

## GENERAL SUMMARY

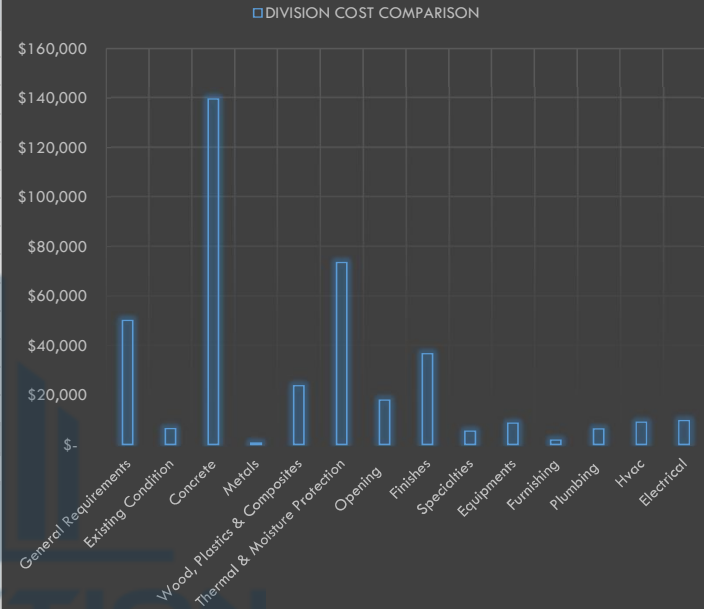
**Prepared for:** New ADU & Accessory Building At 3211 James ST. San Diego, CA 92106  
**Project ID:** 16012024  
**Scope:** G.C.  
**No. Of Floors:** 1  
**Date:** 16-Jan-24



**BUILDING GSF** 882

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 50,100	\$ 56.80
2000	Existing Condition	\$ 6,461	\$ 7.33
3000	Concrete	\$ 139,622	\$ 158.30
5000	Metals	\$ 586	\$ 0.66
6000	Wood, Plastics & Composites	\$ 23,764	\$ 26.94
7000	Thermal & Moisture Protection	\$ 73,461	\$ 83.29
8000	Opening	\$ 17,891	\$ 20.29
9000	Finishes	\$ 36,647	\$ 41.55
10000	Specialties	\$ 5,380	\$ 6.10
11000	Equipments	\$ 8,627	\$ 9.78
12000	Furnishing	\$ 1,823	\$ 2.07
22000	Plumbing	\$ 6,255	\$ 7.09
23000	Hvac	\$ 8,949	\$ 10.15
26000	Electrical	\$ 9,626	\$ 10.91
<b>TOTAL TRADE COST</b>		<b>\$ 389,191</b>	<b>\$ 441</b>
<b>OVERHEAD AND PROFIT</b>			
	15%	\$ 58,379	\$ 66.19
INSURANCE	3%	\$ 11,676	\$ 13
CONTINGENCY	5%	\$ 19,460	\$ 22
TAX	7.75%	\$ 16,703	\$ 34
<b>SUGGESTED BID</b>		<b>\$ 495,409</b>	<b>\$ 577</b>

