



# MCGEHEE RESIDENCE

Web: [www.totalbidestimating.com/](http://www.totalbidestimating.com/)  
 Email: [Info@totalbidestimating.com](mailto:Info@totalbidestimating.com)

411 West Prospect Street, Seattle, WA 98119

S#	DWG #	DETAIL #	CSI NO	DESCRIPTION	QTY.	UNIT	UNIT COST LAB.+MAT.	TOTAL COST: LAB. + MAT.
<b>GENERAL REQUIREMENTS</b>								
1				General Requirements	1	LS		
				<b>Subtotal</b>				
<b>Demolition</b>								
2	A1.0			Remove wood frame house	2001	SF		
3				Remove Garage	438	SF		
4				Landscape Block Wall To be Removed	8	FT		
5				Remove Hedge	116	FT		
6				Remove Tree	1	EA		
7				Wood Stairs to be removed (7 steps and landing)	1	EA		
							<b>Subtotal</b>	
<b>Concrete</b>								
<b>Grade Beam</b>								
<i>Length:492'</i>								
<i>Width:2'</i>								
<i>Depth:1'6"</i>								
8	S2.1	12/S3.1		Concrete 4000 Psi	55	CY		
9				4 #5 Cont top and bottom + dowels	5600	LB		
10				#4 @ 9" o.c. stirrups	4396	LB		
<b>Concrete wall</b>								
<i>Length:219'</i>								
<i>Thickness:12"</i>								
<i>Height:Varies from 3' to 16'6"H</i>								
11	S2.1	8/S3.3		Concrete 4000 Psi	76	CY		
12				#4 @ 12" o.c. horizontal rebar	3200	LB		
13				#5 @ 12" o.c. vertical rebar	2700	LB		
14				#6 @ 12" o.c. vertical rebar	3900	LB		
<i>Length:142'</i>								
<i>Thickness:8"</i>								
<i>Height:Varies from 2'10" to 15'6"</i>								
15	S2.1,2.2	S3.2,3.3		Concrete 4000 Psi	34	CY		
16				#4 horizontal and vertical rebar	950	LB		
17				#6 horizontal and vertical rebar	9530	LB		
18				#5 horizontal and vertical rebar+Dowel	430	LB		
<i>Length:16'</i>								
<i>Thickness:6"</i>								
<i>Height: 9'8"</i>								
19	A2.2,S2.1	3/A5.1		Concrete 4000 Psi	3	CY		
<i>Note: Reinforcement details is not given for this wall (Areaway wall)</i>								
<i>Length:96'</i>								
<i>Thickness:5"</i>								
<i>Height:2'6"</i>								
20	S2.2	8/S3.3		Concrete 4000 Psi	4	CY		
21				#4 horizontal rebar	270	LB		
22				#6 vertical rebar	994	LB		
<b>Slab on grade</b>								
	S2.1	Plan		<b>6" Thick SOG</b>				
23			<b>19 CY</b>	6" Thick concrete slab on grade 4000 Psi	1020	SF		
24				#5 @ 8" o.c. Centered Each way	3390	LB		
	S2.1	Plan		<b>6" Thick SOG</b>				

