



Construction & Estimating Firm
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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: 08/9/2021

Semmel Residence "A Version"
 Pricing Based on Zip Code: 22042

Scope	Qty	Unit	Est. Labor Costs	Est. Equipment (Tax Incl.)	Est. Mat. (Tax Incl.)	Est. Sub Markup	Totals	Notes
Supervision	26.00	Wks	\$52,000.00				\$52,000.00	
Dumpsters	10.00	EA					\$7,000.00	
Equipment	1.00	LS					\$10,000.00	
Administrative								
Insurance								
Bond								
								Note: Review all labor and material pricing before submitting.
1 Existing Conditions - Sitework and Demolition								
<i>"A" Version</i>								
A - Demo "E" Windows at Porch	5.00	EA	\$319.44	\$0.00	\$0.00	40%	\$447.22	
A - Demo Existing Joists at Basement	394.52	SF	\$611.03	\$0.00	\$0.00	40%	\$855.45	
A - Demo Ceilings	394.52	SF	\$276.87	\$228.08	\$0.00	40%	\$615.71	
A - Demo Basement Existing Deck	79.68	SF	\$123.41	\$0.00	\$0.00	40%	\$172.77	
A - Demo Basement Existing Deck Columns	27.00	LF	\$157.80	\$0.00	\$0.00	40%	\$220.91	
A - Demo Basement Sinks	1.00	EA	\$75.00	\$0.00	\$0.00	40%	\$105.00	
A - Demo Damaged Upper Areaway Slab	13.31	SF	\$25.77	\$12.25	\$0.00	40%	\$48.33	
A - Demo Existing Exterior Walls 1st Level	136.89	SF	\$392.56	\$0.00	\$0.00	40%	\$549.58	
A - Demo Existing Floor Joists at Porch1st Floor	101.05	SF	\$168.73	\$0.00	\$0.00	40%	\$236.23	
A - Demo Existing Window	1.00	EA	\$63.89	\$0.00	\$0.00	40%	\$89.44	
A - Demo Exterior Walls at 2nd Floor Renovation	110.97	SF	\$318.23	\$0.00	\$0.00	40%	\$445.52	
A - Demo Exterior Walls at Porch 1st Level	251.19	SF	\$720.34	\$0.00	\$0.00	40%	\$1,008.47	
A - Demo Flooring at 2nd Floor Renovation	51.48	SF	\$64.16	\$0.00	\$0.00	40%	\$89.82	
A - Demo Interior Walls 1st Floor	313.38	SF	\$629.46	\$0.00	\$0.00	40%	\$881.24	
A - Demo Rafters & Overbuild this Roof Area at 2nd Floor Renovation	88.79	SF	\$165.45	\$0.00	\$0.00	40%	\$231.63	
A - Demo Roofing portion to connect proposed Roofing	233.72	SF	\$135.74	\$0.00	\$0.00	40%	\$190.04	
A - Demo Shower Wall Tiles 1st Floor	79.20	SF	\$905.61	\$0.00	\$0.00	40%	\$1,267.86	
A - Demo Skylight due to Addition Roof Over-Build 2nd Floor Renovation	1.00	EA	\$250.00	\$0.00	\$0.00	40%	\$350.00	
A - Demo Toilet 1st Floor	1.00	EA	\$100.00	\$0.00	\$0.00	40%	\$140.00	
A - Demo Tub 1st Floor	1.00	EA	\$150.00	\$0.00	\$0.00	40%	\$210.00	
A - Demo Vanity 1st Floor	1.71	LF	\$20.69	\$0.00	\$0.00	40%	\$28.97	
A - Demo Vanity Counter Top 1st Floor	2.54	SF	\$39.28	\$0.00	\$0.00	40%	\$54.99	
A - Demo Walls at 2nd Floor Renovation	347.31	SF	\$697.61	\$0.00	\$0.00	40%	\$976.65	