### DIVISION COST COMPARISON



CONSTRUCTION ESTIMATOR

**DETAILED BREAKDOWN OF ITEMS**

Prepared for: New ADU & Accessory Building At 3211 James ST. San Diego, CA 92106  
 Project ID: 16012024  
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Date: 16-Jan-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
<b>GENERAL REQUIREMENTS</b>															
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -		\$ -		
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 25,500.00	\$ 25,500.00		
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00		
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00		
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 14,600.00	\$ 14,600.00		
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00		
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00		
												<b>SUBTOTAL</b>	\$ 50,100		
<b>EXISTING CONDITIONS</b>															
<b>DEMOLITION</b>															
8			Demolish Existing Garage, Slab & Foundation	SF	227	0%	227	0.065	\$ 55.00	\$ 3.58	\$ -	\$ 3.58	\$ 812.42		
9			Remove 2'-9"W Window	EA	1	0%	1	0.350	\$ 55.00	\$ 19.25	\$ -	\$ 19.25	\$ 19.25		
10			Demolish Existing Wall (10'H Assumed)	SF	385	0%	385	0.250	\$ 55.00	\$ 13.75	\$ -	\$ 13.75	\$ 5,293.75		
11	Demo Plan/ A1	Plan Notes	Demolish Water Closet	EA	1	0%	1	1.500	\$ 55.00	\$ 82.50	\$ -	\$ 82.50	\$ 82.50		
12			Demolish Shower Pan	SF	13	0%	13	0.056	\$ 55.00	\$ 3.08	\$ -	\$ 3.08	\$ 39.64		
13			Demolish (2'-6"x5'-0") Bath Tub	EA	1	0%	1	1.780	\$ 55.00	\$ 97.90	\$ -	\$ 97.90	\$ 97.90		
14			Demolish 7'-7"W Closet Door	EA	1	0%	1	2.100	\$ 55.00	\$ 115.50	\$ -	\$ 115.50	\$ 115.50		
												<b>SUBTOTAL</b>	\$ 6,461		
<b>CONCRETE</b>															
<b>CAST IN PLACE CONCRETE</b>															
<b>CONTINUOUS FOOTING</b>															
15		1/S3.0	14"W x 12"D Cont. Footing (74 LF)	CY	3	10%	4	2.980	\$ 78.00	\$ 232.44	\$ 198.30	\$ 430.74	\$ 1,567		
16	(2) #4 Cont. Bottom Reinforcement		LBS	99	10%	109	0.015	\$ 58.00	\$ 0.87	\$ 0.95	\$ 1.82	\$ 198			
17	Formwork		SF	148	10%	163	0.092	\$ 32.00	\$ 2.94	\$ -	\$ 2.94	\$ 479			
18	Excavation		CY	7	10%	8	1.100	\$ 52.00	\$ 57.20	\$ -	\$ 57.20	\$ 455			
19	Backfill		CY	4	10%	4	0.785	\$ 48.00	\$ 37.68	\$ -	\$ 37.68	\$ 163			
20			3/S3.0	12"W x 18"D Cont. Footing (59 LF)	CY	3	10%	4	2.980	\$ 78.00	\$ 232.44	\$ 198.30	\$ 430.74	\$ 1,561	
21	(4) #4 Cont. T&B Reinforcement	LBS		158	10%	173	0.015	\$ 58.00	\$ 0.87	\$ 0.95	\$ 1.82	\$ 316			
22	Formwork	SF		177	10%	195	0.092	\$ 32.00	\$ 2.94	\$ -	\$ 2.94	\$ 573			
23	Excavation	CY		8	10%	9	1.100	\$ 52.00	\$ 57.20	\$ -	\$ 57.20	\$ 495			
24	Backfill	CY		5	10%	5	0.785	\$ 48.00	\$ 37.68	\$ -	\$ 37.68	\$ 189			
<b>PAD FOOTING</b>															
25		Plan Details	2'-0"x2'-0"x12" Pad Footing (2 EA)	CY	0.3	10%	0.3	2.980	\$ 78.00	\$ 232.44	\$ 198.30	\$ 430.74	\$ 140		
26	(3) #4 E.W.		LBS	8	10%	9	0.015	\$ 58.00	\$ 0.87	\$ 0.95	\$ 1.82	\$ 16			
27	Formwork		SF	16	10%	18	0.092	\$ 32.00	\$ 2.94	\$ -	\$ 2.94	\$ 52			
28	Excavation		CY	1.0	10%	1.1	1.100	\$ 52.00	\$ 57.20	\$ -	\$ 57.20	\$ 63			
29	Backfill		CY	0.5	10%	0.6	0.785	\$ 48.00	\$ 37.68	\$ -	\$ 37.68	\$ 21			
30			2'-6"x2'-6"x12" Pad Footing (1 EA)	2'-6"x2'-6"x12" Pad Footing (1 EA)	CY	0.2	10%	0.3	2.980	\$ 78.00	\$ 232.44	\$ 198.30	\$ 430.74	\$ 110	
31	(4) #4 E.W.			LBS	13	10%	15	0.015	\$ 58.00	\$ 0.87	\$ 0.95	\$ 1.82	\$ 27		
32	Formwork			SF	10	10%	11	0.092	\$ 32.00	\$ 2.94	\$ -	\$ 2.94	\$ 32		
33	Excavation			CY	0.5	10%	1	1.100	\$ 52.00	\$ 57.20	\$ -	\$ 57.20	\$ 34		
34	Backfill			CY	0.3	10%	0.3	0.785	\$ 48.00	\$ 37.68	\$ -	\$ 37.68	\$ 13		
<b>CONCRETE WALL</b>															
35			8" Thk Concrete Wall (74 LF)	CY	3	10%	3	2.980	\$ 78.00	\$ 232.44	\$ 198.30	\$ 430.74	\$ 1,305		

