

			PROJECT :		CLAY AND SHANNON BHULER				
			ADDRESS : 224 SEA LAVENDER LANE PORT ST JOE, FL 32456						
			DATE :	Sunday, January 12, 2025					
ITEM #		DESCRIPTION	QTY.	WASTE	QTY. W/ WASTE	UNIT	COMPOSITE UNIT COST	COMPOSITE ITEM COST	TRADE COST
01 00 00 GENERAL REQUIREMENTS									
									\$ 15,000
1		Project Management, Supervision, Administrative General & Final Clean-up Temporary Control, Facilities & Equipment	1	0%	1	LS	\$ 15,000.0	\$ 15,000	
03 00 00 CONCRETE									
									\$ 33,095
SLAB ON GRADE									
2		4" Thick Reinforced Concrete Slab on Grade	1,665	10%	1,832	SF	\$ 5.6	\$ 10,302	
3		Vapor Barrier	1,665	10%	1,832	SF	\$ 2.5	\$ 4,579	
4		4" Sand Fill	20	10%	22	CY	\$ 37.5	\$ 839	
PAD FOOTING									
5		2'X2'X2' Concrete Footing w/ (2) #5 Bars Each Way	6	10%	7	CY	\$ 275.0	\$ 1,793	
CONTINUOUS CONCRETE FOOTING									
6		1'X1'-8" Concrete Footing w/ (2) #4 Top & Bottom Bars & #4 @ 24" O.C.	1	10%	1	CY	\$ 275.0	\$ 179	
7		1'X1'-3" Concrete Footing w/ 2#5 Bars Continuous	8	10%	8	CY	\$ 275.0	\$ 2,280	
MISCELLANEOUS									
8		Slab Edge	0.4	10%	0.4	CY	\$ 255.0	\$ 102	
PRECASE CONCRETE									
9		12X12 Precast Concrete Column	204	10%	224	LF	\$ 31.3	\$ 7,013	

10		12X16 Precast Concrete Beam	156	10%	172	CY	\$ 35.0	\$ 6,009		
05 00 00		METALS								\$ 34,477
		RAILING								
11		42" H Railing	279	10%	307	LF	\$ 93.8	\$ 28,772		
12		Handrail	15	10%	17	LF	\$ 43.8	\$ 722		
		SCREEN								
13		Metal Screen at Porch	659	10%	725	SF	\$ 6.9	\$ 4,984		
06 00 00		WOOD, PLASTICS & COMPOSITES								\$ 673,861
		ROUGH CARPENTRY								
		<u>STAIRS FRAMING</u>								
		2X12 Stringers @ 12" O.C. (378 SF, 388 LF)								
14		2X12 Stringers @ 8'	6	0%	6	EA	\$ 35.0	\$ 210		
15		2X12 Stringers @ 12'	6	0%	6	EA	\$ 52.5	\$ 315		
16		2X12 Stringers @ 14'	12	0%	12	EA	\$ 61.3	\$ 735		
17		2X12 Stringers @ 32'	4	0%	4	EA	\$ 140.0	\$ 560		
18		3' W Wooden Stairs w/ 3'X3' Stairs Landing	38	0%	38	RISERS	\$ 156.3	\$ 5,938		
19		3'-6" W 1" Plywood Stairs w/ 3'-6"X3' 1" Plywood Landing	27	0%	27	RISERS	\$ 181.3	\$ 4,894		
20		6' W 1" Plywood Stairs w/ 6'X6' 1" Plywood Landing	44	0%	44	RISERS	\$ 218.8	\$ 9,625		
		<u>GROUND FLOOR FRAMING</u>								
		<u>POSTS:</u>								
21		6X6 PT Post 20' H (5' Embedded)	12	0%	12	EA	\$ 200.0	\$ 2,400		
22		5.25X5.25 PT PSL Post 20' H (5' Embedded)	8	0%	8	EA	\$ 193.8	\$ 1,550		
		<u>FIRST FLOOR FRAMING</u>								
		<u>POSTS:</u>								
23		2X6 Post 10' H	21	0%	21	EA	\$ 35.0	\$ 735		

