

**CONSTRUCTION COST ESTIMATE BREAKDOWN**

<b>CONTRACTOR</b>		<b>ADDRESS</b>			
		TOTAL MATERIAL COST		\$	-
		TOTAL LABOR COST		\$	-
		SUBTOTAL		\$	-
		SALES TAX	5.00%	\$	-
		LABOR BURDEN	8.00%	\$	-
		OVERHEAD & PROFIT	20.00%	\$	-
		BONDING		\$	-
		CONTINGENCY / WASTAGE	10.00%	\$	-
		<b>PROPOSED PROJECT AMOUNT</b>		<b>\$</b>	<b>-</b>

<b>DATE :</b>	<b>PROJECT</b>	<b>SCOPE OF WORK</b>	<b>PROJECT LOCATION</b>
1/26/2023	NORMAN LEE NYLA REAL ESTATE	FULL GC	601 MELBA STREET DALLAS, TX, 75208

LINE NO.	DWG REF./CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR		UNIT ITEM COST	LINE TOTAL	TRADE TOTAL
					UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST			
<b>DIV. 01 GENERAL REQUIREMENTS</b>											
1		PERMITS, SITE SUPERVISION, FINAL CLEANUP & DUMPSTER	LS	1							
<b>DIV. 03 CONCRETE</b>											
<b>Slab</b>											
2		5" Concrete Slab - Reinf. #3 @ 12" eachway - over 4" Thick Sand and Grave Cushion - over 4 Mil. thick Polyethylene Vapor Barrier	SF	2590							
3		Concrete Slab Thickenend Edge	CY	1.6							
<b>Beam</b>											
4		S-1: (12" x 25") Exterior Beam - 3 #5 Continuous top and bottom	CY	16.4							
5		S-2: (12" x 25") Interior "T" Beam - 3 #5 Continuous top and bottom	CY	26.1							
<b>DIV. 06 WOOD, PLASTICS, AND COMPOSITES</b>											
<b>Stairs</b>											
6		Wooden Stair System - (3'-6"W) Stair Steps - 12"D Treads (36 EA) - 7"H Risers (40 EA) - (7'-0" x 3'-6") Landing (2 EA) - Stringer	RISERS	40							
7		42"H Wood Gurdrail w/ Balusters @ 4" O.C.	LF	53							
8		Wooden Handrails	LF	37							
<b>Header</b>											
9		(2) 2 x 6 Header	LF	172							
10		(2) 2 x 8 Header	LF	64							
11		(2) 2 x 12 Header	LF	20							
<b>Rod and shelving</b>											
12		4: 24"W Pantry shelving	LF	13							
13		8: 12"W Rod and shelving	LF	62							
<b>Casing</b>											
14		Window casing	LF	1048							
15		Door casing	LF	1865							
<b>Bracing Hardware</b>											
16		Simpson HTTS	EA	20							
17		MSTA24 Strap	EA	6							
<b>Beams</b>											
18		(2) 12" LVL Beam	LF	188							
19		(2) 2" x 12" LVL Beam	LF	94							
<b>Floor Framing</b>											
20		14" TJI 110 Floor Joist @ 24" O.C. (1149 SF)	LF	829							
21		14" TJI 210 Floor Joist @ 19.2" O.C. (882 SF)	LF	563							
22		(2) 2" x 12" Floor Joists @ 24" O.C.	LF	252							
23		3/4" Plywood Sheathing	SF	2031							
<b>Ceiling Framing</b>											
24		2" x 6" Ceiling Joists @ 16" O.C.	LF	290							
25		2" x 6" Ceiling Joists @ 24" O.C.	LF	757							
26		2" x 8" Ceiling Joists @ 16" O.C.	LF	487							
27		(2) 2" x 8" Double Joist	LF	66							
<b>Roof Framing</b>											
28		1/2" Plywood Panel Sheathing	SF	2947							
29		2" x 6" Wood Rafters @ 24" O.C. (2947 SF)	LF	1552							
30		2" x 8" Wood Ridge	LF	32							
31		2" x 8" Hip Beam	LF	114							
32		2" x 8" Valley Beam	LF	6							
<b>DIV. 07 THERMAL AND MOISTURE PROTECTION</b>											
<b>Roofing</b>											
33		Standing seam metal roof system -With underlayment #15 felt	SF	188							
34		6"W Metal fascia	LF	51							
35		Soffit	LF	50							
36		Asphalt shingle roof system -With underlayment #15 felt	SF	3154							
37		Roof cricket	SF	5							

