



2025 NATIONAL HOME IMPROVEMENT ESTIMATOR

**Richard Pray
Bilandra Chase
21st Edition**



**Labor Costs, Material Costs, City Cost Modifiers and
Selling Prices for All Home Improvement Projects**



2025 NATIONAL HOME IMPROVEMENT ESTIMATOR

Edited by Bilandra Chase and Richard Pray
21st Edition



**The National
Estimator Cloud**



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Acknowledgments

Portions of chapters 8, 9 and 15 first appeared in the book *Renovating & Restyling Older Homes* by Lawrence Dworin. Mr. Dworin served as a resource in the development of this manuscript and contributed many valuable insights from his years of experience in the industry. Mr. Dworin is the author of both *Renovating & Restyling Older Homes* and *Profits in Buying & Renovating Homes*. Both are available from Craftsman Book Company.

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Cover design by: *Jennifer Johnson*
Photos: *iStock by Getty Images™*
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ISBN 978-1-57218-402-2
Published October 2024 for the year 2025.

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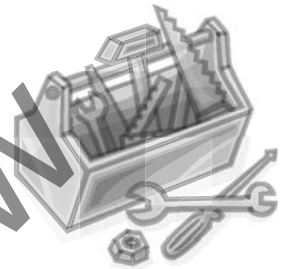
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Pricing Home Improvement Jobs

1



Estimating home improvement costs requires specialized skills. You can't price home improvement work the same way you'd price new construction. The proportion of labor expense is greater. There's far more risk because there are far more variables and unknowns. An example will make this clear.

Hanging doors in new construction is a 1-2-3 affair. You know ahead of time exactly what's required. You built the wall, installed the frame and know each door will fit right the first time. There won't be any surprises. An experienced estimator can forecast the cost of hanging a door in a new home with a high degree of confidence.

Now let's look at the same task on a home improvement project. First, remember that you may be hanging only one door. There's no chance to improve the production rate on second or later doors. Installing this one door is probably different from the last door you installed on a similar project and will be different from your next door installation.

Work starts with removing the old door. That's probably not too hard — once you break through several coats of accumulated paint on the hinges. Let's assume you work carefully and don't damage the casing or trim. The next step is to install a blind Dutchman where the original hinges were attached. If the frame's badly chewed up from years of neglect and abuse, you'll have to remove and replace the entire frame. Don't forget that the building has settled over the years. The frame has probably twisted out of plumb. More time will be needed to shim and level the frame.

Finally, the door is installed and swings smoothly. But the job still isn't finished. You still have to paint the door to match and will certainly have to haul away the old door and the debris.

Every home improvement cost estimate comes with dozens of chances to make an expensive mistake. Surprises are inevitable and nearly all surprises will add to the cost, not reduce the cost. Estimating new construction is a snap by comparison.

All home improvement has similar problems:

- ❖ No chance for economies of scale (mass production),
- ❖ Difficulty in removing just enough of the old,
- ❖ Work doesn't follow the normal (from the ground, up) sequence of construction,
- ❖ Difficulty adding new materials to deteriorated or nonstandard existing materials,
- ❖ The need to match designs, colors and textures,
- ❖ Covering up for another contractor's mistakes,
- ❖ Struggling to get access to the place where the work is to be done,
- ❖ Protecting adjacent surfaces and pathway to the work area,
- ❖ Initial uncertainty about how much work is needed.

Now notice the word *risk* in first paragraph above. There are at least two risk categories in every home improvement job. The first is risk from the unknown – work you didn’t expect and couldn’t foresee. But there’s another type of risk that’s entirely different: That the owner won’t be satisfied with what you’ve done or the way you’ve done it. Nearly all home improvement is intended to solve a problem, something the owner wants or doesn’t want. Until that problem is resolved (at least in the mind of the owner) your work is not done. That makes owner satisfaction the essence of every home improvement project. Meeting requirements of the building code is never enough. You have to satisfy the owner. Worse still, many states require a very specific set of notices and disclosures in home improvement contracts. A home improvement contract that omits any of these notices and disclosures is an “unfair act or practice” and may subject the contractor to criminal penalties.