**DETAILED BREAKDOWN OF ITEMS**

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Date: 16-Jan-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
36		1/S3.0	#4 @18" O.C. Vertical & Horiz. Reinforcement	LBS	99	10%	109	0.015	\$ 58.00	\$ 0.87	\$ 0.95	\$ 1.82	\$ 198
37			Formwork	SF	222	10%	244	0.092	\$ 32.00	\$ 2.94	\$ -	\$ 2.94	\$ 719
38			Excavation	CY	8	10%	9	1.100	\$ 52.00	\$ 57.20	\$ -	\$ 57.20	\$ 518
39			Backfill	CY	5	10%	6	0.785	\$ 48.00	\$ 37.68	\$ -	\$ 37.68	\$ 227
			<b>CONCRETE PIER BLOCK</b>										
40		4/S 3.0	12"H Concrete Pier Block @Posts	CY	0.2	10%	0.3	3.120	\$ 78.00	\$ 243.36	\$ 225.23	\$ 468.59	\$ 122
41			Formwork	SF	8	10%	9	0.092	\$ 32.00	\$ 2.94	\$ -	\$ 2.94	\$ 26
			<b>SLAB ON GRADE</b>										
42		Plan Note/ S1.0	4" Concrete Slab	CY	270	10%	297	2.980	\$ 78.00	\$ 232.44	\$ 198.30	\$ 430.74	\$ 127,930
43			#3 @18" O.C. Over	LBS	169	10%	186	0.015	\$ 58.00	\$ 0.87	\$ 0.95	\$ 1.82	\$ 339
44			2" Sand Over	SF	270	10%	297	0.005	\$ 78.00	\$ 0.39	\$ 0.22	\$ 0.61	\$ 181
45			10 MIL. Vapor Barrier Over	SF	270	10%	297	0.008	\$ 45.00	\$ 0.36	\$ 0.35	\$ 0.71	\$ 211
46			2" Sand	SF	270	10%	297	0.005	\$ 78.00	\$ 0.39	\$ 0.22	\$ 0.61	\$ 181
47			Const. or Control Joints @12" O.C.	LF	270	10%	297	0.010	\$ 45.00	\$ 0.45	\$ 1.45	\$ 1.90	\$ 564
			<b>CONCRETE STEPS</b>										
48	A1	A1	Concrete Steps (2 EA)	CY	1	10%	1	2.980	\$ 78.00	\$ 232.44	\$ 198.30	\$ 430.74	\$ 596
												SUBTOTAL \$	139,622

**METALS**

METAL HARDWARE													
<b>HOLD DOWNS</b>													
49	S1.0		HDU2-SDS2.5 5/8" Rod Dia, SSTB16 Anchor, 12-5/8" Embedment	EA	12	0%	12	0.200	\$ 55.00	\$ 11.00	\$ 37.81	\$ 48.81	\$ 586
												SUBTOTAL \$	586

**WOOD & PLASTIC**

ROUGH CARPENTRY													
<b>DECK</b>													
50	A2	Plan Note	Trex Deck -Match Existing	SF	121	10%	133	0.028	\$ 57.00	\$ 1.60	\$ 4.13	\$ 5.72	\$ 760
<b>SHEATHING</b>													
51			1/2" CDX (32/16) Plywood Floor Sheathing	SF	299	10%	329	0.018	\$ 57.00	\$ 1.03	\$ 0.98	\$ 2.01	\$ 660
52			5/8" CD-X (32/16) Roof Plywood Sheathing	SF	569	10%	626	0.018	\$ 57.00	\$ 1.03	\$ 1.12	\$ 2.15	\$ 1,343
<b>JOISTS</b>													
53			2x8 Floor Joists @16" O.C.	LF	35	10%	38	0.018	\$ 57.00	\$ 1.03	\$ 1.55	\$ 2.58	\$ 99
54			DF 2x10 Floor Joists @16" O.C.	LF	190	10%	209	0.020	\$ 57.00	\$ 1.14	\$ 3.00	\$ 4.14	\$ 865
55			DF 4x6 Trellis Joists @24" O.C.	LF	91	10%	100	0.022	\$ 57.00	\$ 1.25	\$ 8.16	\$ 9.41	\$ 941
56			DF 2x8 Roof Joists @24" O.C.	LF	285	10%	313	0.020	\$ 57.00	\$ 1.14	\$ 3.00	\$ 4.14	\$ 1,296
<b>POSTS</b>													
57			4x4 Post (9'-9"H Please Verify)	EA	2	0%	2	0.450	\$ 57.00	\$ 25.65	\$ 13.26	\$ 38.91	\$ 78
58			8x8 Post (9'-9"H)	EA	3	0%	3	0.780	\$ 57.00	\$ 44.46	\$ 268.13	\$ 312.59	\$ 938
<b>BEAMS</b>													
59			DF 4x8	LF	5	10%	5	0.020	\$ 57.00	\$ 1.14	\$ 3.45	\$ 4.59	\$ 23
60			DF 4x6	LF	40	10%	44	0.022	\$ 57.00	\$ 1.25	\$ 8.16	\$ 9.41	\$ 413
61			DF 4x6 Cont.	LF	14	10%	16	0.022	\$ 57.00	\$ 1.25	\$ 8.16	\$ 9.41	\$ 149
62			DF 8x12 Beam	LF	25	10%	28	0.024	\$ 57.00	\$ 1.37	\$ 60.14	\$ 61.51	\$ 1,718
63	S1.0	A4	4x4 Beam W/ Chamfer Ends @12" OC	LF	182	10%	200	0.018	\$ 57.00	\$ 1.03	\$ 1.36	\$ 2.38	\$ 477
<b>BLOCKING</b>													
64	A1, A2	A1, A2	Blocking Provided For Millwork (Assumed)	LF	50	10%	55	0.014	\$ 57.00	\$ 0.80	\$ 0.95	\$ 1.75	\$ 96
<b>FINISH CARPENTRY</b>													

