



Wood Residence

Lower Level Bedroom Suite Conversion - C7

item	description	units	unit price	subtotal	group total
1	General Conditions				
	pickup/delivery/loading into house	2	hrs \$60.00	\$120.00	
	Job Supervision	8	hrs \$85.00	\$680.00	
	Cleaning	4	hrs \$60.00	\$240.00	
	Temporary Protection	1	ls \$250.00	\$250.00	\$1,290.00
2	Demo / Framing				
	Demo Labor (3 man crew)	16	hrs \$180.00	\$2,880.00	
	Framing, material & labor	1	ls \$1,350.00	\$1,350.00	\$4,230.00
3	Insulation / Drywall / Paint				
	insulation - ceiling (R-19 batts)	300	sf \$1.15	\$345.00	
	drywall - new ceiling, wall patching	1	ls \$2,000.00	\$2,000.00	
	paint - included in original scope	0	ls \$0.00	\$0.00	\$2,345.00
4	Trim & Doors				
	material (base & door casing, existing window casing)	1	ls \$520.00	\$520.00	
	Misc. (door shims, glue)	1	ls \$75.00	\$75.00	
	labor for trim (2 man crew)	20	lf \$120.00	\$2,400.00	
	new doors (qty 1 bedroom, qty 2 sets of double)	1	ls \$3,200.00	\$3,200.00	
	pickup/delivery	2	hr \$60.00	\$120.00	\$6,315.00
5	Carpet				
	carpet - included in original scope	0	ls \$0.00	\$0.00	\$0.00
6	Finish Hardware				
	door hardware - included in original scope	0	ea \$0.00	\$0.00	\$0.00
7	Plumbing (labor and misc. materials)	0	ls \$0.00	\$0.00	\$0.00
8	HVAC				
	move return duct - under budget, no additional cost	0	ls \$0.00	\$0.00	\$0.00
9	Electrical				
	new can lights and switches	1	ls \$1,500.00	\$1,500.00	\$1,500.00
10	Light Fixture Allowance (ceiling fan)	option	ea \$0.00	\$0.00	\$0.00
	<i>ceiling fan option - add \$550 allowance</i>				
11	CONTINGENCY	1	ea \$1,200.00	\$1,200.00	\$1,200.00
				Subtotal Direct Cost	\$16,880.00
				Standard Fee (18%)	\$3,038.40
				TOTAL	\$19,918.40



WOOD
RESIDENCE

3435 N 140TH CIRCLE, OMAHA, NE 68164



PLAN DATE 01/16/2026	
REV.	DATE
REV01	01/14/26
REV02	02/17/26
REV03	03/05/26
REV04	03/16/26
REV05	03/23/26
REV06	05/21/26

JOB NUMBER	252513
DESCRIPTION	LOWER LEVEL
PLAN SHEET	A1.01

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