board	860.13	SF	\$639.94	\$0.00	\$970.10	25%	\$2,012.54
5/8" GWB Type X	860.13	SF	\$743.15	\$0.00	\$368.64	25%	\$1,389.74
Batt Insulation	860.13	SF	\$299.33	\$0.00	\$620.86	25%	\$1,150.23
6 Partition Type 6x2 (wet 1)	405.54	LF					
2x6" Wood Stud	3,852.63	SF	\$6,426.19	\$0.00	\$4,432.09	25%	\$13,572.85
5/8" GWB Type X W.R.	3,852.63	SF	\$3,328.67	\$0.00	\$2,172.59	25%	\$6,876.58
5/8" GWB Type X	3,852.63	SF	\$3,328.67	\$0.00	\$1,651.17	25%	\$6,224.81
Batt Insulation	3,852.63	SF	\$1,340.72	\$0.00	\$2,780.92	25%	\$5,152.05

	6 Partition Type 6x2 (wet 1+ CB 1)	16.86	LF						
	2x6" Wood Stud	160.17	SF	\$267.16	\$0.00	\$184.26	25%	\$564.28	
	5/8" GWB Type X W.R.	160.17	SF	\$138.39	\$0.00	\$90.32	25%	\$285.89	
	5/8" Cement Board	160.17	SF	\$119.17	\$0.00	\$180.65	25%	\$374.77	
	Batt Insulation	160.17	SF	\$55.74	\$0.00	\$115.61	25%	\$214.19	
	6 Partition Type 6x2 (wet 1+1)	19.50	LF						
	2x6" Wood Stud	185.25	SF	\$309.00	\$0.00	\$213.11	25%	\$652.64	
	5/8" GWB Type X W.R.	370.50	SF	\$320.11	\$0.00	\$208.93	25%	\$661.31	
	Batt Insulation	185.25	SF	\$64.47	\$0.00	\$133.72	25%	\$247.73	
	6 Partition Type 6x2 1H FR	478.54	LF						
	2x6" Wood Stud	4,546.13	SF	\$7,582.94	\$0.00	\$5,229.90	25%	\$16,016.06	
	5/8" GWB Type X	9,092.26	SF	\$7,855.71	\$0.00	\$3,896.79	25%	\$14,690.63	
	Batt Insulation	4,546.13	SF	\$1,582.05	\$0.00	\$3,281.51	25%	\$6,079.45	
	Firestop Caulking	1,914.16	LF	\$1,914.16	\$0.00	\$2,096.01	25%	\$5,012.71	
	6 Partition Type 6x2 1H FR (CB 1)	11.84	LF						
	2x6" Wood Stud	112.48	SF	\$187.62	\$0.00	\$129.40	25%	\$396.27	
	5/8" Cement Board	112.48	SF	\$83.69	\$0.00	\$126.86	25%	\$263.18	
	5/8" GWB Type X	112.48	SF	\$97.18	\$0.00	\$48.21	25%	\$181.74	
	Batt Insulation	112.48	SF	\$39.14	\$0.00	\$81.19	25%	\$150.42	
	Firestop Caulking	47.36	LF	\$47.36	\$0.00	\$51.86	25%	\$124.02	
	6 Partition Type 6x2 1H FR (wet 1)	88.28	LF						
	2x6" Wood Stud	838.66	SF	\$1,398.88	\$0.00	\$964.80	25%	\$2,954.61	
	5/8" GWB Type X W.R.	838.66	SF	\$724.60	\$0.00	\$472.94	25%	\$1,496.93	
	5/8" GWB Type X	838.66	SF	\$724.60	\$0.00	\$359.44	25%	\$1,355.05	
	Batt Insulation	838.66	SF	\$291.85	\$0.00	\$605.36	25%	\$1,121.52	
	Firestop Caulking	353.12	LF	\$353.12	\$0.00	\$386.67	25%	\$924.73	
	6 Partition Type Header6x2, h=2.5'	256.50	LF						
	2x6" Wood Stud	2,436.75	SF	\$4,064.50	\$0.00	\$2,803.25	25%	\$8,584.69	
	5/8" GWB Type X	4,873.50	SF	\$4,210.70	\$0.00	\$2,088.70	25%	\$7,874.25	
	Batt Insulation	2,436.75	SF	\$847.99	\$0.00	\$1,758.90	25%	\$3,258.62	
	Millwork								
	6 Millwork / Kitchen Base Cabinet	102.31	LF	\$2,049.06	\$0.00	\$24,792.77	25%	\$33,552.29	
	6 Millwork / Kitchen Countertop	195.29	SF	\$998.32	\$0.00	\$12,554.70	25%	\$16,941.27	
	6 Millwork / Kitchen Wall Cabinet	36.83	LF	\$737.63	\$0.00	\$8,925.01	25%	\$12,078.30	
8	Doors and Windows								
	Doors								
	Exterior Door								
	8 Exterior Door Type D-1	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66	
	8 Exterior Door Type D-2	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66	
	8 Exterior Door Type D-3	12.00	EA	\$1,440.00	\$0.00	\$4,060.26	25%	\$6,875.33	
	8 Exterior Door Type D-4	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66	
	8 Exterior Door Type D-5	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66	
	8 Exterior Door Type D-6	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66	
	Interior Door								
	8 Interior Door Type D-A	18.00	EA	\$2,160.00	\$0.00	\$6,090.39	25%	\$10,312.99	
	8 Interior Door Type D-B	35.00	EA	\$4,200.00	\$0.00	\$11,842.43	25%	\$20,053.03	