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<b>CABINERY &amp; MILLWORK</b>													
65	A2	A2	12"D Walk In Closet W/ Shelve & Rod	LF	31	10%	34	0.225	\$ 57.00	\$ 12.83	\$ 165.23	\$ 178.06	\$ 6,136
66			(2'-4"Wx2'4"D) Linen Closet @Bathroom	EA	1	0%	1	1.226	\$ 57.00	\$ 69.86	\$ 664.05	\$ 733.91	\$ 734
67			1'-0"D Upper Wall Cabinetry W/ Door & Hardware	LF	6	10%	7	0.365	\$ 57.00	\$ 20.81	\$ 195.56	\$ 216.37	\$ 1,428
68			2'-0"D Kitchenette Base Cabinets W/ Door & Hardware	LF	6	10%	7	0.526	\$ 57.00	\$ 29.98	\$ 309.56	\$ 339.54	\$ 2,241
69			1'-10"D Bathroom Vanity Cabinets W/ Door & Hardware	LF	7	10%	8	0.514	\$ 57.00	\$ 29.30	\$ 295.53	\$ 324.82	\$ 2,501
<b>MISC.</b>													
70	A4	A4	8x Wood Bracket	EA	4	0%	4	0.356	\$ 57.00	\$ 20.29	\$ 196.56	\$ 216.85	\$ 867
												<b>SUBTOTAL</b>	\$ 23,764

**THERMAL & MOISTURE PROTECTION**

<b>THERMAL INSULATION</b>													
<b>FLOOR INSULATION</b>													
71	A2	A2	R-19 Floor Insulation	SF	299	10%	329	0.012	\$ 56.00	\$ 0.67	\$ 0.96	\$ 1.63	\$ 536
<b>ROOF INSULATION</b>													
72			R-19 Rigid Insulation	SF	569	10%	626	0.012	\$ 56.00	\$ 0.67	\$ 96.00	\$ 96.67	\$ 60,507
<b>MOISTURE INSULATION</b>													
<b>SEALANT</b>													
73			Sealant & Backer Rod @Doors (Assumed)	LF	213	10%	234	0.010	\$ 56.00	\$ 0.56	\$ 0.40	\$ 0.96	\$ 601
<b>ROOFING &amp; ACCESSORIES</b>													
<b>ROOFING</b>													
74	A1	Plan Details/ A1	Class A PVC Membrane	SF	520	10%	572	0.012	\$ 56.00	\$ 0.67	\$ 1.33	\$ 2.00	\$ 1,143
75			6 Mil. Continuous Vapor Barrier	SF	520	10%	572	0.010	\$ 56.00	\$ 0.56	\$ 0.45	\$ 1.01	\$ 578
76			3' Wide Ice & Water Shield	SF	489	10%	538	0.010	\$ 56.00	\$ 0.56	\$ 1.09	\$ 1.65	\$ 887
<b>FLASHING</b>													
77			Parapet Metal Flashing	LF	163	10%	179	0.018	\$ 56.00	\$ 1.01	\$ 2.25	\$ 3.26	\$ 584
<b>ROOF CRICKET</b>													
78			Roof Cricket	SF	70	10%	77	0.012	\$ 56.00	\$ 0.67	\$ 96.00	\$ 96.67	\$ 7,447
<b>ROOF ACCESSORIES</b>													
79			Roof Scupper & Overflow	EA	3	0%	3	0.650	\$ 56.00	\$ 36.40	\$ 356.20	\$ 392.60	\$ 1,178
												<b>SUBTOTAL</b>	\$ 73,461

