

Group	Phase	Location	Area	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Total Cost/Unit	Total Amount
<b>01000</b>				<b>GENERAL CONDITIONS</b>										
	01010			General Labor										
				Job Site Forman Fulltime	0.00 wk	0.00	0	-	-	-	-	-	0.00	0
	01033			Temp Water										
				Temp Water	1.00 ls			250.00	250				250.00	250
	01038			Temp Toilet										
				Portable Toilets	6.00 mth			100.00	600				100.00	600
	01039			Temp Storage Rental										
				Temp Storage Trailer	4.00 mth	-	-	-	-	-	-	90.00	90.00	360
	01082			Tools & Equip Purchases										
				Small Tools & Equipment	1.00 ls	-	-	-	-	-	-	1,000.00	1,000.00	1,000
	01330			Site Engineering										
				Layout (With Surveyor)	1.00 ls					2,500.00	2,500		2,500.00	2,500
	01400			Dumpster Expense										
				Rent Dumpster 30 Yards	2.00 ea	-	-	800.00	1,600	-	-	-	800.00	1,600
<b>02000</b>				<b>SITWORK/DEMOLITION</b>										
	02208			Rough Grade										
				Grading & Stone - Allowance	1.00 ls	-	-	-	-	25,500.00	25,500	-	25,500.00	25,500
	02740			Septic System										
				Septic System Allowance	1.00 ls			-	-	5,500.00	5,500		5,500.00	5,500
<b>03000</b>				<b>CONCRETE</b>										
	03001			Concrete										
				Conc - Superior Walls	1.00 ls	-	-	-	-	13,965.30	13,965	-	13,965.30	13,965
				Conc Footing & Piers Allowance	1.00 ls	-	-	-	-	7,300.00	7,300	-	7,300.00	7,300
	03311			S.O.G. Concrete										
				S.O.G. Conc Allowance	1.00 ls	-	-	-	-	11,700.00	11,700	-	11,700.00	11,700
	03410			Structural Precast										
		Dr Headers	Int Partitions	Structural Precast Lintel @ Dr Openings ??	1.00 ls	-	-	-	-	0.00	0	-	0.00	0
<b>04000</b>				<b>MASONRY</b>										
	04205			Chimneys										
				Mantel Allowance	1.00 ea			500.00	500	-	-	-	500.00	500
	04455			Stone										
		Front/RightElev	Stone Cap	Stone Veneer Lineal Cap	92.00 lf	-	-	5.00	460	2.00	184	-	7.00	644
		Front/RightElev	Stone Cap	Stone Veneer Lineal Cap	25.00 lf	-	-	5.00	125	2.00	50	-	7.00	175
		Columns		Stone Caps @ Columns	2.00 ea	-	-	-	-	50.00	100	-	50.00	100
		Front/RightElev	Stone Veneer	Cultured Stone Budget	165.00 sf	-	-			20.00	3,300	-	20.00	3,300
		Rear/Left	Stone Veneer	Cultured Stone Budget	430.00 sf	-	-			20.00	8,600	-	20.00	8,600
		Entry Porch	Stone Deck	Bluestone Porch	83.00 sf	-	-	25.00	2,075	10.00	830	-	35.00	2,905
		Front/RightElev	Stone Stairs	Stone Stairs @ 4' w	3.00 ea			100.00	300	50.00	150	-	150.00	450
		Front/RightElev	Stone Stairs	Stone Stairs @ 5' w	2.00 ea			125.00	250	50.00	100	-	175.00	350
<b>05000</b>				<b>STEEL</b>										
	05050			Metal Fastening										
				Fasteners & Hardware	1.00 ls			3,000.00	3,000				3,000.00	3,000
	05051			Steel Framing										
				Magnum Moment Frame Columns - Slab Jack Foundation LLC	1.00 ls	-	-	-	-	11,605.00	11,605	-	11,605.00	11,605
	05122			Columns										
		Basement	Lally Cols	Lally Column 3 1/2"x9' C&B	2.00 ea	-	-	35.00	70	-	-	-	35.00	70
<b>06050</b>				<b>FASTENERS / NAILS</b>										
	06051			Fasteners										
				Fasteners, Adhesives & Misc	1.00 ls	-	-	2,500.00	2,500	-	-	-	2,500.00	2,500
	06055			Hangers										
				Hanger/Anchorage Allowance	1.00 ls	-	-	1,000.00	1,000	-	-	-	1,000.00	1,000
<b>06100</b>				<b>ROUGH CARPENTRY</b>										
	06101			Termite Shield										
		1st Flr	Floor Assembly	Termite Sheild Allowance	158.00 Lft					5.00	790		5.00	790
	06102			Blocking										
		Basement	Int Partitions	Wall Blocking 2x4 rl	38.07 lf	-	-	0.60	23	-	-	-	0.60	23
		1st Flr	Int Partitions	Wall Blocking 2x4 rl	110.00 lf	-	-	0.60	66	-	-	-	0.60	66
		1st Flr	Ext Walls	Wall Blocking 2x6 rl	220.00 lf	-	-	0.92	202	-	-	-	0.92	202