	8 Interior Door Type D-C	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66	
	8 Interior Door Type D-D	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66	
	8 Interior Door Type D-E	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66	
	8 Interior Door Type D-G	12.00	EA	\$1,440.00	\$0.00	\$4,060.26	25%	\$6,875.33	

8 Interior Door Type D-H	8.00	EA	\$960.00	\$0.00	\$2,706.84	25%	\$4,583.55
8 Interior Door Type D-I	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66
8 Interior Door Type D-J	12.00	EA	\$1,440.00	\$0.00	\$4,060.26	25%	\$6,875.33
8 Interior Door Type D-K	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66
8 Interior Door Type D-L	4.00	EA	\$480.00	\$0.00	\$1,353.42	25%	\$2,291.78
8 Interior Door Type D-M	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66
8 Interior Door Type D-N	6.00	EA	\$720.00	\$0.00	\$2,030.13	25%	\$3,437.66
Windows							
8 Windows Type W-1	6.00	EA	\$722.52	\$0.00	\$2,263.59	25%	\$3,732.64
8 Windows Type W-2	30.00	EA	\$3,612.60	\$0.00	\$11,317.97	25%	\$18,663.22
8 Windows Type W-3	35.00	EA	\$4,214.70	\$0.00	\$13,204.30	25%	\$21,773.75
8 Windows Type W-4	18.00	EA	\$2,167.56	\$0.00	\$6,790.78	25%	\$11,197.93
8 Windows Type W-5	2.00	EA	\$240.84	\$0.00	\$754.53	25%	\$1,244.21
8 Windows Type W-6	6.00	EA	\$722.52	\$0.00	\$2,263.59	25%	\$3,732.64
8 Windows Type W-7	6.00	EA	\$722.52	\$0.00	\$2,263.59	25%	\$3,732.64
8 Windows Type W-8	4.00	EA	\$481.68	\$0.00	\$1,509.06	25%	\$2,488.43
8 Windows Type W-8b	2.00	EA	\$240.84	\$0.00	\$754.53	25%	\$1,244.21
8 Windows Type W-9	6.00	EA	\$722.52	\$0.00	\$2,263.59	25%	\$3,732.64
8 Windows Type W-10	6.00	EA	\$722.52	\$0.00	\$2,263.59	25%	\$3,732.64
8 Windows Type W-11	6.00	EA	\$722.52	\$0.00	\$2,263.59	25%	\$3,732.64
8 Windows Type W-12	6.00	EA	\$722.52	\$0.00	\$2,263.59	25%	\$3,732.64
9 Finishes							
Ceiling							
Interior Ceiling							
Ceiling 5/8" GWB Type X 1H FR	3,279.68	SF					
Ceiling Stud	3,279.68	SF	\$2,873.00	\$0.00	\$3,366.08	25%	\$7,798.85
5/8" GWB Type X	3,279.68	SF	\$3,502.70	\$0.00	\$1,405.62	25%	\$6,135.39
Ceiling 5/8" GWB Type X W.R. Green Board	2,133.14	SF					
Ceiling Stud	2,133.14	SF	\$1,868.63	\$0.00	\$2,189.33	25%	\$5,072.46
5/8" GWB Type X W.R.	2,133.14	SF	\$2,278.19	\$0.00	\$1,462.76	25%	\$4,676.20
Ceiling 5/8" GWB Type X	10,774.04	SF					
Ceiling Stud	10,774.04	SF	\$9,438.06	\$0.00	\$11,057.87	25%	\$25,619.91
5/8" GWB Type X	10,774.04	SF	\$11,506.67	\$0.00	\$4,617.57	25%	\$20,155.31
9 Ceiling - Stucco	274.11	SF	\$1,203.89	\$0.00	\$417.36	25%	\$2,026.56
Exterior Ceiling							
9 Ceiling - Exterior Stucco (Terrace)	894.86	SF	\$3,930.23	\$0.00	\$1,362.51	25%	\$6,615.92
Floor Finished							
9 Floor Finished - Exposed Concrete (Garage)	2,075.72	SF					
9 Floor Finished - Exterior Porcelain Tile (Terrace - Deck)	1,413.50	SF	\$12,704.54	\$0.00	\$4,734.82	25%	\$21,799.20
9 Floor Finished - Exterior Porcelain Tile (Terrace)	897.56	SF	\$8,067.27	\$0.00	\$3,006.57	25%	\$13,842.30
9 Floor Finished - Hardwood (Rooms)	8,382.42	SF	\$54,821.03	\$0.00	\$40,652.68	25%	\$119,342.14
9 Floor Finished - Hardwood (Stairs)	1,203.96	SF	\$7,873.90	\$0.00	\$5,838.91	25%	\$17,141.01
9 Floor Finished - Porcelain Tile (Bath)	1,565.16	SF	\$14,067.66	\$0.00	\$5,242.84	25%	\$24,138.12
9 Floor Finished - Porcelain Tile (Landry, Corridor) / Assumed	808.44	SF	\$7,266.26	\$0.00	\$2,708.04	25%	\$12,467.88
9 Floor Finished - Porcelain Tile (Rooms)	2,048.49	SF	\$18,411.83	\$0.00	\$6,861.86	25%	\$31,592.11
Interior Wall Finishes							
9 Interior Wall Finishes - Wall Tile h=4.5 / Kitchen/ Assumed	142.67	LF					