**OPENINGS**

<b>DOORS</b>															
80	A2	Door-Window Schedule/ A2	(5'-8"W x 6'-8"H x 1-3/4") Wood/ Glass Door W/ Sidelights -Modify Existing 8'-2"W Wood French Doors & Sidelights By Removing Left Door & Sliding Fixed Panel To The Right	EA	1	0%	1	4.120	\$ 60.00	\$ 247.20	\$ 1,650.00	\$ 1,897.20	\$ 1,897		
81			(2'-8"W x 6'-8"H x 1-3/8") Solid Wood Door	EA	3	0%	3	2.600	\$ 60.00	\$ 156.00	\$ 845.23	\$ 1,001.23	\$ 3,004		
82			(3'-0"W x 6'-8"H x 1-3/4") Wood/ Glass Door	EA	1	0%	1	2.780	\$ 60.00	\$ 166.80	\$ 879.26	\$ 1,046.06	\$ 1,046		
83			(5'-8"W x 6'-8"H x 1-3/4") Wood/ Glass Door W/ Sidelights (2'-6"W Door)	EA	1	0%	1	3.890	\$ 60.00	\$ 233.40	\$ 3,668.50	\$ 3,901.90	\$ 3,902		
84			(8'-0"W x 7'-0"H) Wood Plank Roll-Up Door	EA	1	0%	1	2.560	\$ 60.00	\$ 153.60	\$ 2,150.00	\$ 2,303.60	\$ 2,304		
<b>WINDOWS</b>															
85					(3'-4"W x 4'-2"H) Corner Window	EA	2	0%	2	1.230	\$ 60.00	\$ 73.80	\$ 389.26	\$ 463.06	\$ 926
86					(5'-0"W x 3'-10"H) Casement/ Fixed Window	EA	1	0%	1	1.650	\$ 60.00	\$ 99.00	\$ 460.20	\$ 559.20	\$ 559
87					(4'-10"W x 1'-8"H) Slider Window	EA	1	0%	1	1.120	\$ 60.00	\$ 67.20	\$ 275.23	\$ 342.43	\$ 342
88					(2'-3"W x 3'-10"H) Casement Window	EA	2	0%	2	1.230	\$ 60.00	\$ 73.80	\$ 250.30	\$ 324.10	\$ 648
89			(5'-0"W x 2'-6"H) Slider Window	EA	2	0%	2	1.560	\$ 60.00	\$ 93.60	\$ 425.12	\$ 518.72	\$ 1,037		
90			(4'-10"W x 3'-10"H) Double Casement Window	EA	1	0%	1	1.560	\$ 60.00	\$ 93.60	\$ 389.23	\$ 482.83	\$ 483		
<i>Note: All Window Frames To Be Wood.</i>															

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<b>HARDWARE GROUP</b>													
91			Dead-Bolt Hardware	EA	3	0%	3	0.890	\$ 60.00	\$ 53.40	\$ 165.23	\$ 218.63	\$ 656
92			Privacy Hardware	EA	2	0%	2	0.890	\$ 60.00	\$ 53.40	\$ 245.90	\$ 299.30	\$ 599
93			Dummy Hardware	EA	1	0%	1	0.890	\$ 60.00	\$ 53.40	\$ 156.23	\$ 209.63	\$ 210
94			Roll-Up Door Hardware	EA	1	0%	1	0.890	\$ 60.00	\$ 53.40	\$ 225.23	\$ 278.63	\$ 279
Note: All Windows & Glass Doors Shall Have a U-Factor of 0.3 & SHGC of 0.23 All Glazed Assemblies Must Be of Multi pane Construction W/ One Tempered Pane Meeting The req's of CRC R308 For Safety Glazing.													
												<b>SUBTOTAL \$</b>	<b>17,891</b>