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	<b>06102</b>			<b>Blocking</b>										
		Garage	Demising Wall	Wall Blocking 2x6 rl	38.00 lf	-	-	0.92	35	-	-	-	0.92	35
		TJI Squash Blkg	TJI Joists	3/4" Plwood Blocking	281.00 sft			1.00	281				1.00	281
	<b>06112</b>			<b>Ceiling Joists</b>										
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	45.00 lf	-	-	1.25	56	-	-	-	1.25	56
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	14.00 lf	-	-	1.25	18	-	-	-	1.25	18
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	28.00 lf	-	-	1.25	35	-	-	-	1.25	35
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	28.00 lf	-	-	1.25	35	-	-	-	1.25	35
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	32.00 lf	-	-	1.25	40	-	-	-	1.25	40
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	21.00 lf	-	-	1.25	26	-	-	-	1.25	26
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	78.00 lf	-	-	1.25	98	-	-	-	1.25	98
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	68.00 lf	-	-	1.25	85	-	-	-	1.25	85
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	36.00 lf	-	-	1.25	45	-	-	-	1.25	45
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	63.00 lf	-	-	1.25	79	-	-	-	1.25	79
		2nd Flr	Ceiling Joists	Ceiling Joist 2x8 RL	126.00 lf	-	-	1.25	158	-	-	-	1.25	158
		2nd Flr	Ceiling Joists	Ceiling Joist 2x10 RL	64.00 lf	-	-	1.56	100	-	-	-	1.56	100
		2nd Flr	Ceiling Joists	Ceiling Joist 2x10 RL	44.00 lf	-	-	1.56	69	-	-	-	1.56	69
	<b>06116</b>			<b>Subfloor</b>										
		1st Flr	Floor Assembly	3/4" Subfloor - SF	1,773.00 sft			1.38	2,447				1.38	2,447
		2nd Flr	Floor Assembly	3/4" Subfloor - SF	1,138.00 sft			1.38	1,570				1.38	1,570
	<b>06120</b>			<b>Common Rafters</b>										
		Roof Joists	Int Partitions	Roof Rafter 2x10x8	1.00 ea	-	-	6.79	7	-	-	-	6.79	7
		Roof Joists	Int Partitions	Roof Rafter 2x10x8	1.00 ea	-	-	6.79	7	-	-	-	6.79	7
		Roof Joists	Roof	Roof Rafter 2x10x10	10.00 ea	-	-	8.48	85	-	-	-	8.48	85
		Roof Joists	Int Partitions	Roof Rafter 2x10x10	1.00 ea	-	-	8.48	8	-	-	-	8.48	8
		Roof Joists	Low Roof	Roof Rafter 2x10x10	14.00 ea	-	-	8.48	119	-	-	-	8.48	119
		Roof Joists	Low Roof	Roof Rafter 2x10x10	24.00 ea	-	-	8.48	204	-	-	-	8.48	204
		Roof Joists	Roof	Roof Rafter 2x10x12	34.00 ea	-	-	19.64	668	-	-	-	19.64	668
		Roof Joists	Roof	Roof Rafter 2x10x12	36.00 ea	-	-	10.19	367	-	-	-	10.19	367
		Roof Joists	Roof	Roof Rafter 2x10x12	10.00 ea	-	-	10.19	102	-	-	-	10.19	102
		Roof Joists	Roof	Roof Rafter 2x10x12	9.00 ea	-	-	10.19	92	-	-	-	10.19	92
		Roof Joists	Roof	Roof Rafter 2x10x12	9.00 ea	-	-	10.19	92	-	-	-	10.19	92
		Roof Joists	Roof	Roof Rafter 2x10x12	7.00 ea	-	-	10.19	71	-	-	-	10.19	71
		Roof Joists	Roof	Roof Rafter 2x10x12	7.00 ea	-	-	10.19	71	-	-	-	10.19	71
		Roof Joists	Roof	Roof Rafter 2x10x12	6.00 ea	-	-	10.19	61	-	-	-	10.19	61
		Roof Joists	Roof	Roof Rafter 2x10x12	7.00 ea	-	-	10.19	71	-	-	-	10.19	71
		Roof Joists	Roof	Roof Rafter 2x10x12	8.00 ea	-	-	10.19	81	-	-	-	10.19	81
		Roof Joists	Int Partitions	Roof Rafter 2x10x14	12.00 ea	-	-	11.89	143	-	-	-	11.89	143
		Roof Joists	Roof	Roof Rafter 2x10x14	16.00 ea	-	-	11.89	190	-	-	-	11.89	190
		Roof Joists	Int Partitions	Roof Rafter 2x10x14	14.00 ea	-	-	11.89	166	-	-	-	11.89	166
		Roof Joists	Int Partitions	Roof Rafter 2x10x14	8.00 ea	-	-	11.89	95	-	-	-	11.89	95
		Roof Joists	Roof	Roof Rafter 2x10x18	25.00 ea	-	-	15.28	382	-	-	-	15.28	382
		Roof Joists	Roof	Roof Rafter 2x10x18	8.00 ea	-	-	15.28	122	-	-	-	15.28	122
		Roof Joists	Int Partitions	Roof Rafter 2x10x20	13.00 ea	-	-	16.98	221	-	-	-	16.98	221
		Sub Fascia		Roof Frame 2x6 RL	260.00 lf	-	-	0.92	239	-	-	-	0.92	239
		Roof Joists	Valleys	Roof Frame 2x8 RL on flat	58.00 lf	-	-	1.22	71	-	-	-	1.22	71