A - Demo Washing/ Drying Machines	2.00	EA	\$300.00	\$0.00	\$0.00	40%	\$420.00	
A - Excavation	55.98	CY	\$0.00	\$344.03	\$0.00	40%	\$344.03	
A - Relocated AC Unit	1.00	EA	\$150.00	\$0.00	\$0.00	40%	\$210.00	
A - Demo Existing Bath 1 Flooring	23.10	SF	\$25.99	\$0.00	\$0.00	40%	\$36.39	
2 Concrete								
<i>Slabs</i>								
A - Concrete Slab at Crawl Space	373.28	SF						
4" Slab on Grade	373.28	SF	\$1,084.01	\$0.00	\$916.15	40%	\$2,800.22	
4x4 W1.4 x W1.4 WWM	373.28	SF	\$85.82	\$0.00	\$252.24	40%	\$473.29	
<i>Footings</i>								
A - Continuous Footing at Crawl Space	56.82	LF						

	Concrete Footing 12x36	6.63	CY	\$531.73	\$178.27	\$2,187.71	40%	\$3,985.48
	(5) #5 Rebar Cont.	284.10	LF	\$199.38	\$0.00	\$241.90	40%	\$617.79
	A - Lateral Deck Concrete Footings 1st Level	9.00	EA					
	Concrete Footing 12x12x12	0.33	CY	\$26.75	\$8.97	\$110.05	40%	\$200.49
	(4) #5 Rebar	864.00	LF	\$606.36	\$0.00	\$735.65	40%	\$1,878.81
	Walls							
	A - Foundation Concrete Walls at Crawl Space	56.82	LF					
	Concrete Walls	568.20	SF	\$4,957.03	\$249.41	\$3,335.85	40%	\$11,859.45
	Rebar Vertical	426.15	LF	\$299.07	\$0.00	\$362.84	40%	\$926.68
	Rebar Horizontal	426.15	LF	\$299.07	\$0.00	\$362.84	40%	\$926.68
	Slab Connection							
	A - Slab Connection to Existing Slab	16.41	LF					
	Dowels	12.31	LF	\$24.62	\$0.00	\$26.09	40%	\$70.99
	Epoxy	12.31	LF	\$24.62	\$0.00	\$26.09	40%	\$70.99
3	Metals							
	Roofing							
	A - Downspouts	79.78	LF	\$270.29	\$0.00	\$254.46	40%	\$734.66
4	Wood & Plastics							
	Roof Structure							
	A - Roof Assembly	739.29	SF	\$1,118.18	\$277.02	\$5,625.64	40%	\$9,718.38
	A - Low Roof Structure 1st Level	39.05	SF	\$59.06	\$14.63	\$297.13	40%	\$513.29
	Beams							
	A - 10" H Drop 1-Beam (Per Engineer) 1st Level	12.94	LF	\$49.01	\$0.00	\$85.12	40%	\$187.78
	Joists							
	A - 9'-5" I-Joists @ 16" OC at Crawl Space / 1st Floor Framing	339.23	SF	\$655.72	\$0.00	\$569.42	40%	\$1,715.20
	A - 9'-5" I-Joists @ 16" OC Framing 1st Level	412.40	SF	\$797.16	\$0.00	\$692.24	40%	\$2,085.16
	Plywood Sheathing	751.63	SF	\$545.68	\$0.00	\$2,691.54	40%	\$4,532.11
	A - Lateral Deck Framing 1st Level	109.30	SF	\$211.27	\$0.00	\$101.93	40%	\$438.48
	Plywood Sheathing	109.30	SF	\$79.35	\$0.00	\$391.40	40%	\$659.05
	A - Basement Joists	394.52	SF	\$762.60	\$0.00	\$662.23	40%	\$1,994.75
	Plywood Sheathing	394.52	SF	\$286.42	\$0.00	\$1,412.75	40%	\$2,378.84
	Posts							
	A - Wooden Posts at Lateral Decks	9.00	EA					
	6x6 Wooden Posts	54.00	LF	\$315.59	\$0.00	\$527.57	40%	\$1,180.42
	Railings							
	A - Lateral Deck Railings 1st Level	36.46	LF	\$489.25	\$0.00	\$1,738.45	40%	\$3,118.78