24	2X4 Post 10' H	4	0%	4	EA	\$ 32.5	\$ 130
25	5.25X5.25 PSL Post 10' H	2	0%	2	EA	\$ 98.1	\$ 196
BEAMS & HEADERS:							
26	2X12 Beam	149	10%	164	LF	\$ 4.4	\$ 716
27	1.75X16 LVL Beam	85,932	10%	94,525	LF	\$ 5.3	\$ 496,257
28	1.75X20 LVL Beam	64	10%	70	LF	\$ 6.3	\$ 440
SHEAR WALLS:							
29	19/32 CDX 5-Ply Shear Wall SW1	720	10%	792	SF	\$ 3.5	\$ 2,772
30	19/32 CDX 5-Ply Shear Wall SW2	120	10%	132	SF	\$ 3.5	\$ 462
FRAMING HARDWARES:							
31	CMST14	20	0%	20	EA	\$ 218.8	\$ 4,375
32	HDU8	6	0%	6	EA	\$ 206.3	\$ 1,238
DECK & JOISTS:							
2X12 Pressure Treated Floor Joists @ 16" O.C. (591 SF, 443 LF)							
33	2X12 Pressure Treated Floor Joists @ 8'	24	0%	24	EA	\$ 35.0	\$ 840
34	2X12 Pressure Treated Floor Joists @ 12'	24	0%	24	EA	\$ 52.5	\$ 1,260
35	2X12 Pressure Treated Floor Joist	37	10%	41	LF	\$ 4.4	\$ 177
36	16" D Floor Trusses per Manufacturer @ 16" O.C.	898	10%	987	SF	\$ 11.9	\$ 11,726
37	3/4" Struc 1 Sub-Floor Sheathing	1,489	10%	1,638	SF	\$ 3.5	\$ 5,733
SECOND FLOOR FRAMING							
POSTS:							
38	6X6 Post 10' H	8	0%	8	EA	\$ 100.0	\$ 800
39	5.25X5.25 PSL Post 10' H	2	0%	2	EA	\$ 98.1	\$ 196
40	2X6 Post 10' H	29	0%	29	EA	\$ 35.0	\$ 1,015
41	2X4 Post 10' H	20	0%	20	EA	\$ 32.5	\$ 650
BEAMS & HEADERS:							

60	19/32 CDX 5-Ply Shear Wall SW1	198	10%	218	SF	\$ 3.5	\$ 762
	<u>DECK & JOISTS:</u>						
61	16" D Floor Trusses per Manufacturer @ 16" O.C.	213	10%	234	SF	\$ 11.9	\$ 2,783
62	3/4" Struc 1 Sub-Floor Sheathing	213	10%	234	SF	\$ 3.5	\$ 820
	<u>LOWER ROOF FRAMING</u>						
	<u>BEAMS & HEADERS:</u>						
63	Hip Girder Truss	28	10%	31	LF	\$ 18.1	\$ 563
	<u>DECK & JOISTS:</u>						
64	Jack Trusses per Manufacturer @ 24" O.C.	366	10%	403	SF	\$ 12.8	\$ 5,133
65	5/8" Struc 1 Roof Deck	366	10%	403	SF	\$ 3.5	\$ 1,409
	<u>UPPER ROOF FRAMING</u>						
	<u>BEAMS & HEADERS:</u>						
66	Hip Girder Truss	76	10%	84	LF	\$ 18.1	\$ 1,522
	<u>DECK & JOISTS:</u>						
67	Jack Trusses per Manufacturer @ 24" O.C.	635	10%	698	SF	\$ 12.8	\$ 8,905
68	Roof Trusses per Manufacturer @ 24" O.C.	819	10%	901	SF	\$ 11.9	\$ 10,703
69	5/8" Struc 1 Roof Deck	1,454	10%	1,599	SF	\$ 3.5	\$ 5,598
	<u>CUPOLA ROOF FRAMING</u>						
	<u>BEAMS & HEADERS:</u>						
70	Girder Truss	79	10%	87	LF	\$ 18.1	\$ 1,579
71	Rim Board	588	10%	647	LF	\$ 4.3	\$ 2,749
	<u>DECK & JOISTS:</u>						
72	Jack Trusses per Manufacturer @ 24" O.C.	166	10%	182	SF	\$ 12.8	\$ 2,325
73	Roof Trusses per Manufacturer @ 24" O.C.	272	10%	299	SF	\$ 11.5	\$ 3,438