		Roof Joists	Valleys	Roof Frame 2x12 RL	26.00 lf	-	-	1.73	45	-	-	-	1.73	45
		Roof Joists	Ridge	Roof Frame 2x12 RL Ridge	72.00 lf	-	-	1.73	125	-	-	-	1.73	125
		Roof Joists	Ridge	Roof Frame 2x12 RL	72.00 lf	-	-	1.73	125	-	-	-	1.73	125
	<b>06127</b>			<b>Headers</b>										
		2nd Flr	Int Partitions	010 Header 2x8 RL	14.00 lft			1.22	17				1.22	17
		2nd Flr	Ext Wall	010 Header 2x8 RL	7.00 lft			1.22	9				1.22	9
		2nd Flr	Ext Wall	010 Header 2x8 RL	15.00 lft			1.22	18				1.22	18
		2nd Flr	Ext Wall	010 Header 2x8 RL	8.00 lft			1.22	10				1.22	10
		2nd Flr	Ext Wall	010 Header 2x8 RL	8.00 lft			1.22	10				1.22	10
		2nd Flr	Ext Wall	010 Header 2x8 RL	8.00 lft			1.22	10				1.22	10
		2nd Flr	Int Partitions	010 Header 2x10 RL	46.00 lft			1.56	72				1.56	72
		2nd Flr	Int Partitions	010 Header 2x10 RL	12.00 lft			1.56	19				1.56	19
		2nd Flr	Ext Wall	010 Header 2x10 RL	32.00 lft			1.56	50				1.56	50
		2nd Flr	Ext Wall	010 Header 2x10 RL	59.00 lft			1.56	92				1.56	92
		2nd Flr	Ext Wall	010 Header 2x10 RL	44.00 lft			1.56	69				1.56	69
		2nd Flr	Ext Wall	010 Header 2x10 RL	11.00 lft			1.56	17				1.56	17
		2nd Flr	Ext Wall	010 Header 2x10 RL	44.00 lft			1.56	69				1.56	69
		2nd Flr	Ext Wall	010 Header 2x10 RL	27.00 lft			1.56	42				1.56	42
		2nd Flr	Ext Wall	010 Header 2x10 RL	48.00 lft			1.56	75				1.56	75
		2nd Flr	Int Partitions	010 Header 2x10 RL	12.00 lft			1.56	19				1.56	19

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	<b>06127</b>			<b>Headers</b>										
		2nd Flr	Int Partitions	010 Header 2x10 RL	8.00 lft			1.56	12			-	1.56	12
		2nd Flr	Ext Wall	010 Header 2x10 RL	19.00 lft			1.56	30			-	1.56	30
		2nd Flr	Ext Wall	010 Header 2x10 RL	19.00 lft			1.56	30			-	1.56	30
		2nd Flr	Ext Wall	010 Header 2x10 RL	15.00 lft			1.56	23			-	1.56	23
		2nd Flr	Ext Wall	010 Header 2x10 RL	18.00 lft			1.56	28			-	1.56	28
		2nd Flr	Ext Wall	010 Header 2x10 RL	19.00 lft			1.56	30			-	1.56	30
		2nd Flr	Ext Wall	010 Header 2x10 RL	7.00 lft			1.56	11			-	1.56	11
		2nd Flr	Ext Wall	010 Header 2x10 RL	12.00 lft			1.56	19			-	1.56	19
		2nd Flr	Ext Wall	010 Header 2x10 RL	11.00 lft			1.56	17			-	1.56	17
		2nd Flr	Ext Wall	010 Header 2x10 RL	22.00 lft			1.56	34			-	1.56	34
		2nd Flr	Ext Wall	010 Header 2x10 RL	13.00 lft			1.56	20			-	1.56	20
		2nd Flr	Ext Wall	010 Header 2x10 RL	13.00 lft			1.56	20			-	1.56	20
		2nd Flr	Ext Wall	010 Header 2x10 RL	8.00 lft			1.56	12			-	1.56	12
		2nd Flr	Int Partitions	010 Header 2x10 RL	13.00 lft			1.56	20			-	1.56	20
		Basement	Int Partitions	Header 2x10x10	1.00 ea	-	-	15.75	16	-	-	-	15.75	16
		Basement	Int Partitions	Header 2x10x12	1.00 ea	-	-	19.64	20	-	-	-	19.64	20
		Basement	Int Partitions	Header 2x10x12	1.00 ea	-	-	19.64	20	-	-	-	19.64	20
		Basement	Int Partitions	Header 2x10x12	1.00 ea	-	-	19.64	20	-	-	-	19.64	20
	<b>06128</b>			<b>Studs 2x4</b>										
		Basement	Int Partitions	Studs 2x4x8	69.00 ea	-	-	3.85	266	-	-	-	3.85	266
		2nd Flr	Int Partitions	Studs 2x4x8	155.00 ea	-	-	3.85	597	-	-	-	3.85	597
		1st Flr	Int Partitions	Studs 2x4x10	140.00 ea	-	-	6.60	924	-	-	-	6.60	924
		2nd Flr	Ext Wall	(3) 2x4 Posts	50.00 ea			10.50	525			-	10.50	525
		2nd Flr	Int Partitions	(3) 2x4 Posts	1.00 ea			10.50	11			-	10.50	11
		2nd Flr	Int Partitions	(3) 2x4 Posts	1.00 ea			10.50	11			-	10.50	11
		Basement	Int Partitions	Sills & Plates 2x4x16	10.00 lf	-	-	0.60	6	-	-	-	0.60	6
		2nd Flr	Int Partitions	Sills & Plates 2x4 RL	380.00 lf	-	-	0.60	228	-	-	-	0.60	228
		1st Flr	Int Partitions	Sills & Plates 2x4 RL	440.00 lf	-	-	0.60	264	-	-	-	0.60	264
	<b>06129</b>			<b>Studs 2x6</b>										
		2nd Flr	Ext Wall	(3) 2x6 Posts	7.00 ea			26.79	188			-	26.79	188