	Stairs							
	A - Lateral Deck Stairs 1st Level	48.70	SF	\$176.79	\$0.00	\$3,617.78	40%	\$5,312.39
5	Roofing							
	Roof Assembly	778.34	SF					
	1/2" Plywood Sheathing	778.34	SF	\$395.55	\$0.00	\$2,666.00	40%	\$4,286.18
	Roof Underlayment	778.34	SF	\$778.34	\$0.00	\$437.27	40%	\$1,701.86
	30lb Felt Paper	778.34	SF	\$169.52	\$0.00	\$92.57	40%	\$366.93
	Asphalt Shingles	778.34	SF	\$612.16	\$0.00	\$824.71	40%	\$2,011.63
6	Doors & Windows							
	Doors							
	A - Interior Doors	23.00	EA	\$2,783.00	\$0.00	\$13,428.50	40%	\$22,696.11
	A - Pocket Doors	3.00	EA	\$453.75	\$0.00	\$1,751.54	40%	\$3,087.41

	A - Entry Doors	2.00	EA	\$302.50	\$0.00	\$1,946.16	40%	\$3,148.12
	A - Bi-Fold Doors	4.00	EA	\$290.40	\$0.00	\$2,389.88	40%	\$3,752.40
	A - Shower Enclosure Glass Door	1.00	EA	\$302.50	\$0.00	\$1,016.33	40%	\$1,846.36
	A - Phase-2 Convert to Office w/ Ext Door 1st Level	1.00	EA	\$151.25	\$0.00	\$973.08	40%	\$1,574.06
	<i>Windows</i>							
	A - 30x50 Windows 1st Level	3.00	EA	\$364.27	\$0.00	\$1,084.98	40%	\$2,028.96
	A - 50x40 Windows 1st Level	2.00	EA	\$482.06	\$0.00	\$1,446.65	40%	\$2,700.19
	A - Proposed Window Centered under Existing Window above	2.00	EA	\$482.06	\$0.00	\$1,446.65	40%	\$2,700.19
7	Framing/ Drywall							
	<i>Ceilings</i>							
	A - Drywall Ceilings 1st Level	1,323.99	SF					
	1/2" Gypsum Board	1,323.99	SF	\$1,377.74	\$0.00	\$629.86	40%	\$2,810.64
	R-19 Sound Batt Insulation	1,323.99	SF	\$464.59	\$0.00	\$916.16	40%	\$1,933.05
	<i>Partitions</i>							
	A - 1st Level Exterior Walls	61.44	LF					
	6" Metal Studs	552.96	SF	\$735.99	\$0.00	\$1,247.14	40%	\$2,776.38
	1/2" Plywood Sheathing	552.96	SF	\$495.12	\$0.00	\$1,894.02	40%	\$3,344.80
	Tyvek	552.96	SF	\$147.20	\$0.00	\$83.70	40%	\$323.26
	1/2" Gypsum Board - Single Layer	552.96	SF	\$428.21	\$0.00	\$263.06	40%	\$967.78
	R-19 Sound Batt Insulation	552.96	SF	\$194.03	\$0.00	\$382.63	40%	\$807.33
	2x Wood Blocking	245.76	LF	\$466.87	\$0.00	\$325.24	40%	\$1,108.95
	A - 3-5/8" Studs at 2nd Floor Renovation	109.35	LF					
	3-5/8" Metal Studs	984.15	SF	\$916.93	\$0.00	\$580.98	40%	\$2,097.08
	1/2" Gypsum Board - 2-Layers	1,968.30	SF	\$1,524.25	\$0.00	\$936.38	40%	\$3,444.88
	R-13 Sound Batt Insulation	984.15	SF	\$309.61	\$0.00	\$489.47	40%	\$1,118.72
	A - 3-5/8" Studs at Basement	31.03	LF					
	3-5/8" Metal Studs	279.27	SF	\$260.20	\$0.00	\$164.86	40%	\$595.08
	1/2" Gypsum Board - 2-Layers	558.54	SF	\$432.53	\$0.00	\$265.71	40%	\$977.55
	R-13 Sound Batt Insulation	279.27	SF	\$87.86	\$0.00	\$138.90	40%	\$317.46
	A - 3-5/8" Studs at Basement Single Layer	87.52	LF					