**FINISHES**

<b>DRY WALL ASSEMBLIES</b>													
<b>2x4 (1 HR.) Rated Exterior Shear Wall (122 LF)</b>													
95			1/2" CDX (32/16) Plywood Exterior Sheathing	SF	1260	10%	1386						
96			No of Sheets (4'x8')	EA	44	0%	44	0.320	\$ 55.00	\$ 17.60	\$ 32.56	\$ 50.16	\$ 2,207
97			Screws	EA	2112	0%	2112	0.000	\$ 55.00	\$ -	\$ 0.10	\$ 0.10	\$ 211
98			5/8" Type "X" Gypsum Wall Board On Interior Side	SF	988	10%	1087						
99			No of Sheets (4'x8')	EA	34	0%	34	0.280	\$ 55.00	\$ 15.40	\$ 22.40	\$ 37.80	\$ 1,285
100			Tapping	LF	494	10%	544	0.008	\$ 55.00	\$ 0.44	\$ 0.12	\$ 0.56	\$ 304
101			Mudding	LBS	51	10%	57	0.385	\$ 55.00	\$ 21.18	\$ 3.25	\$ 24.43	\$ 1,381
102			Screws	EA	1632	0%	1632	0.000	\$ 55.00	\$ -	\$ 0.10	\$ 0.10	\$ 163
103			2x4 Wooden Studs @ 16" O.C. (8'-1"H)	LF	743	10%	817	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 1,496
104			P.T. 2x4 Wood Sill Plate	LF	122	10%	134	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 246
105			2x4 Double Top Plates	LF	244	10%	268	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 491
106			R-15 Insulation	SF	988	10%	1087	0.010	\$ 55.00	\$ 0.55	\$ 1.02	\$ 1.57	\$ 1,707
107			Sealant @All Penetrations	LF	244	10%	268	0.010	\$ 55.00	\$ 0.55	\$ 0.40	\$ 0.95	\$ 255
<b>2x4 Wood Stud Interior Partition Wall (47 LF)</b>													
108			5/8" Type "X" Gypsum Wall Board On Both Side	SF	761	10%	838						
109			No of Sheets (4'x8')	EA	27	0%	27	0.280	\$ 55.00	\$ 15.40	\$ 22.40	\$ 37.80	\$ 1,021
110			Tapping	LF	381	10%	419	0.008	\$ 55.00	\$ 0.44	\$ 0.12	\$ 0.56	\$ 235
111			Mudding	LBS	40	10%	44	0.385	\$ 55.00	\$ 21.18	\$ 3.25	\$ 24.43	\$ 1,064
112			Screws	EA	1296	0%	1296	0.000	\$ 55.00	\$ -	\$ 0.10	\$ 0.10	\$ 130
113			2x4 Wooden Studs @ 16" O.C. (8'-1"H)	LF	286	10%	315	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 576
114			P.T. 2x4 Wood Sill Plate	LF	47	10%	52	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 95
115			2x4 Double Top Plates	LF	94	10%	103	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 189
116			Sealant @All Penetrations	LF	188	10%	207	0.010	\$ 55.00	\$ 0.55	\$ 0.40	\$ 0.95	\$ 196
<b>Knee Wall (4 LF)</b>													
117			5/8" Type "X" Gypsum Wall Board On Both Side	SF	28	10%	31						
118			No of Sheets (4'x8')	EA	1	0%	1	0.280	\$ 55.00	\$ 15.40	\$ 22.40	\$ 37.80	\$ 38
119			Tapping	LF	14	10%	15	0.008	\$ 55.00	\$ 0.44	\$ 0.12	\$ 0.56	\$ 9
120			Mudding	LBS	1	10%	2	0.385	\$ 55.00	\$ 21.18	\$ 3.25	\$ 24.43	\$ 39
121			Screws	EA	48	0%	48	0.000	\$ 55.00	\$ -	\$ 0.10	\$ 0.10	\$ 5
122			2x4 Wooden Studs @ 16" O.C. (3'-6"H)	LF	11	10%	12	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 21
123			P.T. 2x4 Wood Sill Plate	LF	4	10%	4	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 8
124			2x4 Wood Top Plate	LF	4	10%	4	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 8
125			Sealant @All Penetrations	LF	16	10%	18	0.010	\$ 55.00	\$ 0.55	\$ 0.40	\$ 0.95	\$ 17
<b>2x4 Parapet Wall (163 LF)</b>													
126			1/2" CDX (32/16) Plywood Exterior Sheathing	SF	342	10%	377						

**DETAILED BREAKDOWN OF ITEMS**

Prepared for: New ADU & Accessory Building At 3211 James ST. San Diego, CA 92106  
 Project ID: 16012024  
 Scope: G.C.