S#	DWG #	DETAIL #	CSI NO	DESCRIPTION	QTY.	UNIT	UNIT COST LAB.+MAT.	TOTAL COST: LAB. + MAT.
25			12 CY	6" Thick concrete slab on grade 4000 Psi	662	SF		
26				#5 @ 6" o.c. Centered Each way	2870	LB		
				<b>Concrete Header beam</b>				
				<b>Length:18'-4"</b>				
				<b>Width:0'-8"</b>				
				<b>Depth: 5'</b>				
27	S2.2	5/S3.2		Concrete 4000 Psi	2	CY		
28				#5 @ 12" o.c. each face horizontal	250	LB		
29				#3 Ties @ 6" o.c.	160	LB		
				<b>Concrete Stairs and landings</b>				
				<b>Stairs: 2 EA</b>				
				<b>Total Steps: 18 EA</b>				
				<b>Width:3'10" to 4'</b>				
30	S2.1	9/S3.1		Concrete 4000 Psi	2	CY		
31				#4 @ 12" o.c. each way + dowel + at nosing	250	LB		
				<b>Landings</b>				
32	A2.2	A6.2	1 CY	6" Concrete stair landing	36	SF		
				<b>Note: Reinforcement detail is not given for stair landings</b>				
				<b>Concrete Retaining walls</b>				
				<b>Length:120'</b>				
				<b>Thickness:8"</b>				
				<b>Height: varies from 3' to 12'</b>				
33	S2.1	5/S3.2		Concrete 4000 Psi	25	CY		
				<b>Note: Reinforcement detail is not given for retaining walls</b>				
				<b>Concrete Retaining wall footings</b>				
				<b>Length:120'</b>				
				<b>Width: Varies from 1'4" to 3'4"</b>				
				<b>Depth: 1'6"(Assumed)</b>				
34	S2.1	5/S3.2		Concrete 4000 Psi	17	CY		
				<b>Note: Reinforcement detail is not given for retaining walls</b>				
				<b>ARCHITECTURAL / CIVIL SITE PLAN</b>				
				<b>Exterior concrete pavement</b>				
35	A1.1	11/C4.0	11 CY	6" Thick concrete driveway	605	SF		
				<b>Note: Reinforcement detail is not given</b>				
36	C3.0	10/C4.0	4 CY	4" Thick concrete sidewalk and steps	290	SF		
37				Concrete retaining walls as per site plans	109	LF		
				<b>Note: Retaining wall details are not given</b>				
38	C3.0			Concrete stair steps as per site plans (14 steps)	2	CY		
39	C3.0			#4 @ 12" o.c. each way + dowel + at nosing	230	LB		
				<b>Subtotal</b>				
				<b>Earthwork</b>				
40	A2.2	A9.1		4" Compacted gravel below slab	25	CY		
41	A2.2	A9.1		Vapor barrier below slab and foundation walls	1850	SF		
42	A2.2	A9.1		R-10 Rigid insulation below slab	1250	SF		
43	A2.2	A4.1-4.3		Excavation for building foundations	720	CY		
44	A2.2	A4.1-4.3		Backfill for building foundations	220	CY		
				<b>Subtotal</b>				
				<b>Stairs</b>				
				<b>Stair 121</b>				
45	A2.4			3'-6"W Wood treads w/ 1/8" steel plate @ back of tread	18	EA		
46				Steel stringers	50	LF		
47	A2.4	A6.1		Wall mounted wood handrail	50	LF		
				<b>Stair 113</b>				
48	A2.3			3'-6"W Wood treads and riser	18	EA		
49				Steel stringers	50	LF		

S#	DWG #	DETAIL #	CSI NO	DESCRIPTION	QTY.	UNIT	UNIT COST LAB.+MAT.	TOTAL COST: LAB. + MAT.
50	A2.3	A6.1		Wall mounted wood handrail	50	LF		
				<b>Exterior metal stair</b>				
51				3'6"W Metal framed deck stair w/ perforated metal treads	11	EA		
52	A2.3	4/A6.2		Metal deck landing	15	SF		
53				Steel stringers	26	LF		
54	A2.3	4/A6.2		Wall mounted steel handrail	16	LF		
				<b>Subtotal</b>				
				<b>Metals</b>				
55	A2.5	3/A9.3		5'W Cantilevered steel canopy	12	LF		
56	A2.4			4'x8' Security barrier at stair opening	1	EA		
57	A6.2			Wall mounted metal handrail at exterior stair	17	LF		
				<b>Posts</b>				
58				HSS 3 1/2x3 1/2x1/4 = 20 LF				
	S2.1-2.3			HSS 3x3x1/4 = 40 LF				
				HSS 4x2 1/2x1/4 = 50 LF	1220	LB		
				HSS 4x2x1/4 = 20 LF				
				<b>Beam</b>				
59				C8x11.5 Beam = 45 LF				
				L5x3 1/2x5/16 Beam = 8 LF				
				L6x4x3/8 Lintel Beam = 24 LF				
				W6x12 Beam = 12 LF				
				W6x20 Beam = 22 LF				
				W8x21 Beam = 26 LF				
				W8x40 Beam = 42 LF				
				W8x58 Beam = 26 LF				
	S2.1-S2.3			W10x33 Beam = 32 LF	13080	LB		
				W10x45 Beam = 18 LF				
				W10x49 Beam = 20 LF				
				W10x54 Beam = 20 LF				
				W12x16 Beam = 16 LF				
				W14x61 Beam = 22 LF				
				W16x31 Beam = 76 LF				
				<b>Subtotal</b>				
				<b>Steel Railing</b>				
60	A3.1			36"H Steel Guardrail	183	LF		
				<b>Subtotal</b>				
				<b>Wood &amp; Plastic</b>				
61				Countertop	186	SF		
62				Closet rod and Shelving	60	LF		
63				2'W Base Cabinets	64	LF		
64				1'6"W Wall hung Cabinets	32	LF		
65				1'6"x3'0" Wood Bench	3	EA		
66				2'0"x6'6" Wood Bench	1	EA		
67				2'0"x8'6"x2'10"H Wood Desk	2	EA		
68				5'4"x8'0" Kitchen Island	1	EA		
69	A2.2-A2.4			3'2"H Wall cabinets	8	LF		
70				2'W x 2'8"H Base cabinets in kitchen	24	LF		
71				2'8"H Wall cabinets in kitchen	15	LF		
72				Wall mounted open shelving	45	SF		
73				2'W x 1'4"H Wall mounted cabinets w/ countertop at G bath & Primary bath	14	LF		
74		A8.7		3'H Casework at Bedroom	15	LF		
75		A9.3		11'L x 5'2"H x 2'6"W Outdoor kitchen incl precast concrete top slab, wall tiles	1	EA		
				<b>Subtotal</b>				
				<b>Thermal &amp; Moisture Protection</b>				