	3-5/8" Metal Studs	787.68	SF	\$733.88	\$0.00	\$465.00	40%	\$1,678.43
	1/2" Gypsum Board - Single Layer	787.68	SF	\$609.98	\$0.00	\$374.72	40%	\$1,378.58
	R-13 Sound Batt Insulation	787.68	SF	\$247.80	\$0.00	\$391.75	40%	\$895.38
	A - 3-5/8" Studs at Stair	12.60	LF					
	3-5/8" Metal Studs	113.40	SF	\$105.65	\$0.00	\$66.94	40%	\$241.64
	1/2" Gypsum Board - 2-Layers	226.80	SF	\$175.63	\$0.00	\$107.90	40%	\$396.94
	R-13 Sound Batt Insulation	113.40	SF	\$35.68	\$0.00	\$56.40	40%	\$128.91
	A - 3-5/8" Studs Single Layer at 2nd Floor Renovation	18.83	LF					
	3-5/8" Metal Studs	169.47	SF	\$157.90	\$0.00	\$100.04	40%	\$361.12
	1/2" Gypsum Board - Single Layer	169.47	SF	\$131.24	\$0.00	\$80.62	40%	\$296.60
	R-13 Sound Batt Insulation	169.47	SF	\$53.32	\$0.00	\$84.29	40%	\$192.64
	A - 3-5/8" Studs 1st Level	28.73	LF					
	3-5/8" Metal Studs	258.57	SF	\$240.91	\$0.00	\$152.64	40%	\$550.97
	1/2" Gypsum Board - 2-Layers	517.14	SF	\$400.47	\$0.00	\$246.02	40%	\$905.09
	R-13 Sound Batt Insulation	258.57	SF	\$81.35	\$0.00	\$128.60	40%	\$293.93
	A - 3-5/8" Studs Single Layer 1st Level	98.93	LF					
	3-5/8" Metal Studs	890.37	SF	\$829.56	\$0.00	\$525.62	40%	\$1,897.24
	1/2" Gypsum Board - Single Layer	890.37	SF	\$689.50	\$0.00	\$423.57	40%	\$1,558.31
	R-13 Sound Batt Insulation	890.37	SF	\$280.11	\$0.00	\$442.83	40%	\$1,012.11
	A - 6" Studs at 2nd Floor Renovation	21.09	LF					
	3-5/8" Metal Studs	189.81	SF	\$176.85	\$0.00	\$112.05	40%	\$404.46
	1/2" Gypsum Board - 2-Layers	379.62	SF	\$293.98	\$0.00	\$180.60	40%	\$664.40
	R-13 Sound Batt Insulation	189.81	SF	\$59.71	\$0.00	\$94.40	40%	\$215.76

A - 6" Studs at Basement - 2-Layers	36.16	LF						
6" Metal Studs	325.44	SF	\$433.16	\$0.00	\$733.99	40%	\$1,634.01	
1/2" Gypsum Board - 2-Layers	650.88	SF	\$504.04	\$0.00	\$309.64	40%	\$1,139.16	
R-19 Sound Batt Insulation	325.44	SF	\$114.20	\$0.00	\$225.19	40%	\$475.15	
A - 6" Studs Single Layer 1st Level	17.18	LF						
6" Metal Studs	154.62	SF	\$205.80	\$0.00	\$348.73	40%	\$776.34	
1/2" Gypsum Board - Single Layer	154.62	SF	\$119.74	\$0.00	\$73.56	40%	\$270.61	
R-19 Sound Batt Insulation	154.62	SF	\$54.26	\$0.00	\$106.99	40%	\$225.75	
A - Exterior Walls at 2nd Floor Renovation	61.56	LF						
6" Metal Studs	554.04	SF	\$737.43	\$0.00	\$1,249.57	40%	\$2,781.80	
1/2" Plywood Sheathing	554.04	SF	\$496.09	\$0.00	\$1,897.72	40%	\$3,351.33	
Tyvek	554.04	SF	\$147.49	\$0.00	\$83.86	40%	\$323.89	
1/2" Gypsum Board - Single Layer	554.04	SF	\$429.05	\$0.00	\$263.57	40%	\$969.67	
R-19 Sound Batt Insulation	554.04	SF	\$194.41	\$0.00	\$383.38	40%	\$808.91	
2x Wood Blocking	246.24	LF	\$467.78	\$0.00	\$181.04	40%	\$908.35	