74	5/8" Struc 1 Roof Deck	238	10%	262	SF	\$ 3.5	\$ 916
75	Allowance: Allowance for Framing Hardwares	1	0%	1	LS	\$ 5,625.0	\$ 5,625
DOOR TRIM							
76	Door Trim	651	10%	716	LF	\$ 3.1	\$ 2,238
WINDOW TRIM							
77	Window Trim	672	10%	739	LF	\$ 3.1	\$ 2,310
FINISH CARPENTRY							
<u>CABINETS:</u>							
78	1' D Pantry	7	10%	7	LF	\$ 181.3	\$ 1,318
79	1' D Wall Mounted Cabinets	11	10%	12	LF	\$ 231.3	\$ 2,701
80	1'-2" D Shelves	3	10%	3	LF	\$ 187.5	\$ 516
81	1'-6" D Linen	4	10%	4	LF	\$ 206.3	\$ 883
82	1'-9" D Bar	3	10%	3	LF	\$ 218.8	\$ 645
83	1'-9" D Vanity	11	10%	12	LF	\$ 218.8	\$ 2,714
84	2' D Base Cabinets	11	10%	12	LF	\$ 256.3	\$ 3,005
85	Walk In Closet	16	10%	18	LF	\$ 181.3	\$ 3,198
86	4'X9' Kitchen Island	1	0%	1	EA	\$ 1,812.5	\$ 1,813
87	Medicine Cabinets	2	0%	2	EA	\$ 437.5	\$ 875
88	Allowance: Allowance for Shim & Blocking	1	0%	1	LS	\$ 4,375.0	\$ 4,375
07 00 00 THERMAL & MOISTURE PROTECTON							\$ 46,073
ROOFING							
89	Metal Roofing	2,409	10%	2,650	SF	\$ 7.5	\$ 19,874
90	Waterproofing	2,409	10%	2,650	SF	\$ 2.5	\$ 6,625
SOFFIT							
91	Fiber Cement Vented Soffit	304	10%	334	LF	\$ 3.8	\$ 1,254

		DRIP EDGE							
92		Drip Edge	304	10%	334	LF	\$ 2.8	\$ 920	
		HIP & VALLEY							
93		Hip	148	10%	163	LF	\$ 3.5	\$ 569	
		RIDGE							
94		Ridge	6	10%	6	LF	\$ 3.5	\$ 22	
		GUTTER							
95		Gutter (Please Verify)	304	10%	334	LF	\$ 14.4	\$ 4,807	
		DOWNSPOUT							
96		Downspout (Please Verify)	120	10%	132	LF	\$ 10.6	\$ 1,403	
		INSULATION							
97		R-38 Batt Insulation	2,409	10%	2,650	SF	\$ 4.0	\$ 10,600	
08 00 00 OPENINGS									\$ 51,600
		DOORS							
		SLIDING DOOR							
98		Size: 12'-0"X8'-0"	3	0%	3	EA	\$ 5,400.0	\$ 16,200	
		SINGLE LEAF SOLID CORE WOODEN DOOR							
99		Size: 2'-4"X8'-0"	1	0%	1	EA	\$ 1,062.5	\$ 1,063	
100		Size: 2'-6"X8'-0"	1	0%	1	EA	\$ 1,081.3	\$ 1,081	
101		Size: 2'-8"X8'-0"	1	0%	1	EA	\$ 1,106.3	\$ 1,106	
102		Size: 2'-8"X8'-0"	3	0%	3	EA	\$ 1,093.8	\$ 3,281	
103		Size: 2'-0"X4'-0"	1	0%	1	EA	\$ 812.5	\$ 813	
104		Size: 3'-0"X6'-8"	1	0%	1	EA	\$ 1,062.5	\$ 1,063	
105		Size: 3'-0"X8'-0"	3	0%	3	EA	\$ 1,156.3	\$ 3,469	
		POCKET DOOR							
106		Size: 2'-8"X8'-0"	2	0%	2	EA	\$ 1,093.8	\$ 2,188	

		<u>DOUBLE LEAF SOLID CORE WOODEN DOOR</u>							
107		Size: 3'-0"X8'-0"	1	0%	1	EA	\$ 1,437.5	\$	1,438
		HARDWARES							
108		Single Leaf Door Hardware Set	11	0%	11	EA	\$ 231.3	\$	2,544
109		Double Leaf Door Hardware Set	1	0%	1	EA	\$ 243.8	\$	244
110		Pocket Door Hardware Set	2	0%	2	EA	\$ 218.8	\$	438
111		Sliding Door Hardware Set	3	0%	3	EA	\$ 256.3	\$	769
		WINDOWS							
112		2'-6"X5' Single Hung Window	2	0%	2	EA	\$ 703.1	\$	1,406
113		3'X6' Single Hung Window	2	0%	2	EA	\$ 1,012.5	\$	2,025
114		5'X2' Single Hung Window	10	0%	10	EA	\$ 562.5	\$	5,625
115		2'-6"X4' Single Hung Window	10	0%	10	EA	\$ 562.5	\$	5,625
		WINDOWS SILL							
116		Window Sill	56	10%	61	LF	\$ 20.0	\$	1,225
09 00 00 FINISHES									\$ 222,076
		GYPSUM BOARD WALL ASSEMBLY							
		<u>6" EXTERIOR WALL AS:</u>							
117		1/2" Gypsum Board on One Side	3,093	10%	3,402	SF	\$ 1.5	\$	5,103
118		1/2" Plywood Sheathing on One Side	3,093	10%	3,402	SF	\$ 3.1	\$	10,632
119		Tyvek Paper	3,093	10%	3,402	SF	\$ 2.5	\$	8,506
120		R-19 Batt Insulation	3,093	10%	3,402	SF	\$ 3.5	\$	11,908
121		2X6 Wooden Studs @ 16" O.C.	2,326	10%	2,558	LF	\$ 3.4	\$	8,634
122		2X6 Top Plates	632	10%	695	LF	\$ 3.4	\$	2,346
123		2X6 Pressure Treated Bottom Plates	316	10%	348	LF	\$ 3.5	\$	1,217
124		Sealant	632	10%	695	LF	\$ 1.3	\$	869
		<u>4" INTERIOR WALL AS:</u>							
125		1/2" Gypsum Board on Each Side	2,894	10%	3,183	SF	\$ 1.5	\$	4,775
126		2X4 Wooden Studs @ 16" O.C.	1,088	10%	1,197	LF	\$ 3.1	\$	3,740