		2nd Flr	Ext Wall	(3) 2x6 Posts	1.00 ea			26.79	27			-	26.79	27
		2nd Flr	Ext Wall	(3) 2x6 Posts	1.00 ea			26.79	27			-	26.79	27
		1st Flr	Ext Wall	(3) 2x6 Posts	48.00 ea			26.79	1,286			-	26.79	1,286
		1st Flr	Ext Wall	(3) 2x6 Posts	1.00 ea			26.79	27			-	26.79	27
		2nd Flr	Ext Wall	(3) 2x6 Posts	7.00 ea			26.79	188			-	26.79	188
		1st Flr	Ext Wall	(2) 2x6 Jacks	2.00 ea			17.86	36			-	17.86	36
		Garage	Demising Wall	Studs 2x6x10	56.00 ea	-	-	4.87	273	-	-	-	4.87	273
		2nd Flr	Ext Walls	Studs 2x6x8	175.00 ea	-	-	5.99	1,047	-	-	-	5.99	1,047
		1st Flr	Ext Walls	Studs 2x6x10	280.00 ea	-	-	8.93	2,499	-	-	-	8.93	2,499
		Garage	Demising Wall	Sills & Plates 2x6x16	9.50 ea	-	-	6.75	64	-	-	-	6.75	64
		1st Flr	Ext Walls	Sills & Plates 2x6 RL	880.00 lf	-	-	0.92	810	-	-	-	0.92	810
		2nd Flr	Ext Walls	Sills & Plates 2x6 RL	580.00 lf	-	-	0.92	534	-	-	-	0.92	534
	<b>06150</b>			<b>Floor Framing T.J.I.</b>										
		1st Flr	Floor Assembly	11.5" Tstrand Rim Joist 17'-6"	225.55 lf	-	-	2.00	451	-	-	-	2.00	451
		2nd Flr	Floor Assembly	11.5" Tstrand Rim Joist 17'-6"	66.88 lf	-	-	2.00	134	-	-	-	2.00	134
		Deck/Mag Frmg	TJI Joists	Web Stiffeners TJI	18.00 ea	-	-	2.00	36	-	-	-	2.00	36
	<b>06151</b>			<b>LVL</b>										
		2nd Flr	Floor Assembly	LVL 9.25" X RL	128.00 LFT			4.45	570			-	4.45	570
		Mag Frmg	Floor Assembly	LVL 11.875" X RL	31.00 LFT			5.55	172			-	5.55	172
		Mag Frmg	Floor Assembly	LVL 11.875" X RL	44.00 LFT			5.55	244			-	5.55	244
		Rear Deck	Ledger	LVL 11.875" X RL	28.00 LFT			5.55	155			-	5.55	155
		2nd Flr	Partition Support	LVL 11.875" X RL	84.00 LFT			5.55	466			-	5.55	466
		2nd Flr	Partition Support	LVL 11.875" X RL	46.00 LFT			5.55	255			-	5.55	255
		2nd Flr	Floor Assembly	LVL 11.875" X RL	44.00 LFT			5.55	244			-	5.55	244
		2nd Flr	Int Partitions	LVL 11.875" X RL	33.00 LFT			5.55	183			-	5.55	183
		Roof	Ridge Beam	LVL 11.875" X RL Double Ridge	89.00 LFT			5.55	494			-	5.55	494
		Front Porch	Beam	LVL 14" X RL	56.00 LFT			6.25	350			-	6.25	350
	<b>06152</b>			<b>TJI Floor Truss</b>										
		2nd Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	132.00 lf	-	-	2.00	264	-	-	-	2.00	264
		2nd Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	136.00 lf	-	-	2.00	272	-	-	-	2.00	272
		2nd Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	84.00 lf	-	-	2.00	168	-	-	-	2.00	168
		2nd Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	110.00 lf	-	-	2.00	220	-	-	-	2.00	220
		1st Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	487.00 lf	-	-	2.00	974	-	-	-	2.00	974
		1st Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	144.00 lf	-	-	2.00	288	-	-	-	2.00	288
		1st Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	135.00 lf	-	-	2.00	270	-	-	-	2.00	270

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	<b>06152</b>			<b>TJI Floor Truss</b>										
		1st Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	151.00 lf	-	-	2.00	302	-	-	-	2.00	302
		1st Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	150.00 lf	-	-	2.00	300	-	-	-	2.00	300
		1st Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	66.00 lf	-	-	2.00	132	-	-	-	2.00	132
		1st Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	118.00 lf	-	-	2.00	236	-	-	-	2.00	236
		1st Flr	Floor Assembly	TJI 360 Series I-Joist 11 7/8	10.00 lf	-	-	2.00	20	-	-	-	2.00	20
	<b>06155</b>			<b>Exterior Wall Sheathing</b>										
		1st Flr	Ext Walls	Wall Sheathing 1/2" CDX PlyFir	1,980.00 sf	-	-	0.86	1,703	-	-	-	0.86	1,703
		2nd Flr	Ext Walls	Wall Sheathing 1/2" CDX PlyFir	1,160.00 sf	-	-	0.86	998	-	-	-	0.86	998
		Gables	Ext Walls	Wall Sheathing 1/2" CDX PlyFir	250.00 sf	-	-	0.86	215	-	-	-	0.86	215