A - Island Wall Studs 1st Level - 42" AFF	9.48	LF						
3-5/8" Metal Studs	33.18	SF	\$30.91	\$0.00	\$19.59	40%	\$70.70	
1/2" Gypsum Board - 2-Layers	66.36	SF	\$51.39	\$0.00	\$31.57	40%	\$116.14	
R-13 Sound Batt Insulation	33.18	SF	\$10.44	\$0.00	\$16.50	40%	\$37.72	
<i>Mold Resistant</i>								
A - MR Walls 1st Level	1,136.52	SF	\$0.00	\$0.00	\$361.41	40%	\$505.98	
<i>Cabinetry</i>								
A - Kitchen Base Cabs 1st Level	16.03	LF	\$323.72	\$0.00	\$6,702.98	40%	\$9,837.38	
A - Kitchen Upper Cabs 1st Level	15.86	LF	\$320.29	\$0.00	\$6,631.89	40%	\$9,733.05	
A - Base Cabinets & Upper Cabinets at Laundry TBD at 2nd Floor Renovation	4.89	LF	\$98.75	\$0.00	\$2,044.76	40%	\$3,000.92	
A - Vanity Cabinetry 1st Level	3.21	LF	\$64.83	\$0.00	\$1,342.27	40%	\$1,969.93	
A - Vanity Cabinetry at 2nd Floor Renovation	9.75	LF	\$196.90	\$0.00	\$4,076.98	40%	\$5,983.43	
A - 7LF Storage Bench 1st Level	7.04	LF	\$142.17	\$0.00	\$2,943.79	40%	\$4,320.35	
A - Closets LF at 2nd Floor Renovation	21.52	LF	\$434.59	\$0.00	\$8,998.63	40%	\$13,206.51	
A - Closets LF 1st Level	16.13	LF	\$325.74	\$0.00	\$3,747.11	40%	\$5,701.99	
<i>Backsplash</i>								
A - Backsplash at Vanities at 2nd Floor Renovation	3.91	SF	\$23.47	\$0.00	\$37.11	40%	\$84.82	
A - Kitchen Backsplash 1st Level	9.95	SF	\$59.71	\$0.00	\$94.41	40%	\$215.78	
A - Vanity Backsplash 1st Level	1.26	SF	\$7.58	\$0.00	\$11.99	40%	\$27.41	
<i>Flooring</i>								
A - Bath Flooring at 2nd Floor Renovation	72.86	SF	\$660.32	\$0.00	\$233.97	40%	\$1,252.00	
A - Bedroom Flooring at 2nd Floor Renovation	254.97	SF	\$1,681.40	\$0.00	\$2,133.71	40%	\$5,341.16	
A - Kitchen/ Family Room Flooring 1st Level	412.22	SF	\$2,718.38	\$0.00	\$3,449.66	40%	\$8,635.26	
A - Shower Flooring at 2nd Floor Renovation	22.22	SF	\$241.98	\$0.00	\$436.52	40%	\$949.90	
A - Tile Flooring at 2nd Floor Renovation	60.09	SF	\$544.59	\$0.00	\$192.96	40%	\$1,032.57	
A - Wooden Flooring at 2nd Floor Renovation	73.82	SF	\$486.81	\$0.00	\$617.76	40%	\$1,546.39	
<i>Counter Tops</i>								
A - Kitchen Counter Tops 1st Level	33.72	SF	\$173.81	\$0.00	\$2,078.11	40%	\$3,152.69	
A - Vanity Counter Tops at 2nd Floor Renovation	18.18	SF	\$93.71	\$0.00	\$1,120.40	40%	\$1,699.76	
A - Folding Counter Top at Laundry at 2nd Floor Renovation	1.00	EA	\$100.00	\$0.00	\$190.80	40%	\$407.12	
A - Vanity Counter Top 1st Level	5.78	SF	\$29.79	\$0.00	\$356.21	40%	\$540.41	
<i>Wall Finishes</i>								
A - Shower Wall Tiles + Durock at 2nd Floor Renovation	207.20	SF	\$2,369.23	\$0.00	\$1,014.83	40%	\$4,737.68	
A - Shower Wall Tiles 1st Level	90.00	SF	\$1,029.11	\$0.00	\$440.81	40%	\$2,057.87	