S#	DWG #	DETAIL #	CSI NO	DESCRIPTION	QTY.	UNIT	UNIT COST LAB.+MAT.	TOTAL COST: LAB. + MAT.
76	A2.1-2.5	A9.1		Standing seam roofing as: - Standing seam metal roof w/ panel clips - Self adhered weather resistant barrier	1322	SF		
77				Metal ridge cap flashing	46	LF		
78				Membrane roofing as: - Single ply membrane roof - 1/4" Protection board - Tapered insulation	950	SF		
79				Pavers on pedestal system	950	SF		
80				Roofing type R2 & R4: - Wood decking on treated sleepers - Single ply membrane roof - 1/4" Protection board - Tapered insulation	398	SF		
81				Roof type R3: - Green roof planting tray on supports - Single ply membrane roof - 1/4" Protection board - Tapered insulation	385	SF		
82				Membrane roofing over sloped polyiso board at exterior canopy	92	SF		
83				R30 Batt Insulation at Ceiling	4091	SF		
84				R21 Batt Insulation at Walls	5030	SF		
85				Sound Attenuation Insulation at Walls	4230	SF		
86				Closed cell foam insulation	1322	SF		
87				Metal coping	185	LF		
88				1'8"x3'6" Skylight	1	EA		
89				Scupper	6	EA		
				<b>Subtotal</b>				
				<b>Openings</b>				
				<b>Doors</b>				
90	A7.1			7'10"x5'0" Type L Wood Door	1	EA		
91				3'0"x8'0" Wood Door	1	EA		
92				18'3"x8'0" Type N Wood Door	1	EA		
93				3'0"x8'0" Type E MTL CLAD Wood Door	2	EA		
94				4'0"x8'0" Type H Wood Door	1	EA		
95				2'8"x8'0" Type C Wood Door	5	EA		
96				3'0"x7'0" Type D Wood Door	3	EA		
97				3'0"x8'0" Type D Wood Door	1	EA		
98				2'8"x8'0" Type I Wood Door	2	EA		
99				4'0"x8'0" Type G Wood Door	2	EA		
100				2'4"x7'0" Wood Door	1	EA		
101				2'6"x7'0" Wood Door	1	EA		
102				4'6"x8'1" Wood Door	1	EA		
103				2'4"x8'0" Type A Wood Door	1	EA		
104				2'6"x8'0" Type B Wood Door	1	EA		
105				16'0"x7'11" Type M MTL CLAD Wood Door	1	EA		
106				3'0"x8'0" Type J Wood Door	1	EA		
107				2'4"x7'0" Type A Wood Door	1	EA		
108				6'1 3/8"x8'10" Type L Wood Door	1	EA		
109				2'4"x7' Tempered glass door panels	2	EA		
				<b>Windows</b>				
110	8'0"x6'0" W1 Window	1	EA					
111	4'10"x8'1" W2 Window	1	EA					
112	2'6"x6'0" W3 Window	2	EA					
113	1'6"x4'0" W4 Window	2	EA					
114	8'4"x2'4 5/8" W5 Window	1	EA					
115	3'2"x8'0" W6 Window	1	EA					
116	2'6"x9'11" W7 Window	1	EA					
117	2'6"x7'0" W8 Window	1	EA					
118	5'8"x8'1" W9 Window	1	EA					
119	6'2"x5'6" W10 Window	2	EA					
120	2'0"x5'6" W11 Window	1	EA					
121	3'6"x5'6" W12 Window	1	EA					
122	2'6"x8'0" W13 Window	1	EA					
123	3'11"x8'0" W14 Window	1	EA					
				<b>Subtotal</b>				