127	2X4 Top Plates	292	10%	321	LF	\$	3.1	\$	1,004
128	2X4 Pressure Treated Bottom Plates	233	10%	256	LF	\$	3.3	\$	833
129	Sealant	584	10%	642	LF	\$	1.3	\$	803
	4" PLUMBING WALL AS:								
130	1/2" Gypsum Board on Each Side	870	10%	957	SF	\$	1.5	\$	1,436
131	1/2" Moisture Resistant Gypsum Board on Wet Side	870	10%	957	SF	\$	1.8	\$	1,675
132	2X4 Wooden Studs @ 16" O.C.	654	10%	720	LF	\$	3.1	\$	2,249
133	2X4 Top Plates	174	10%	191	LF	\$	3.1	\$	598
134	2X4 Pressure Treated Bottom Plates	87	10%	96	LF	\$	3.3	\$	311
135	Sealant	348	10%	383	LF	\$	1.3	\$	479
	WALL:								
136	Slat Wall	990	10%	1,089	SF	\$	6.9	\$	7,487
137	Screws	17,446	0%	17,446	EA	\$	0.0	\$	654
138	Mudding Compound	658	10%	723	LBS	\$	6.1	\$	4,430
139	Taping (500 FT Roll)	10	0%	10	EA	\$	12.5	\$	129
	CEILING								
	Fiber Cement Board Ceiling								
140	Ground Floor	1,635	10%	1,799	SF	\$	5.0	\$	8,994
	5/8" Type X Gypsum Board Ceiling								
141	Ground Floor	1,635	10%	1,799	SF	\$	3.5	\$	6,296
	5/8" Gypsum Board Ceiling								
142	All Areas Including Kitchen, Rooms, Closets	2,785	10%	3,064	SF	\$	3.2	\$	9,803
	5/8" Moisture Resistant Gypsum Board Ceiling								
143	Bathrooms	259	10%	285	SF	\$	3.2	\$	912
	WOOD FLOORING								
144	Exterior Porch	1,065	10%	1,172	SF	\$	10.5	\$	12,302

		SEALED CONCRETE							
145		Ground Floor	1,635	10%	1,799	SF	\$ 5.5	\$	9,893
		LUXURY VINYL TILE							
146		All Areas Except Laundry, Bedroom, Bathrooms & Exterior Porch	1,184	10%	1,302	SF	\$ 9.5	\$	12,372
		CAPET							
147		Bedrooms	440	10%	484	SF	\$ 12.5	\$	6,055
148		Transition Strip	59	10%	65	LF	\$ 4.0	\$	259
		WOODEN BASE							
149		Exterior Porch	71	10%	78	LF	\$ 3.1	\$	243
		TILE BASE							
150		Laundry Room	20	10%	22	LF	\$ 3.5	\$	76
		RUBBER BASE							
151		All Areas Except Laundry Room, Bathrooms & Exterior Porch	404	10%	444	LF	\$ 2.9	\$	1,277
		TILING							
152		Ceramic Wall Tiles @ Bath (7'-0" A.F.F)	749	10%	824	SF	\$ 14.5	\$	11,943
153		Ceramic Tile Flooring @ Bath	259	10%	285	SF	\$ 14.5	\$	4,132
		EXTERIOR FINISHES							
154		Fiber Cement Lap Siding	1,508	10%	1,658	SF	\$ 9.4	\$	15,548
155		Fiber Cement Board & Batten	1,178	10%	1,296	SF	\$ 8.8	\$	11,338
		PAINT							
156		Wall Paint	8,727	10%	9,600	SF	\$ 1.8	\$	16,799
157		Ceiling Paint	4,679	10%	5,147	SF	\$ 2.0	\$	10,294
158		Door Paint	14	0%	14	EA	\$ 110.0	\$	1,540
159		Trim Paint	1,323	10%	1,455	LF	\$ 1.5	\$	2,183