	<b>06157</b>			<b>Roof Sheathing</b>										
		Roof	Sheathing	5/8 Roof Sheathing - 8/12	2,800.00 sft	-	-	1.10	3,080	-	-	-	1.10	3,080
		Roof	Sheathing	5/8 Roof Sheathing - 7/12	440.00 sft	-	-	1.10	484	-	-	-	1.10	484
		Low Roof	Sheathing	5/8 Roof Sheathing - Low Roof	385.00 sft	-	-	1.10	424	-	-	-	1.10	424
	<b>06162</b>			<b>Parallam</b>										
		Basement	PSL Posts	Parallam 5 1/4x 5 1/4x1ft	27.00 lf	-	-	12.50	338	-	-	-	12.50	338
		Porch	PSL Posts	Parallam 5 1/4x 5 1/4x1ft	20.00 lf	-	-	12.50	250	-	-	-	12.50	250
		Porches	PSL Posts	Parallam 5 1/4x 5 1/4x1ft	40.00 lf	-	-	12.50	500	-	-	-	12.50	500
		1st Flr	PSL Posts	Parallam 5 1/4x 5 1/4x1ft	20.00 lf	-	-	12.50	250	-	-	-	12.50	250
		2nd Flr	Dropped Beam	Parallam 5 1/4x 5 1/4x1ft	85.00 lf	-	-	12.50	1,063	-	-	-	12.50	1,063
		Basement	Dropped Beam	Parallam 5 1/4x 5 1/4x1ft	23.00 lf	-	-	12.50	288	-	-	-	12.50	288
		Roof	Beam	Parallam 5x 9 1/4x1 n.stk	52.00 lf	-	-	20.40	1,061	-	-	-	20.40	1,061
		Basement	Flush Beam	Parallam 7x11 7/8x1f	30.00 lf	-	-	32.60	978	-	-	-	32.60	978
		Basement	Flush Beam	Parallam 7x11 7/8x1f	30.00 lf	-	-	32.60	978	-	-	-	32.60	978
	<b>06170</b>			<b>Framing Labor</b>										
		1st Flr		Framing Floor TJI - Labor	1,775.00 sf	-	-	-	-	2.00	3,550	-	2.00	3,550
		2nd Flr		Framing Floor TJI - Labor	1,140.00 sf	-	-	-	-	2.50	2,850	-	2.50	2,850
		1st Flr	Ext Walls	Framing Ext Wall System Wood = 220 lft	1,980.00 sf	-	-	-	-	2.00	3,960	-	2.00	3,960
		2nd Flr	Ext Walls	Framing Ext Wall System Wood = 145 lft	1,160.00 sf	-	-	-	-	2.50	2,900	-	2.50	2,900
		Gable ends	Ext Walls	Framing Ext Wall System Wood	250.00 sf	-	-	-	-	2.50	625	-	2.50	625
		Basement	Int Partitions	Framing Int Partition = 38 lft	350.00 sf	-	-	-	-	1.25	438	-	1.25	438
		2nd Flr	Int Partitions	Framing Int Partition = 95 lft	860.00 sf	-	-	-	-	1.50	1,290	-	1.50	1,290
		1st Flr	Int Partitions	Framing Int Partition = 110 lft	880.00 sf	-	-	-	-	1.25	1,100	-	1.25	1,100
		Garage	Demising Wall	Framing Int Partition = 38 lft	342.00 sf	-	-	-	-	1.25	428	-	1.25	428
		2nd Flr Clg		Framing Ceil. Sys -Labor	505.00 sf	-	-	-	-	2.00	1,010	-	2.00	1,010
		Main Roof		Framing Roof Systems	3,240.00 sf	-	-	-	-	4.00	12,960	-	4.00	12,960
		Low Roof		Framing Roof Systems	385.00 sf	-	-	-	-	3.00	1,155	-	3.00	1,155
				<b>or Framing Labor - Sub Quote</b>	<b>Is</b>									
<b>06195</b>				<b>DECK LUMBER</b>										
	<b>06196</b>			<b>Deck Lumber</b>										
				Deck Framing Labor	780.00 sf	-	-	-	-	3.00	2,340	-	3.00	2,340
		Rear Deck	Deck Railing	Custom Newel Posts	7.00 ea	-	-	50.00	350	-	-	-	50.00	350
		Rear Deck	Deck Railing	Custom SS Wire Mesh Panel Assemblies	7.00 ea	-	-	100.00	700	-	-	-	100.00	700
		Rear Deck	Deck Railing	Top & Botton Rail Assemblies	42.00 lf	-	-	25.00	1,050	-	-	-	25.00	1,050
				Custom Railing Labor	42.00 lf	-	-	-	-	20.00	840	-	20.00	840
		Deck	Deck Flr Assembly	SY Pine PT #2 2x10x18	17.00 ea	-	-	28.75	489	-	-	-	28.75	489
		Deck	Deck Flr Assembly	SY Pine PT #2 2x10x18	15.00 ea	-	-	28.75	431	-	-	-	28.75	431
		Deck/Mag Frmg	Flr Frmg	Treated 2x8 RL	462.00 lf	-	-	1.35	624	-	-	-	1.35	624
		Basement	Foundation	Treated 2x10 RL - Sill Plate	318.00 lf	-	-	1.65	525	-	-	-	1.65	525
		Rear Deck	Decking	Composite Decking	452.00 sft	-	-	5.75	2,599	1.50	678	-	7.25	3,277
<b>06200</b>				<b>FINISH CARPENTRY</b>										
	<b>06220</b>			<b>Millwork</b>										
				<b>Misc. Millwork Allowance - Lab &amp; Mat.</b>	<b>Is</b>									
	<b>06221</b>			<b>Interior Trim</b>										
		All Wdws		Standard Window Stool	150.00 lf	-	-	1.75	263	0.75	113	-	2.50	375
		Basement	Int Partitions	Shoe Mouldings	255.00 lf	-	-	0.50	128	0.65	166	-	1.15	293