S#	DWG #	DETAIL #	CSI NO	DESCRIPTION	QTY.	UNIT	UNIT COST LAB.+MAT.	TOTAL COST: LAB. + MAT.	
				<b>Finishes</b>					
				<b>Flooring</b>					
124	A2.17-A2.18			Finished Concrete	633	SF			
125				Unfinished Concrete	37	SF			
126				Broadloom Wool Carpet	340	SF			
127				Broadloom Carpet	495	SF			
128				Synthetic Lawn	354	SF			
129				Resilient Flooring	228	SF			
130				Natural Stone 1	70	SF			
131				Natural Stone 2	201	SF			
132				Tile 1	212	SF			
133				Porcelain Tile 2	220	SF			
134				Porcelain Tile 3	72	SF			
135				Wood Plank 1	1276	SF			
136				Wood Plank 2	322	SF			
					<b>Wall finishes</b>				
137					Wall paint	17300	SF		
138					Porcelain wall tile	990	SF		
139		A8.5	A9.4	4" Glass brick wall	64	SF			
140		A8.4		Natural wall stone	28	SF			
141		A8.7		Wood wall finish WD1	48	SF			
				<b>Wall Base</b>					
142				Wood wall base	38	LF			
143			A8.6	Stone wall base	20	LF			
				<b>Ceiling finishes</b>					
144	A2.10-A2.12			T&G Wood Planks	1690	SF			
145				GWB ceiling and paint	1715	SF			
146				Extra strong GWB ceiling and paint	1120	SF			
147				Plaster	50	SF			
148				Tile Ceiling	36	SF			
149				Solid Wood ceiling	53	SF			
				<b>Subtotal</b>					
				<b>Exterior</b>					
150	S3.1,3.2			Variable Width Standing Seam Metal wall panels	1053	SF			
151				Brick Veneer Cladding	2449	SF			
152				Windows Trim	120	LF			
				<b>Subtotal</b>					
				<b>LUMBER</b>					
				<b>Holddown</b>					
153	S2.1			2-CS14	60	LF			
154				2-CS16	72	LF			
155				CMSTC14	21	LF			
156				CS16	11	LF			
157				HDU2	4	EA			
158				HDU4	8	EA			
159				HDU8	7	EA			
160				HDU11	4	EA			
161				HGU	3	EA			
162				HHUS	1	EA			
163				HU	3	EA			
164				HUC	1	EA			
165				HUCQ	19	EA			
166				HWP	1	EA			
167				LGU	1	EA			
				<b>Subtotal</b>					
				<b>Wall Framing</b>					
168				2 x 4 Studs @ 10FT	289	EA			
169				2 x 4 Stud Bottom Plates @ 12FT	31	EA			