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		OVERHEAD & PROFIT	20.00%	\$	-
		BONDING		\$	-
		CONTINGENCY / WASTAGE	10.00%	\$	-
		<b>PROPOSED PROJECT AMOUNT</b>		\$	-

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1/26/2023	NORMAN LEE NYLA REAL ESTATE	FULL GC	601 MELBA STREET DALLAS, TX, 75208

LINE NO.	DWG REF./CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR		UNIT ITEM COST	LINE TOTAL	TRADE TOTAL
					UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST			
38		Wood fascia	LF	226							
39		Soffit	LF	225							
40		Ridge	LF	149							
41		Gutter	LF	238							
42		Downspots	LF	153							
<b>Insulation</b>											
43		R-38 Batt Insulation	SF	2314							
<b>Exterior finshies</b>											
44		Lap (White) siding	SF	3255							
45		Lap (Gray) siding	SF	389							
<b>DIV. 08 OPENINGS</b>											
<b>Door</b>											
46		(2'-0" x 7'-8") Hollow core pocket-door with frame	EA	4							
47		(2'-0" x 7'-8") Hollow core hinged-door with frame	EA	8							
48		(2'-4" x 7'-8") Hollow core hinged-door with frame	EA	2							
49		(2'-6" x 7'-8") Hollow core hinged-door with frame	EA	2							
50		(2'-8" x 7'-8") Hollow core hinged-door with frame	EA	8							
51		(2'-8" x 7'-8") Hollow core double hinged-door with frame	EA	2							
52		(3'-4" x 7'-8") Hollow core double hinged-door with frame	EA	2							
53		(3'-4" x 7'-8") Hollow core double hinged-door with frame	EA	4							
54		(3'-6" x 7'-8") Hollow core slider-door with frame	EA	4							
55		(6'-0" x 7'-8") Hollow core slider-door with frame	EA	2							
56		(2'-10" x 7'-8") Solid core hinged-door with frame <b>- 20 Min. Fire Rating</b>	EA	2							
57		(2'-8" x 7'-8") Hinged glass panel door with frame	EA	2							
58		(3'-0" x 7'-8") Exterior hinged-door with frame	EA	4							
59		(5'-0" x 7'-8") Exterior slider-glass panel door with frame	EA	2							
60		(9'-0" x 8'-0") Sectional overhead garage door	EA	2							
<b>Hardware</b>											
61		Typical doors hardware <b>Note: Detail is not given, please verify it.</b>	EA	50							
<b>Windows</b>											
62		<b>W01:</b> (4'-0" x 4'-8") Double Casement Window w/ Vinyl frame <b>(20 EA)</b>	SF	374							
63		<b>W02:</b> (2'-0" x 4'-8") Double Hung Window w/ Vinyl frame <b>(2 EA)</b>	SF	19							
64		<b>W03:</b> (3'-6" x 4'-8") Double Casement Window w/ Vinyl frame <b>(2 EA)</b>	SF	33							
65		<b>W04:</b> (6'-0" x 4'-8") Triple Casement Window w/ Vinyl frame <b>(4 EA)</b>	SF	112							
<b>DIV. 09 FINISHES</b>											
<b>Drywall</b>											
<b>Exterior Wall as;</b>											
<b>1-HR Fire Rated (U309)</b>											
66		5/8" gypsum board on one side	SF	4162							
67		No. of Sheets (4 x 8)	EA	130							
68		Tapping	ROLLS	83.2							
69		Drywall Screws	EA	4162							
70		Mud Plaster	LBS	221							
71		2x6 Wood studs@ 16" O.C.	LF	3129							
72		3" Glass Fiber batt insulation (R-21)	SF	4162							
73		House Wrap	SF	4162							
74		5/8" Densglass Sheathing	SF	4162							
75		Sealant	LF	816							
76		(2) Top and (1) Bottom runner plate	LF	1224							
<b>Exterior Wall as;</b>											
<b>1-HR Fire Rated (U309)</b>											
77		2x6 Wood studs@ 16" O.C.	LF	184							
78		3" Glass Fiber batt insulation (R-21)	SF	245							
79		House Wrap on Both Sides	SF	490							
80		5/8" Densglass Sheathing on Both Sides	SF	490							
81		(2) Top and (1) Bottom runner plate	LF	72							
<b>Interior Wall as;</b>											
<b>1-HR Fire Rated (U309)</b>											
82		5/8" gypsum board on both sides	SF	2632							
83		No. of Sheets (4 x 8)	EA	82							
84		Tapping	ROLLS	52.6							
85		Drywall Screws	EA	2632							
86		Mud Plaster	LBS	139							
87		2x6 Wood studs@ 16" O.C.	LF	989							
88		3" Glass Fiber batt insulation (R-21)	SF	1316							
89		Sealant	LF	516							
90		(2) Top and (1) Bottom runner plate	LF	387							
<b>Interior Plumbing Wall as;</b>											
91		1/2" Moisture resistant gypsum board on one side	SF	765							
92		No. of Sheets (4 x 8)	EA	24							
93		Tapping	ROLLS	15.3							
94		Drywall Screws	EA	765							
95		Mud Plaster	LBS	41							
96		1/2" gypsum board on one side	SF	765							
97		No. of Sheets (4 x 8)	EA	24							
98		Tapping	ROLLS	15.3							
99		Drywall Screws	EA	765							