		1st Flr	Int Partitions	Shoe Mouldings	380.00 lf	-	-	0.50	190	0.65	247	-	1.15	437
		2nd Flr	Int Partitions	Shoe Mouldings	175.00 lf	-	-	0.50	88	0.65	114	-	1.15	201
				<b>Misc. Interior Trim Labor</b>	<b>1.00 Is</b>									
				Install Interior Dr Labor	1.00 Is					750.00	750		750.00	750
	<b>06225</b>			<b>Poplar Trim</b>										
		Basement	Base Trim	1 x 6 Poplar S/E Wd Base	175.00 lf	-	-	1.70	298	0.70	123	-	2.40	420
		1st Flr	Base Trim	1 x 6 Poplar S/E Wd Base	370.00 lf	-	-	1.70	629	0.70	259	-	2.40	888

Group	Phase	Location	Area	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Total Cost/Unit	Total Amount
	<b>06225</b>			<b>Poplar Trim</b>										
		2nd Flr	Base Trim	1 x 6 Poplar S/E Wd Base	175.00 lf	-	-	1.70	298	0.70	123	-	2.40	420
		Int Wdw Sill	Wdw Casings	5/4 x 4 Poplar S/E Wdw Apron	145.00 lf	-	-	1.95	283	0.77	112	-	2.72	394
		Int Wdw Sides	Garage Int Casings	5/4 x 4 Poplar S/E Wdw Side Casings	325.00 lf	-	-	1.95	634	0.77	250	-	2.72	884
		Rear/Left	Garage Int Casings	5/4 x 4 Poplar S/E	255.00 lf	-	-	1.95	497	0.77	196	-	2.72	694
		Int Dr Sides	Garage Int Casings	5/4 x 4 Poplar S/E Int Dr Side Casings - Allow	800.00 lf	-	-	1.95	1,560	0.77	616	-	2.72	2,176
		Int Wdw Hd Csg	Casings	5/4 x 6 Poplar S/E Wdw Head Casing	190.00 lf	-	-	2.55	485	0.85	162	-	3.40	646
		Int Wdw Mulls	Wdw Int Casings	5/4 x 6 Poplar S/E Wdw Mulls	90.00 lf	-	-	2.55	230	0.85	77	-	3.40	306
		Int Dr Hd Csg	Casings	5/4 x 6 Poplar S/E Int Dr Head Casing - Allow	175.00 lf	-	-	2.55	446	0.85	149	-	3.40	595
	<b>06231</b>			<b>Closet Shelving</b>										
		1st Flr	Linen Closet	1x12 Poplar Shelving	27.00 lf	-	-	4.00	108	2.00	54	-	6.00	162
		1st Flr	MBR Closet	1x12 Poplar Shelving	23.00 lf	-	-	4.00	92	2.00	46	-	6.00	138
		1st Flr	MBR WIC	1x12 Poplar Shelving	22.00 lf	-	-	4.00	88	2.00	44	-	6.00	132
		1st Flr	Laundry	1x12 Poplar Shelving	15.00 lf	-	-	4.00	60	2.00	30	-	6.00	90
		2nd Flr	BR 2 WIC	1x12 Poplar Shelving	27.00 lf	-	-	4.00	108	2.00	54	-	6.00	162
		2nd Flr	BR 1 WIC	1x12 Poplar Shelving	27.00 lf	-	-	4.00	108	2.00	54	-	6.00	162
	<b>06411</b>			<b>Kitchen Cabinetry</b>										
		Kitchen Cabinet		Cabinet Hardware Allowance	1.00 ls	-	-	250.00	250	-	-	-	250.00	250
		Kitchen Cabinet		Kitchen Cabinet Installation Labor	1.00 ls	-	-	1,200.00	1,200	-	-	-	1,200.00	1,200
		Kitchen Cabinet		Kitchen Base Cabinet Allowance	31.00 lf	-	-	300.00	9,300	-	-	-	300.00	9,300
		Kitchen Cabinet		Kitchen Wall Cabinet Allowance	19.00 lf	-	-	275.00	5,225	-	-	-	275.00	5,225
		Kitchen Cabinet		Kitchen Tall Cabinet Allowance	3.00 ea	-	-	750.00	2,250	-	-	-	750.00	2,250
		MBath		Vanity Cabinet & Top Allow - MBath	1.00 ls	-	-	1,000.00	1,000	50.00	50	-	1,050.00	1,050
		Powder Rm		Vanity Cabinet & Top Allow - Powder Rm	1.00 ls	-	-	500.00	500	25.00	25	-	525.00	525
		2nd Flr		Vanity Cabinet & Top Allow - Bathroom	1.00 ls	-	-	600.00	600	25.00	25	-	625.00	625
	<b>06413</b>			<b>Countertops</b>										
		1st Flr	Powder Rm	Kitchen Counter Top Allowance	100.00 sf	-	-	-	-	125.00	12,500	-	125.00	12,500
		1st Flr	Kitchen Island	Laundry Rm Counter top	5.00 sf	-	-	-	-	30.00	150	-	30.00	150
	<b>06419</b>			<b>Columns</b>										
		Columns		Custom Field Built Wood Col Base Allowance @ Deck	1.00 ea	-	-	100.00	100	100.00	100	-	200.00	200
		Columns	Ext Columns	Fiberglass Column 12" x 6" on Balcony walls	2.00 Ea	-	-	225.00	450	65.00	130	-	290.00	580
		Columns	Ext Columns	Fiberglass Column 12" x 6" on Custom Wd Base in Field	1.00 Ea	-	-	225.00	225	65.00	65	-	290.00	290
		Columns	Ext Columns	Fiberglass Column 12" x 10' on Veneer Stone Base	2.00 Ea	-	-	300.00	600	65.00	130	-	365.00	730
	<b>06431</b>			<b>Stairs</b>										