<i>Durock</i>								
5/8" Durock at Shower Wall Tiles	297.20	SF	\$222.96	\$0.00	\$321.33	40%	\$762.01	
<i>Waterproofing</i>								
Redguard at Shower Flooring	22.22	SF	\$44.44	\$0.00	\$20.02	40%	\$90.24	

Baseboards/ Trims								
A - Tile Base at 2nd Floor Renovation	93.75	LF	\$535.99	\$0.00	\$229.59	40%	\$1,071.81	
A - Window Trims	130.00	LF	\$186.87	\$0.00	\$515.49	40%	\$983.31	
A - Wood Base at 2nd Floor Renovation	187.96	LF	\$225.16	\$0.00	\$596.25	40%	\$1,149.98	
A - Wood Baseboards 1st Level	195.97	LF	\$234.75	\$0.00	\$621.66	40%	\$1,198.98	
A - Tile Base 1st Level	15.30	LF	\$87.47	\$0.00	\$37.47	40%	\$174.92	
Paint								
A - Painting Drywall Ceilings 1st Level	1,193.50	SF	\$447.68	\$0.00	\$451.64	40%	\$1,259.06	
A - Painting Walls 1st Level	3,092.94	SF	\$785.92	\$0.00	\$1,170.43	40%	\$2,738.88	
A - Repaint Wooden Base 1st Level	112.27	LF	\$51.62	\$0.00	\$27.92	40%	\$111.36	
A - Painting Walls at 2nd Floor Renovation	4,033.80	SF	\$1,024.99	\$0.00	\$1,526.47	40%	\$3,572.04	
A - Panting Ceilings at 2nd Floor Renovation	975.23	SF	\$365.81	\$0.00	\$369.05	40%	\$1,028.80	
A - Painting Doors	37.00	EA	\$2,303.86	\$0.00	\$800.09	40%	\$4,345.53	
A - Painting Downspouts	79.78	LF	\$372.62	\$0.00	\$147.50	40%	\$728.17	
Exterior Finishes								
A - Exterior Vinyl Siding	985.28	SF	\$2,980.47	\$0.00	\$841.57	40%	\$5,350.87	
Patchwork								
A - Patch & Repair Bath 1 Ceiling 1st Floor	35.39	SF	\$28.69	\$0.00	\$1.53	40%	\$42.31	
A - Patch & Repair Bath 1 Walls 1st Floor	221.85	SF	\$179.85	\$0.00	\$9.59	40%	\$265.23	
A - Patch & Repair Ceilings 1st Floor	364.08	SF	\$295.16	\$0.00	\$15.75	40%	\$435.27	
A - Patch & Repair Walls 1st Floor	510.75	SF	\$414.07	\$0.00	\$22.09	40%	\$610.62	
8 Specialties								
A - Bowman-Kemp Easy Well 56" x 36" x 36"	1.00	EA	\$250.00	\$0.00	\$720.58	40%	\$1,358.81	Verify final pricing with Local Vendor.
A - Shower Bench at 2nd Floor Renovation	1.00	EA	\$150.00	\$0.00	\$333.89	40%	\$677.45	Verify final pricing with Local Vendor.
9 Mechanical and Plumbing								
Mechanical	2,556.43	SF					\$20,451.44	Budget pricing. Final price by Subcontractor.
Plumbing	16.00	EA					\$32,000.00	Budget pricing. Final price by Subcontractor.
10 Electrical								
Electrical	2,556.43	SF					\$25,564.30	Budget pricing. Final price by Subcontractor.
Total							\$431,003.50	

Material Sales Tax		6.000%
Subcontractor Markup		40.00%
Overall Construction Cost		\$431,003.50
Contingency %	3.00%	\$12,930.10
Profit	10.00%	\$43,100.35
Total Project Cost		\$487,033.95

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