Date: 16-Jan-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
127	A2	Sectional Detail/ A2	No of Sheets (4'x8')	EA	12	0%	12	0.320	\$ 55.00	\$ 17.60	\$ 32.56	\$ 50.16	\$ 602		
128			Screws	EA	576	0%	576	0.000	\$ 55.00	\$ -	\$ 0.10	\$ 0.10	\$ 58		
129			5/8" Type "X" Gypsum Wall Board On Interior Side	SF	204	10%	224								
130			No of Sheets (4'x8')	EA	8	0%	8	0.280	\$ 55.00	\$ 15.40	\$ 22.40	\$ 37.80	\$ 302		
131			Tapping	LF	102	10%	112	0.008	\$ 55.00	\$ 0.44	\$ 0.12	\$ 0.56	\$ 63		
132			Mudding	LBS	11	10%	12	0.385	\$ 55.00	\$ 21.18	\$ 3.25	\$ 24.43	\$ 285		
133			Screws	EA	384	0%	384	0.000	\$ 55.00	\$ -	\$ 0.10	\$ 0.10	\$ 38		
134			2x4 Wooden Studs @ 16" O.C. (1'-3"H)	LF	153	10%	169	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 308		
135			2x4 Wood Sill Plate	LF	163	10%	179	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 328		
136			2x4 Double Top Plates	LF	326	10%	359	0.016	\$ 55.00	\$ 0.88	\$ 0.95	\$ 1.83	\$ 656		
137			Sealant @All Penetrations	LF	326	10%	359	0.010	\$ 55.00	\$ 0.55	\$ 0.40	\$ 0.95	\$ 341		
<b>FLOORING &amp; WALL BASE</b>															
<b>FLOORING</b>															
138	A2	A2	3/4" Hardwood Flooring	SF	762	10%	838	0.075	\$ 52.00	\$ 3.90	\$ 4.12	\$ 8.02	\$ 6,722		
139			Tile Flooring @Bathroom	SF	108	10%	119	0.072	\$ 52.00	\$ 3.74	\$ 3.75	\$ 7.49	\$ 890		
<b>WALL BASE</b>															
140			4" H Wooden Wall Base	LF	147	10%	162	0.030	\$ 52.00	\$ 1.56	\$ 2.06	\$ 3.62	\$ 585		
141			4"H Tile Wall Base	LF	30	10%	33	0.030	\$ 52.00	\$ 1.56	\$ 1.88	\$ 3.44	\$ 113		
<b>WALL FINISHES</b>															
<b>WALL PAINT</b>															
142			Paint @Walls	SF	1790	10%	1969	0.026	\$ 50.00	\$ 1.30	\$ 0.94	\$ 2.24	\$ 4,411		
<b>WALL TILES</b>															
143			Tiles @Bath Tub Wall	SF	80	10%	88	0.120	\$ 52.00	\$ 6.24	\$ 3.75	\$ 9.99	\$ 879		
<b>EXTERIOR FINISHES</b>															
144	A4	A4	7/8" Cement Plaster (Light Sand) Over Metal Lath	SF	1140	10%	1254	0.032	\$ 55.00	\$ 1.76	\$ 3.56	\$ 5.32	\$ 6,669		
												<b>SUBTOTAL</b>	\$ 36,647		
<b>SPECIALTIES</b>															
<b>BATH ACCESSORIES</b>															
145	A1, A2	A1, A2	Soap Dispenser	EA	1	0%	1	0.350	\$ 65.00	\$ 22.75	\$ 42.53	\$ 65.28	\$ 65		
146			Toilet Paper Dispenser	EA	1	0%	1	0.350	\$ 65.00	\$ 22.75	\$ 54.00	\$ 76.75	\$ 77		
147			Wall Mirror	EA	1	0%	1	1.150	\$ 65.00	\$ 74.75	\$ 135.23	\$ 209.98	\$ 210		
<b>Note: Bathroom Accessories Are Taken On Assumption Basis.</b>															
<b>SHOWER ENCLOSURE</b>															
148	12"W x 18"H Shower Bench/ Seat	EA	1	0%	1	0.230	\$ 65.00	\$ 14.95	\$ 125.30	\$ 140.25	\$ 140				
149	Shower Pan	SF	23	10%	26	0.120	\$ 65.00	\$ 7.80	\$ 43.81	\$ 51.61	\$ 1,328				
150	1" Glass Enclosure (6'H Assumed)	SF	58	10%	64	0.320	\$ 65.00	\$ 20.80	\$ 34.75	\$ 55.55	\$ 3,560				
												<b>SUBTOTAL</b>	\$ 5,380		
<b>EQUIPMENT</b>															
<b>KITCHEN EQUIPMENT</b>															
151	A2	A2	Cooking Range W/ Hood	EA	1	0%	1	4.120	\$ 65.00	\$ 267.80	\$ 5,358.23	\$ 5,626.03	\$ 5,626		
152			Refrigerator	EA	1	0%	1	3.120	\$ 65.00	\$ 202.80	\$ 1,598.00	\$ 1,800.80	\$ 1,801		
<b>MISC.</b>															
153	Television	EA	1	0%	1	1.560	\$ 65.00	\$ 101.40	\$ 1,099.00	\$ 1,200.40	\$ 1,200				
												<b>SUBTOTAL</b>	\$ 8,627		
<b>FURNISHING</b>															