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		SUBTOTAL		\$	-
		SALES TAX	5.00%	\$	-
		LABOR BURDEN	8.00%	\$	-
		OVERHEAD & PROFIT	20.00%	\$	-
		BONDING		\$	-
		CONTINGENCY / WASTAGE	10.00%	\$	-
		<b>PROPOSED PROJECT AMOUNT</b>		<b>\$</b>	<b>-</b>

<b>DATE :</b>	<b>PROJECT</b>	<b>SCOPE OF WORK</b>	<b>PROJECT LOCATION</b>
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LINE NO.	DWG REF./CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR		UNIT ITEM COST	LINE TOTAL	TRADE TOTAL
					UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST			
100		Mud Plaster	LBS	41							
101		2x6 Wood studs@ 16" O.C.	LF	575							
102		Batt insulation (R-11)	SF	765							
103		Sealant	LF	300							
104		(2) Top and (1) Bottom runner plate	LF	225							
<b>Interior Non-Load Bearing Wall as;</b>											
105		1/2" gypsum board on both sides	SF	6446							
106		No. of Sheets (4 x 8)	EA	201							
107		Tapping	ROLLS	128.9							
108		Drywall Screws	EA	6446							
109		Mud Plaster	LBS	342							
110		2x4 Wood studs@ 16" O.C.	LF	2423							
111		Batt insulation (R-11)	SF	3223							
112		Sealant	LF	1264							
113		(2) Top and (1) Bottom runner plate	LF	948							
<b>Interior Non-Load Bearing Wall as;</b>											
114		1/2" Moisture resistant gypsum board on both sides	SF	714							
115		No. of Sheets (4 x 8)	EA	22							
116		Tapping	ROLLS	14.3							
117		Drywall Screws	EA	714							
118		Mud Plaster	LBS	38							
119		2x4 Wood studs@ 16" O.C.	LF	268							
120		Batt insulation (R-11)	SF	357							
121		Sealant	LF	140							
122		(2) Top and (1) Bottom runner plate	LF	105							
<b>Interior Non-Load Bearing Wall as;</b>											
123		1/2" Moisture resistant gypsum board on one side	SF	1550							
124		No. of Sheets (4 x 8)	EA	48							
125		Tapping	ROLLS	31.0							
126		Drywall Screws	EA	1550							
127		Mud Plaster	LBS	82							
128		1/2" gypsum board on one side	SF	1550							
129		No. of Sheets (4 x 8)	EA	48							
130		Tapping	ROLLS	31.0							
131		Drywall Screws	EA	1550							
132		Mud Plaster	LBS	82							
133		2x4 Wood studs@ 16" O.C.	LF	1166							
134		Batt insulation (R-11)	SF	1550							
135		Sealant	LF	608							
136		(2) Top and (1) Bottom runner plate	LF	456							
<b>Pony Wall as;</b>											
137		1/2" gypsum board on both sides	SF	42							
138		No. of Sheets (4 x 8)	EA	1							
139		Tapping	ROLLS	0.8							
140		Drywall Screws	EA	42							
141		Mud Plaster	LBS	2							
142		2x4 Wood studs@ 16" O.C.	LF	16							
143		Sealant	LF	24							
144		(2) Top and (1) Bottom runner plate	LF	18							
<b>Flooring</b>											
145		Sealed concrete flooring	SF	602							
146		Wood flooring	SF	3416							
147		Tile flooring	SF	648							
<b>Note: Detail is not given, please verify it.</b>											
<b>Base board</b>											
148		Wood base board	LF	1028							
149		Tile base board	LF	45							
<b>Note: Detail is not given, please verify it.</b>											
<b>Ceiling</b>											
150		5/8" Gypsum board ceiling	SF	4625							
<b>Wall tile</b>											
151		Wall tile	SF	1341							
152		12" x 12" Recessed tile niche	EA	6							
<b>Exterior paint</b>											
153		Paint (White) on wood fascia	SF	127							
154		Paint (Gray) on wood post	SF	173							
155		Paint (Gray) on window casing	LF	1048							
<b>Interior paint</b>											
156		Gypsum board Ceiling paint	SF	4625							
157		Gypsum board Wall paint	SF	17285							
158		Paint on door casing	LF	1865							
159		Paint on door with frame	EA	48							
<b>DIV. 10 SPECIALTIES</b>											
160		3'-6"H Aluminium railing with tempered glass panels	LF	16							
<b>Bath Accessories</b>											
161		24" Grab bar	EA	6							