		Basement	Stairs	Oak Tread Stairs	16.00 ris	-	-	-	-	75.00	1,200	-	75.00	1,200
		1st to 2nd	Stairs	Oak Tread Stairs	16.00 ris	-	-	-	-	75.00	1,200	-	75.00	1,200
		Basement	Balustrade	Balustrade / Railings	24.00 lf	-	-	-	-	35.00	840	-	35.00	840
		2nd Flr	Balustrade	Stair Balustrade & Railings	20.00 lf	-	-	-	-	35.00	700	-	35.00	700
		Overlook Railin		Custom Railings @ Overlook match rear deck	18.00 lft	-	-	49.00	882	20.00	360	-	69.00	1,242
<b>07000</b>				<b>WATERPRF &amp; INSUL</b>										
	<b>07160</b>			<b>Foundation Dampproofing</b>										
				Dampproofing - Sub Quote	1.00 ls	-	-	-	-	2,500.00	2,500	-	2,500.00	2,500
	<b>07192</b>			<b>Vapor Retarder</b>										
				Grace Vycor - Window & Dr Self Adhesive Flashing	650.00 lf	-	-	0.40	260	-	-	-	0.40	260
				Tyvek Housewrap 9' x 150'	3,500.00 sft	-	-	0.13	455	-	-	-	0.13	455
	<b>07210</b>			<b>Insulation</b>										
				Insulation - Wellborn Insulation LLC	1.00 ls	-	-	-	-	9,074.00	9,074	-	9,074.00	9,074
<b>07212</b>				<b>EXTERIOR SIDING</b>										
	<b>07215</b>			<b>Hardi-Plank Siding &amp; Trim</b>										
		Front Elev	Siding	Hardi-Plank Siding - 7.25"	1,550.00 sf	-	-	1.65	2,558	1.00	1,550	-	2.65	4,108
		Rear Elev	Siding	Hardi-Plank Siding - 7.25"	1,200.00 sf	-	-	1.65	1,980	1.00	1,200	-	2.65	3,180
		Side Parking	Beam Wrap	1x14 Fiber Cement Beam Wrap	60.00 lft	-	-	5.00	300	4.00	240	-	9.00	540
		Main Entry	Beam Wrap	1x14 Fiber Cement Beam Wrap	40.00 lft	-	-	5.00	200	4.00	160	-	9.00	360
		Rear Elev	Beam Wrap	1x14 Fiber Cement Beam Wrap	52.00 lft	-	-	3.35	174	4.00	208	-	7.35	382
		Front/Right		18" Fiber Cement Soffit Bd w/ Vent Fascia	135.00 lft	-	-	1.60	216	4.00	540	-	5.60	756
		Front/Right		18" Fiber Cement Soffit Bd w/ Vent Rake	90.00 lft	-	-	1.60	144	4.00	360	-	5.60	504
		Rear/Left		18" Fiber Cement Soffit Bd w/ Vent Fascia	125.00 lft	-	-	1.60	200	4.00	500	-	5.60	700
		Rear/Left		18" Fiber Cement Soffit Bd w/ Vent Rake	120.00 lft	-	-	1.60	192	4.00	480	-	5.60	672
		Side Parking	Beam Wrap	1x6 Fiber Cement Beam Wrap	30.00 lft	-	-	2.50	75	4.00	120	-	6.50	195
		Main Entry	Beam Wrap	1x6 Fiber Cement Beam Wrap	20.00 lft	-	-	2.50	50	4.00	80	-	6.50	130
		Rear Elev	Beam Wrap	1x6 Fiber Cement Beam Wrap	26.00 lft	-	-	2.50	65	4.00	104	-	6.50	169



Group	Phase	Location	Area	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Total Cost/Unit	Total Amount
	08710			<b>Finish Hardware</b>										
09000				Finish Hardware-Material Quote	1.00 ls	-	-	1,500.00	1,500	-	-	-	1,500.00	1,500
				<b>FINISHES</b>										
	09261			<b>Drywall</b>										
		Basement	Int Partitions	Drywall Complete 1/2"	343.00 sf	-	-			1.00	343	-	1.00	343
		Basement	Int Partitions	Drywall Complete 1/2"	343.00 sf	-	-			1.00	343	-	1.00	343
		Basement	Ceiling	Drywall Complete 1/2"	536.00 sf	-	-			1.00	536	-	1.00	536
		1st Flr	Ceiling	Drywall Complete 1/2"	804.00 sf	-	-			1.00	804	-	1.00	804
		1st Flr	Cathedral Ceiling	Drywall Complete 1/2"	718.00 sf	-	-			1.00	718	-	1.00	718
		2nd Flr	Ceiling	Drywall Complete 1/2"	494.00 sf	-	-			1.00	494	-	1.00	494
		1st Flr Clg	Ext Walls	Drywall Complete 1/2"	1,980.00 sf	-	-			1.00	1,980	-	1.00	1,980
		2nd Flr Clg	Ext Walls	Drywall Complete 1/2"	1,160.00 sf	-	-			1.00	1,160	-	1.00	1,160
		2nd Flr	Int Partitions	Drywall Complete 1/2"	760.00 sf	-	-			1.00	760	-	1.00	760
		2nd Flr	Int Partitions	Drywall Complete 1/2"	760.00 sf	-	-			1.00	760	-	1.00	760
		1st Flr	Int Partitions	Drywall Complete 1/2"	990.00 sf	-	-			1.00	990	-	1.00	990
		1st Flr	Int Partitions	Drywall Complete 1/2"	990.00 sf	-	-			1.00	990	-	1.00	990
		Garage Demising	Demising Wall	Drywall Complete 1/2"-Demising Wall	342.00 sf	-	-			1.00	342	-	1.00	342