10 00 00 SPECIALTIES									\$ 11,678
BATHROOM ACCESSORIES									
160	Soap Dispenser	4	0%	4	EA	\$ 310.0	\$	1,240	
161	Tissue Holder	4	0%	4	EA	\$ 325.0	\$	1,300	
162	Mirror	5	0%	5	EA	\$ 500.0	\$	2,500	
163	Towel Bar	4	0%	4	EA	\$ 400.0	\$	1,600	
164	Grab Bar	4	0%	4	EA	\$ 425.0	\$	1,700	
165	Shower Enclosure	9	10%	10	LF	\$ 350.0	\$	3,338	
11 00 00 EQUIPMENTS									\$ 8,500
RESIDENTIAL EQUIPMENTS									
166	Refrigerator	1	0%	1	EA	\$ 950.0	\$	950	
167	Vented Hood Range	1	0%	1	EA	\$ 2,200.0	\$	2,200	
168	Dishwasher	1	0%	1	EA	\$ 2,150.0	\$	2,150	
169	Microwave Oven	1	0%	1	EA	\$ 850.0	\$	850	
170	TV	1	0%	1	EA	\$ 550.0	\$	550	
171	Washer	1	0%	1	EA	\$ 950.0	\$	950	
172	Dryer	1	0%	1	EA	\$ 850.0	\$	850	
12 00 00 FURNISHING									\$ 2,759
COUNTERTOP & BACKSPLASH									
173	1'-9" D Countertop	20	10%	22	SF	\$ 56.3	\$	1,226	
174	2' D Countertop	21	10%	24	SF	\$ 56.3	\$	1,325	
175	4" H Backsplash	18	10%	20	LF	\$ 10.6	\$	208	
22 00 00 PLUMBING									\$ 55,015
FIXTURES									
176	Floor Drain	4	0%	4	EA	\$ 385.0	\$	1,540	
177	Lavatory	5	0%	5	EA	\$ 1,250.0	\$	6,250	
178	Water Closet	3	0%	3	EA	\$ 1,075.0	\$	3,225	
179	Dumb Waiter	1	0%	1	EA	\$ 4,250.0	\$	4,250	
180	Outdoor Shower	1	0%	1	EA	\$ 2,750.0	\$	2,750	

181		Double Compartment Sink	1	0%	1	EA	\$ 1,450.0	\$ 1,450	
182		Shower	3	0%	3	EA	\$ 2,350.0	\$ 7,050	
183		Bath Tub	1	0%	1	EA	\$ 3,500.0	\$ 3,500	
		ROUGH-IN							
184		Allowance: Allowance for Plumbing Pipes	1	0%	1	LS	\$ 25,000.0	\$ 25,000	
23 00 00 MECHANICAL								\$ 17,500	
		AC UNIT							
185		Allowance: Allowance for HVAC Work	1	0%	1	LS	\$ 17,500.0	\$ 17,500	
26 00 00 ELECTRICAL								\$ 30,665	
		LIGHTING							
186		Ceiling Fan	8	0%	8	EA	\$ 650.0	\$ 5,200	
187		Exterior Wall Light - 100W	5	0%	5	EA	\$ 250.0	\$ 1,250	
188		6" Recessed Can Downlight	51	0%	51	EA	\$ 215.0	\$ 10,965	
189		Pendant Light - 100W	3	0%	3	EA	\$ 250.0	\$ 750	
		POWER							
190		Allowance: Allowance for Wiring, Conduits & Power Fixtures	1	0%	1	LS	\$ 12,500.0	\$ 12,500	
310000 EARTHWORK								\$ 1,914	
		CUT & FILL							
191		Excavation	38	20%	46	CY	\$ 40.0	\$ 1,824	
192		Backfill	3	20%	4	CY	\$ 25.0	\$ 90	
		Note: 20% Fluff Factor is Added							
SUB TOTAL								\$ 1,204,213	\$ 1,204,213
OVERHEAD AND PROFIT								20% \$ 240,843	\$ 240,843
INSURANCE								2% \$ 24,084	\$ 24,084
TOTAL BASE BID								\$ 1,469,140	\$ 1,469,140