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				SALES TAX			\$	-			
				LABOR BURDEN		5.00%	\$	-			
				OVERHEAD & PROFIT		8.00%	\$	-			
				BONDING		20.00%	\$	-			
				CONTINGENCY / WASTAGE		10.00%	\$	-			
PROPOSED PROJECT AMOUNT			\$	-							
DATE :	PROJECT	SCOPE OF WORK	PROJECT LOCATION								
1/26/2023	NORMAN LEE NYLA REAL ESTATE	FULL GC	601 MELBA STREET DALLAS, TX, 75208								
LINE NO.	DWG REF./CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR		UNIT ITEM COST	LINE TOTAL	TRADE TOTAL
					UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST			
162		36" Grab bar	EA	6							
163		Soap dispenser	EA	10							
164		Toilet paper holder	EA	6							
165		Mirror	EA	10							
		<i>Note: Detail is not given, please verify it.</i>									
	<b>DIV. 11</b>	<b>EQUIPMENT</b>									
166		Dishwasher, HM	EA	2							
167		Garbage disposal	EA	2							
168		Kitchen Range	EA	2							
169		Microwave	EA	2							
170		oven	EA	2							
171		Refrigerator	EA	2							
172		Dryer	EA	2							
173		Washer	EA	2							
	<b>DIV. 12</b>	<b>FURNISHINGS</b>									
		<b>Millwork</b>									
174		2'W Kitchen counter top	LF	29							
175		2'W Vanity counter top	LF	32							
176		(3'-0" x 5'-0") Kitchen island	EA	2							
177		(2'-0" x 3'-4") Kitchen island	EA	2							
		<b>Cabinets</b>									
178		<b>C01:</b> (36"W x 24"D x 36"H) Base cabinets	EA	12							
179		<b>C02:</b> (12"W x 12"D x 30"H) Wall cabinets	EA	2							
180		<b>C03:</b> (60"W x 24"D x 36"H) Base cabinets	EA	2							
181		<b>C04:</b> (33"W x 24"D x 36"H) Base cabinets	EA	2							
182		<b>C06:</b> (39"W x 24"D x 30"H) Base cabinets	EA	4							
183		<b>C08:</b> (24"W x 12"D x 30"H) Wall cabinets	EA	2							
184		<b>C10:</b> (30"W x 12"D x 12-7/8"H) Wall cabinets	EA	2							
185		<b>C11:</b> (33"W x 12"D x 30"H) Wall cabinets	EA	2							
186		<b>C12:</b> (36"W x 24"D x 16"H) Wall cabinets	EA	2							
187		<b>C13:</b> (36"W x 12"D x 18"H) Wall cabinets	EA	2							
188		<b>C14:</b> (36"W x 12"D x 30"H) Wall cabinets	EA	4							
189		<b>C16:</b> (40"W x 24"D x 36"H) Base cabinets	EA	2							
	<b>DIV. 22</b>	<b>PLUMBING</b>									
		<b>Fixtures</b>									
190		Lavatory	EA	10							
191		Water Closet	EA	6							
192		Double Sink	EA	2							
193		(5'-7" x 2'-4") Bath Tub	EA	2							
194		(4'-0" x 2'-9") Shower enclosure	EA	2							
195		(4'-6" x 2'-9") Shower enclosure	EA	2							
196		(5'-3" x 2'-9") Shower enclosure	EA	2							
197		Shower pan	EA	2							
198		Floor drain	EA	4							