		Side Parking		Dens-Glass Ext. Gyp Sheathing	230.00 sf					1.50	345	-	1.50	345
		Undr Mag Fram		Dens-Glass Ext. Gyp Sheathing	475.00 sf					1.50	713	-	1.50	713
		Main Entry		Dens-Glass Ext. Gyp Sheathing	75.00 sf	0.00	0	0.00	0	1.50	113	-	1.50	113
		Garage Clg	Ceiling	Drywall 5/8" FR	597.00 sft					1.10	657	-	1.10	657
		1st Flr	MBath	Durock Complete 3x5	16.00 sf	-	-			1.75	28	-	1.75	28
		2nd Flr	Bathroom	Durock Complete 3x5	80.00 sf	-	-			1.75	140	-	1.75	140
		Garage Demising	Demising Wall	Drywall 5/8" FR	342.00 sf					1.10	376	-	1.10	376
	09310			<b>Ceramic Tile Work</b>										
		2nd Flr	Bathroom	Bath Room Floor	55.00 sf					14.00	770	-	14.00	770
		1st Flr	MBath	Bath Room Wainscot	68.00 sf	-	-	-	-	14.00	952	-	14.00	952
		2nd Flr	Bathroom	Bath Room Ceiling	14.00 sf	-	-	-	-	14.00	196	-	14.00	196
		2nd Flr	Bathroom	Bath Room Wainscot	13.00 sf	-	-	-	-	14.00	182	-	14.00	182
		2nd Flr	Bathroom	Bath Room Shower wall tile	77.00 sf	-	-	-	-	14.00	1,078	-	14.00	1,078
		1st Flr	MBath	Master Bath Floor	99.00 sf	-	-	-	-	14.00	1,386	-	14.00	1,386
		1st Flr	Laundry	Ceramic Tile Floor	40.00 sf	-	-	-	-	14.00	560	-	14.00	560
		1st Flr	Powder Rm	Ceramic Tile Floor	26.00 sf	-	-	-	-	14.00	364	-	14.00	364
		1st Flr	MBath	Ceramic Tile @ Ceiling	16.00 sf					14.00	224	-	14.00	224
09560				<b>WOOD FLOORING</b>										
	09561			<b>Wood Flooring</b>										
		1st Flr	Wood Flooring	Wood Flooring	1,403.89 sf	-	-			7.25	10,178	-	7.25	10,178
		2nd Flr	Wood Flooring	Wood Flooring	398.00 sf	-	-			7.25	2,886	-	7.25	2,886
09600				<b>FLOORING &amp; CARPET</b>										
	09660			<b>Resil Flooring</b>										
		Basement	Vinyl Flooring	Vinyl Wood Look Floor - Budget	486.00 sf	-	-	-	-	3.00	1,458	-	3.00	1,458
09900				<b>PAINTING</b>										
	09910			<b>Painting - Interior &amp; Exterior</b>										
				Painting - Proposal - Max Pritchard Painting	1.00 ls					29,375.00	29,375	-	29,375.00	29,375
10000				<b>SPECIALTIES</b>										
	10185			<b>Shower Doors</b>										
				Shower Door Allowance	1.00 ls	-	-	-	-	400.00	400	-	400.00	400
				Glass Partition Allowance	1.00 ls	-	-	-	-	400.00	400	-	400.00	400
10800				<b>BATHROOM ACCESSORIES</b>										
	10820			<b>Bath Accessories</b>										
				Bathroom Accessory Allowance	1.00 ls	75.00	75	750.00	750	-	-	-	825.00	825
15001				<b>PLUMBING</b>										
	15002			<b>Plumbing</b>										
				Plumbing Proposal	1.00 ls	-	-	-	-	18,400.00	18,400	-	18,400.00	18,400
				Gas Piping Proposal	1.00 ls	-	-	-	-	3,843.00	3,843	-	3,843.00	3,843
15500				<b>H.V.A.C.</b>										
	15501			<b>HVAC</b>										
				H.V.A.C. Proposal - Wright Sheet Metal, Heatg & A.C. Inc.	1.00 ls	-	-	-	-	22,500.00	22,500	-	22,500.00	22,500
16000				<b>ELECTRICAL</b>										
	16001			<b>Electric-Wiring Sub</b>										
				Elect Sub Bid - Quality Elec Inc	1.00 ls	-	-	-	-	26,850.00	26,850	-	26,850.00	26,850

Group	Phase	Location	Area	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Total Cost/Unit	Total Amount
	16231			<b>Generator System</b>										
				Engine Generator System - Quality Elec Inc	1.00 ls					9,600.00	9,600	-	9,600.00	9,600

Estimate Totals

Description	Amount	Totals	Rate	% of Total
Labor	75			/sft 0.01%
Material	148,410			/sft 24.66%
Subcontract	326,620			/sft 54.27%
Equipment	1,360			/sft 0.23%
Other	<u>476,465</u>	476,465		/sft <u>79.17</u>
NC Sales Tax	10,018		6.750 %	/sft 1.66%
Overhead	<u>47,647</u>	534,130	10.000 %	/sft <u>7.92%</u>
	57,665			/sft 9.58
Profit	53,413		10.000 %	/sft 8.87%
	<u>53,413</u>	587,543		/sft <u>8.87</u>
Contingency	14,294		3.000 %	/sft 2.38%
	<u>14,294</u>	601,837		/sft <u>2.38</u>
<b>Total</b>		<b>601,837</b>	<b>201.014</b>	<b>/sf</b>