

UDA Summary Estimating Templates

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Project Name: Sample 2800 sf Residence
Project Number: Lot 161 Fairview Estates
Project Address: 1842 Banchory Drive

Input Project Multipliers (Revise blue numbers only)

2800 sf Finished Area	220 sf Hardwood Floors
86 sf Covered Porches	430 sf Ceramic Tile
510 sf Garage	0 sf Vinyl Flooring
418 sf Unfinished Bonus	2150 sf Carpet
0 sf Unfinished Basement	320 lf Fascia & Soffit
322 sf Decks	340 lf Footers
2128 sf Building Footprint	1 # Of Fireplaces
0 sf Siding	5.5 # Of Tons of HVAC
3518 sf Stucco or EIFS	0 # Of Gas Outlets
0 sf Brick Veneer	21 # Of Interior Doors
2000 sf Drives & Walks	16 # of Plumbing Fixtures

	Multiplier	Estimate	Actual	Variance
Planning & PreConstruction				
Plans	estimate	1480.00	1320.00	160.00
Building Permits	estimate	0.00	0.00	0.00
Lot Costs	input	0.00	0.00	0.00
Construction Debt Fees	estimate	0.00	0.00	0.00
Foundation				
Site Work	estimate	3100.00	3120.00	(20.00)
Footers	8.80 per lf	2992.00	2900.00	92.00
Foundation	3.75 per sf	7980.00	6930.00	1050.00
Concrete Slabs	2.20 per sf	1122.00	1430.00	(308.00)
Termite Pretreatment	quote	435.00	450.00	(15.00)
Poly under Crawlspace	estimate	140.00	84.00	56.00
Framing				
Framing Labor	5.60 per sf	22198.40	21430.00	768.40
Floor System Material	2.10 per sf	6938.40	6170.00	768.40
Framing Materials	2.85 per sf	10869.90	10870.00	(0.10)
Roof Framing Material	1.85 per sf	4214.30	4010.00	204.30
Roof Decking Material	0.60 per sf	2733.60	2480.00	253.60
Fascia & Soffit	3.95 per lf	1264.00	1860.00	(596.00)
Trusses	estimate	0.00	0.00	0.00
Exterior Windows & Doors				
Windows	allowance	9760.00	9380.00	380.00
Window Hardware	allowance	480.00	680.00	(200.00)
Exterior Doors	allowance	2890.00	3100.00	(210.00)
Garage Door(s)	allowance	965.00	870.00	95.00

Mechanical Systems	Multiplier		Estimate	Actual	Variance
Electrical Labor	1.60	per sf	4480.00	4200.00	280.00
Cable Jacks		estimate	125.00	120.00	5.00
Underground Utilities		optional	0.00	0.00	0.00
Electrical Fixtures		allowance	2500.00	2940.00	(440.00)
Plumbing Labor	310.00	per fixture	4960.00	4730.00	230.00
Water Heater(s)		allowance	300.00	280.00	20.00
Plumbing Fixtures		allowance	3000.00	2900.00	100.00
Gas Service	300.00	per fixture	0.00	0.00	0.00
Water Tap & Meter		input	0.00	0.00	0.00
Sewer & Water Line		estimate	500.00	480.00	20.00
Sewer Hookup		input	0.00	0.00	0.00
Septic Tank		optional	0.00	0.00	0.00
HVAC	1250.00	per ton	6875.00	7120.00	(245.00)
Fireplace(s) & Trim					
Fireplace Unit(s)	1280.00	per unit	1280.00	1140.00	140.00
Trim Surround		allowance	460.00	440.00	20.00
Mantle		allowance	330.00	260.00	70.00
Chimney Detail		estimate	620.00	680.00	(60.00)
Gas Logs, Starters		allowance	0.00	0.00	0.00
Roofing					
Roofing Materials	45.00	per 100 sf	1915.20	2230.00	(314.80)
Roofing Labor	39.00	per 100 sf	1659.84	1860.00	(200.16)
Attic Vents		estimate	250.00	240.00	10.00
Insulation & Drywall					
Insulation	0.95	per sf	2660.00	2400.00	260.00
Sheetrock	2.70	per sf	8937.00	8180.00	757.00
Exterior Veneers					
Brick Materials	2.60	per sf wall	0.00	0.00	0.00
Brick Labor	2.70	per sf wall	0.00	0.00	0.00
Brick Cleaning		estimate	0.00	0.00	0.00
Stucco / EIFS	4.20	per sf wall	14775.60	13670.00	1105.60
Siding	2.90	per sf wall	0.00	0.00	0.00
Stone		estimate	0.00	0.00	0.00
Scaffolding		estimate	300.00	210.00	90.00
Cabinetry & Countertops					
Cabinetry		allowance	7940.00	7710.00	230.00
Countertops		allowance	0.00	0.00	0.00
Interior Trim & Stairs					
Interior Doors	98.00	per unit	2058.00	2270.00	(212.00)
Int. Trim Materials		estimate	1980.00	1880.00	100.00
Int. Trim Labor		estimate	1650.00	1840.00	(190.00)
Stair System Materials		estimate	1140.00	1620.00	(480.00)
Stair System Labor		estimate	1190.00	1020.00	170.00
Floorcoverings & Ceramics					
	Multiplier		Estimate	Actual	Variance