S#	DWG #	DETAIL #	CSI NO	DESCRIPTION	QTY.	UNIT	UNIT COST LAB.+MAT.	TOTAL COST: LAB. + MAT.
170	A2.2-A2.4			2 x 4 Stud Top Plates @ 12FT	62	EA		
171				2 x 6 Studs @ 10FT	427	EA		
172				2 x 6 Stud Bottom Plates @ 12FT	47	EA		
173				2 x 6 Stud Top Plates @ 12FT	93	EA		
				<b>Subtotal</b>				
				<b>Wall Sheathing / gypsum wall board</b>				
174	A9.1			15/32 cdx Wall Sheathing	3760	SF		
175				5/8" Gypsum Wall Board	13210	SF		
				<b>Subtotal</b>				
				<b>Beams</b>				
176	S2.1-S2.3			3 1/2"x9 1/2 LSL Beam @8FT	2	EA		
177				3 1/2"x9 1/2 LSL Beam @10FT	1	EA		
178				3 1/2"x9 1/2 LSL Beam @12FT	2	EA		
179				3 1/2x11 7/8 PSL Beam @8FT	1	EA		
180				3 1/2x11 7/8 PSL Beam @10FT	1	EA		
181				3 1/2x11 7/8 PSL Beam @16FT	1	EA		
182				3 1/2x11 7/8 PSL Beam @22FT	1	EA		
183				3 1/2x16 LSL Beam @8FT	2	EA		
184				3 1/2x16 LSL Beam @10FT	5	EA		
185				3 1/2x16 LSL Beam @12FT	1	EA		
186				3 1/2x16 LSL Beam @18FT	1	EA		
187				3 1/2x16 LSL Beam @20FT	2	EA		
188				3 1/2x18 PSL Beam @12FT	1	EA		
189				5 1/2"x9 1/2 PSL Beam @28FT	1	EA		
190				5 1/2x11 7/8 GL Beam @12FT	1	EA		
191				5 1/2x16 1/2 GL Beam @18FT	1	EA		
192				5 1/4"x9 1/2 PSL Beam@10FT	2	EA		
193				5 1/4x11 7/8 PSL Wood Beam @10FT	1	EA		
194			5 1/4x11 7/8 PSL Wood Beam@18FT	1	EA			
195			7x11 7/8 PSL Wood Beam @10FT	1	EA			
196			7x14 PSL Drop Beam @26FT	1	EA			
197			7x18 PSL Wood Beam @10FT	1	EA			
				<b>Subtotal</b>				
				<b>Posts</b>				
198	S2.1-S2.3			4x6 Wood Post @10FT	10	EA		
199				4x8 Wood Post @10FT	3	EA		
200				4x10 Wood Post @10FT	1	EA		
201				6x6 Wood Post @10FT	17	EA		
202				6x8 Wood Post @10FT	3	EA		
203				6x10 Wood Post @10FT	2	EA		
204				6x12 Wood Post @10FT	2	EA		
				<b>Subtotal</b>				
				<b>Headers</b>				
205	S2.1-S2.3			6x10 Header Beam @8FT	6	EA		
206				4x6 Header Beam @8FT	2	EA		
207				6x8 Header Beam @8FT	3	EA		
				<b>Subtotal</b>				
				<b>Floor / roof Sheathing</b>				
208	S2.1-S2.3			1 1/8" Warmboard Floor Sheathing	5344	SF		
209				1/2" APA Rated roof sheathing	1322	SF		
				<b>Subtotal</b>				

S#	DWG #	DETAIL #	CSI NO	DESCRIPTION	QTY.	UNIT	UNIT COST LAB.+MAT.	TOTAL COST: LAB. + MAT.
				<b>Floor Joists</b>				
210	S2.1-S2.3			11 7/8" TJI 360 @ 20FT	22	EA		
211				11 7/8" TJI 230 @ 18FT	13	EA		
212				11 7/8" TJI 210 @ 12FT	3	EA		
213				11 7/8" TJI 210 @ 8FT	19	EA		
214				18" TJI 360 @ 8FT	7	EA		
215				18" TJI 360 @ 12FT	4	EA		
216				18" TJI 360 @ 16FT	14	EA		
217				18" TJI 360 @ 18FT	5	EA		
218				18" TJI 560 @ 24FT	29	EA		
219				18" TJI 560 @ 14FT	1	EA		
220				9 1/2" TJI 210 @ 8FT	19	EA		
221				9 1/2" TJI 210 @ 12FT	17	EA		
222				16" TJI 230 @ 22FT	25	EA		
223				2x8 Floor Joists @ 8FT	4	EA		
224				2x8 Floor Joists @ 14FT	3	EA		
225				4x10 Ripped Floor Joists @ 8FT	10	EA		
226				2x10 Ripped Floor Joists @ 14FT	16	EA		
227			3 1/2x11 7/8 Floor Joists @ 20FT	10	EA			
				<b>Subtotal</b>				
				<b>Ceiling Joists</b>				
228	S2.1-S2.3			2x10 Ceiling Joists @ 14FT	44	EA		
				<b>Subtotal</b>				
				<b>Roof Rafters</b>				
229	S2.1-S2.3			1 3/4x9 1/2 LSL Rafters @ 8FT	6	EA		
230				1 3/4x9 1/2 LSL Rafters @ 14FT	44	EA		
				<b>Subtotal</b>				
				<b>Soffit/Fascia</b>				
231	A3.02			3/4" T&G Wood Soffit	390	SF		
				<b>Subtotal</b>				
				<b>Misc Specialties</b>				
232		A8.1		Mirror	78	SF		
233		A8.6		3'x3'2" Wall mounted mirror	2	EA		
234		A8.7		Wall mounted rail and drapery	37	LF		
				<b>Subtotal</b>				
				<b>TOTAL</b>				
				<b>OVERHEAD (5%)</b>				
				<b>PROFIT (12%)</b>				
				<b>GRAND TOTAL</b>				