199		Lumpsum amount for Plumbing Pipes	LS	1							
	<b>DIV. 24</b>	<b>HVAC &amp; MECHANICAL</b>									
200		Interior Furnace and Cooling Coil	EA	2							
201		Outdoor Compressor unit	EA	2							
202		Water heater - Install Hot & Cold Water, Gas, Electric, drain and vent as per code	EA	2							
203		Exhaust - Vent to outdoor	EA	10							
204		Return Register Ceiling	EA	6							
205		Supply Register Ceiling	EA	42							
206		Laundry hookup box hot & cold water, drain, and vent	EA	2							
207		Gas for cooking range	EA	2							
208		Hot and cold water drain for Dishwasher	EA	2							
209		Hot and cold water drain, and vent for sink	EA	2							
210		Hot and cold water, drain and vent for vanity, shower and tub	EA	18							
211		Cold water, drain and vent for Toilet	EA	6							
212		Cold water for Hose bib w/ backflow preventer device	EA	4							
213		Cold water Hookup for Refrigerator	EA	2							
214		Thermostat	EA	4							
215		Lumpsum amount for Duct-work	LS	1							
	<b>DIV. 26</b>	<b>ELECTRICAL</b>									
216		Single pole switch	EA	71							
217		3 way switch	EA	33							
218		Duplex	EA	82							
219		GFCI duplex	EA	26							
220		GFCI & water proof duplex	EA	5							
221		Duplex, ceiling mounted	EA	2							
222		Refrigerator duplex	EA	2							
223		Clothes dryer duplex	EA	2							
224		Clothes washer duplex	EA	2							
225		Fused AC disconnect	EA	2							
226		Electric panel	EA	2							
227		Electric meter	EA	2							
228		Ceiling fan	EA	12							
229		Carbonmonoxide detector & Smoke detector	EA	14							
230		Lumpsum amount for conduits and electrical wiring	LS	1							

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<b>Light Fixtures</b>											
231		Recessed down light 6	EA	100							
232		Disc pendant	EA	4							
233		Vanity light	EA	10							
234		Scope sconce	EA	4							
235		Ring chandelier	EA	4							
<b>DIV. 32 EXTERIOR IMPROVEMENTS</b>											
<b>Driveway</b>											
236		Driveway	SF	506							
237		Concrete Path	SF	197							
<b>Fence</b>											
238		(6'-0"H) Wood Fence	LF	329							
239		(3' wide) Fence Gate	EA	2							
240		(20' wide) Fence Gate	EA	1							
<b>Landscape</b>											
241		P01: River Birch (new tree) - Max. Height: 24'	EA	2							
242		P02: English Common Boxwood (new shrub) - Max. Height: 24"-48"	EA	21							
243		P03: Century Plant, agave (new cacti) - Max. Height: 4'-8"	EA	12							
244		P04: Dwarf Japanese Garden Juniper (new shrub) - Max. Height: 12"- 24"	EA	6							