**DETAILED BREAKDOWN OF ITEMS**

Prepared for: New ADU & Accessory Building At 3211 James ST. San Diego, CA 92106  
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Date: 16-Jan-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
<b>COUNTER TOP &amp; BACK SPLASH</b>															
154	A2	A2	2'D Kitchen Countertop	SF	12	10%	13	0.182	\$ 65.00	\$ 11.83	\$ 44.56	\$ 56.39	\$ 722		
155			2'D Bath Countertop	SF	15	10%	16	0.182	\$ 65.00	\$ 11.83	\$ 48.23	\$ 60.06	\$ 976		
156			4" High Backsplash	LF	13	10%	14	0.056	\$ 65.00	\$ 3.64	\$ 5.12	\$ 8.76	\$ 125		
												<b>SUBTOTAL</b>	\$ 1,823		
<b>PLUMBING</b>															
<b>FIXTURES</b>															
157	A6	A6, Plumbing Notes	Lavatory W/ Faucet (Max Flow of 1.2 GPM) & All Fittings	EA	2	0%	2	2.450	\$ 70.00	\$ 171.50	\$ 728.00	\$ 899.50	\$ 1,799.00		
158			Water Closet W/ Max. Flow of 1.28 Gallons Flush (GPF)	EA	1	0%	1	2.980	\$ 70.00	\$ 208.60	\$ 590.00	\$ 798.60	\$ 798.60		
159			Shower Head W/ Maximum Flow of 1.8 GPM	EA	1	0%	1	0.650	\$ 70.00	\$ 45.50	\$ 115.00	\$ 160.50	\$ 160.50		
160			Kitchen Sink W/ Max. Flow of 1.8 Gallons Per Minute	EA	1	0%	1	1.980	\$ 70.00	\$ 138.60	\$ 704.00	\$ 842.60	\$ 842.60		
161			Shut off Valve	EA	5	0%	5	0.260	\$ 70.00	\$ 18.20	\$ 22.56	\$ 40.76	\$ 203.80		
162			P-Traps	EA	5	0%	5	0.000	\$ 70.00	\$ -	\$ -	\$ -	\$ -		
163			<b>ALLOWANCE</b>		Allowance for Plumbing Pipes (SF 350)	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,450.00	\$ 2,450.00
												<b>SUBTOTAL</b>	\$ 6,255		
<b>HVAC</b>															
<b>EQUIPMENTS</b>															
164	A6	A6, Mechanical Notes	Air Condenser Model: MULT130HP230VICO Wall Unit VIR09HP230VIBH & VIR12H230VIBH	EA	1	0%	1	2.230	\$ 72.00	\$ 160.56	\$ 1,788.25	\$ 1,948.81	\$ 1,948.81		
165			Exhaust Fan 100 CFM	EA	1	0%	1	0.960	\$ 72.00	\$ 69.12	\$ 195.00	\$ 264.12	\$ 264.12		
166			Heat Pump Model: 30,00 BTU MULTI21+ Trizone Wall Mount Mini-Split 208/230V	EA	1	0%	1	4.560	\$ 72.00	\$ 328.32	\$ 4,756.00	\$ 5,084.32	\$ 5,084.32		
167			<b>DAMPERS</b>		Back-Draft Damper	EA	2	0%	2	0.320	\$ 72.00	\$ 23.04	\$ 58.95	\$ 81.99	\$ 163.98
168			<b>ALLOWANCE</b>		Allowance for Ducting (SF 425)	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,487.50	\$ 1,487.50
												<b>SUBTOTAL</b>	\$ 8,949		
<b>ELECTRICAL</b>															
<b>POWER</b>															
<b>DEVICES</b>															
169	A6	A6, Electrical Symbols	Duplex Receptacle 120V Ground Fault Interrupt	EA	4	0%	4	0.380	\$ 75.00	\$ 28.50	\$ 42.56	\$ 71.06	\$ 284.24		
170			Duplex Receptacle 120V Outlet @ Wall	EA	22	0%	22	0.350	\$ 75.00	\$ 26.25	\$ 38.96	\$ 65.21	\$ 1,434.62		
171			Combo Carbon Monoxide / Smoke Detector Interconnected & Hard-Wired W/ Battery Backup	EA	3	0%	3	0.356	\$ 75.00	\$ 26.70	\$ 60.75	\$ 87.45	\$ 262.35		
172			Relocated Electric Meter	EA	1	0%	1	0.650	\$ 75.00	\$ 48.75	\$ 265.23	\$ 313.98	\$ 313.98		
173			<b>LIGHTING FIXTURES</b>		Surface Mounted LED Light	EA	4	0%	4	0.420	\$ 75.00	\$ 31.50	\$ 50.23	\$ 81.73	\$ 326.92
174			6"x6" Recessed Down Light	EA	17	0%	17	0.280	\$ 75.00	\$ 21.00	\$ 32.76	\$ 53.76	\$ 913.92		
175			Ceiling Paddle Fan/Light	EA	1	0%	1	0.980	\$ 75.00	\$ 73.50	\$ 389.50	\$ 463.00	\$ 463.00		
176	<b>ALLOWANCE</b>		Whisper Lite Fan/Light Combo (Min. 50 CFM) W/ 2 Fluorescent Lights Manufacturer: Panasonic Model: FV-11VQLS	EA	1	0%	1	1.120	\$ 75.00	\$ 84.00	\$ 395.00	\$ 479.00	\$ 479.00		

**DETAILED BREAKDOWN OF ITEMS**

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Date: 16-Jan-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
<b>LIGHTING CONTROLS</b>														
177			Single Pole Switch	EA	8	0%	8	0.200	\$ 75.00	\$ 15.00	\$ 11.98	\$ 26.98	\$ 215.84	
178			Three Way Switch	EA	5	0%	5	0.256	\$ 75.00	\$ 19.20	\$ 28.00	\$ 47.20	\$ 236.00	
<b>DISCONNECT SWITCH</b>														
179			Water Proof Heating Pump Disconnect Switch	EA	1	0%	1	1.230	\$ 75.00	\$ 92.25	\$ 258.23	\$ 350.48	\$ 350.48	
<b>ALLOWANCE</b>														
180			Allowance for Wiring & Conduits (776 SF)	LS	1	0%	1	0.000	\$ 75.00	\$ -	\$ -	\$ 4,345.60	\$ 4,345.60	
												<b>SUBTOTAL \$ 9,626</b>		
											<b>PROJECTED COST</b>		\$389,191	
<b>OVERHEAD AND PROFIT</b>											15%		\$58,379	
<b>INSURANCE</b>											3%		\$11,676	
<b>CONTINGENCY</b>											5%		\$19,460	
<b>TAX</b>											7.75%		\$16,703	
												<b>SUGGESTED BID</b>		\$495,409