Hardwood Materials	3.25	per sf	715.00	625.00	90.00
Hardwood Labor	2.60	per sf	572.00	480.00	92.00
Ceramic Tile	8.80	per sf	3784.00	4130.00	(346.00)
Tub / Shower Tilework		estimate	2230.00	1890.00	340.00
Vinyl Flooring	17.00	per sy	0.00	0.00	0.00
Underlayment		per sy	250.00	160.00	90.00
Carpet	19.00	per sy	4538.89	4520.00	18.89

Interior Finishes

Paint	2.10	per sf	6390.00	6780.00	(390.00)
Wallcoverings		allowance	0.00	0.00	0.00
Interior Paneling		allowance	0.00	0.00	0.00

Hardware & Shelving

Door Hardware		allowance	800.00	0.00	800.00
Installation Labor		estimate	0.00	0.00	0.00
Bath Hardware		allowance	240.00	220.00	20.00
Mirrors		allowance	360.00	310.00	50.00
Shower Doors		allowance	300.00	280.00	20.00
Closet Shelving		allowance	400.00	360.00	40.00

Appliances

Appliances		allowance	2000.00	2070.00	(70.00)
Installation Labor		estimate	0.00	0.00	0.00

Site Improvements

Final Grading		estimate	820.00	780.00	40.00
Concrete Drives/Walks	2.20	per sf	4400.00	4130.00	270.00
Landscaping		allowance	3000.00	2800.00	200.00
Irrigation System		allowance	0.00	0.00	0.00
Retaining Walls		allowance	0.00	0.00	0.00

Exterior Areas & Finishes

Ext. Deck Materials	8.50	per sf	2737.00	4200.00	(1463.00)
Ext. Deck Labor	3.60	per sf	1159.20	1400.00	(240.80)
Deck Painting or Sealing		estimate	0.00	0.00	0.00
Covered Porches	12.20	per sf	1049.20	420.00	629.20
Screened Porches		estimate	0.00	0.00	0.00
Ext./Int. Columns		estimate	650.00	610.00	40.00
Brick Steps		estimate	750.00	890.00	(140.00)
Exterior Hand Rails		optional	0.00	0.00	0.00
Shutters		estimate	420.00	400.00	20.00
Mailbox		estimate	280.00	210.00	70.00

Specialty Options

Central Vacuum		allowance	0.00	0.00	0.00
Security System		allowance	0.00	0.00	0.00
Intercom System		allowance	0.00	0.00	0.00
Stereo System Prewire		allowance	0.00	0.00	0.00

Construction Clean Up

Clean Up - Daily		Multiplier	Estimate	Actual	Variance
		estimate	1000.00	1140.00	(140.00)

Clean Up - Final	0.15 per sf	496.50	400.00	96.50
Project Overhead				
Builder's Risk Insurance	input	485.00	425.00	60.00
Project Phone	estimate	350.00	320.00	30.00
Signage	estimate	115.00	85.00	30.00
Construction Utilities	estimate	300.00	240.00	60.00
Rental Equipment	estimate	250.00	0.00	250.00
Miscellaneous	estimate	500.00	180.00	320.00
Punch List Allowance	estimate	500.00	340.00	160.00
Contingency	estimate	0.00	0.00	0.00
Project Subtotal		193290.03	188299.00	4991.03
Job Coordination				
Job Coordination - Percentage	18.00 percent	34792.21	34656.00	136.21
Job Coordination - Fee	input	0.00	0.00	0.00
Additional Fees				
Sales Tax (if applicable)	0.00 percent	0.00	0.00	0.00
Sales Commission	input	0.00	0.00	0.00
Project Total		228082.23	222955.00	5127.23