If you’re an experienced home improvement contractor, you understand this already. Whether experienced or not, you know full well that accurate pricing is crucial to survival in the home improvement business. Unfortunately, most home improvement specialists have far less experience in pricing their work than in getting the work done. No wonder so many home improvement companies wink out after a few years.

But it doesn’t have to be that way.

The chapters that follow explain how to price each type of home improvement work. Emphasis will be on avoiding risk — pricing pitfalls that can turn any home improvement contract into a financial nightmare.

No Price Fits All Jobs

There’s no single way to arrive at the correct price for home improvement work. Neither is there a single correct price for most home improvement projects. But there are both good and bad ways to estimate prices and there are good and bad prices for any proposed job. Your task as a home improvement estimator is to produce consistently good estimates on most jobs. If you’re already doing that, congratulations. You don’t need this book. Return it where you bought it and get a refund. But if you’re not, information in the following chapters will make or save you many times what you paid for the book.

It’s accepted wisdom among home improvement specialists that salespeople need authority to quote prices when closing a sale. When trying to wrap up a deal, there’s no substitute for having current cost information at your fingertips. That’s especially true on larger jobs where you’ve prepared detailed plans and a written estimate. The owner will have questions and suggestions that change the job specs. If you want to close the sale then and there, you’d better know how much to add or subtract for each change the owner wants.

Most home improvement companies authorize salespeople to quote prices from an approved list in a price book. That simplifies the salesperson’s job, eliminates most major errors, and saves the owner of the company from approving every item in every estimate. In our opinion, quoting from a price book is the only way to

build sales volume in the home improvement business. That means every home improvement contractor needs a good price book.

Of course, the best price book for your company would be based on your actual cost experience — work done by your crews on your jobs with materials from your dealers and installed by your subcontractors. Since every contractor uses different crews, subcontractors and suppliers, every price book should be different. And, of course, prices in the company price book should be revised regularly to reflect current labor and material costs.

Having admitted that there's no substitute for developing your own price book, we'll suggest that you not bother. Most home improvement contractors don't have the time or patience to maintain current installed prices for thousands of repair and remodeling items. Even if you did, spending hundreds of hours a year keeping a price book current would be a waste of time. Prices for home improvement work are usually negotiated on site. There's little value in keeping a book of exact costs if you have to cut a special deal to close each sale.

Instead, we suggest that you let this manual serve as your company price book. Using the prices in this book (and included software download) will eliminate most of the common estimating mistakes. If your labor costs are higher or if your crews aren't as skilled as most tradesmen, you may have to increase the selling prices listed here to make a reasonable profit. And, of course, sometimes you're going to have a job with costs that exceed what any reasonable estimate could have predicted. This manual isn't a substitute for the exercise of good judgment. That's always your job.

Cost Plus Markup Equals Selling Price

The difference between your cost and your selling price is your markup. Markup varies widely from job to job, far more than either material cost or labor cost. You're the final authority on markup. You decide what markup fits best — based on market conditions, your client, and the profit you feel is reasonable. Once you decide on the "right" markup, it's easy to plug that percentage into the bid, assuming you use *National Estimator Cloud*.

Markup vs. Margin				
Hard Cost	Price at 50% Markup	Price at 70% Markup	Price at 100% Markup	Price at 150% Markup
\$50	\$75	\$85	\$100	\$125
\$100	\$150	\$170	\$200	\$250
\$200	\$300	\$340	\$400	\$500
\$300	\$450	\$510	\$600	\$750
\$400	\$600	\$680	\$800	\$1,000
\$500	\$750	\$850	\$1,000	\$1,250
\$1,000	\$1,500	\$1,700	\$2,000	\$2,500
\$2,000	\$3,000	\$3,400	\$4,000	\$5,000
\$3,000	\$4,500	\$5,100	\$6,000	\$7,500
\$4,000	\$6,000	\$6,800	\$8,000	\$10,000
\$5,000	\$7,500	\$8,500	\$10,000	\$12,500
\$6,000	\$9,000	\$10,200	\$12,000	\$15,000
\$7,000	\$10,500	\$11,900	\$14,000	\$17,500
\$8,000	\$12,000	\$13,600	\$16,000	\$20,000
\$9,000	\$13,500	\$15,300	\$18,000	\$22,500
\$10,000	\$15,000	\$17,000	\$20,000	\$25,000
\$11,000	\$16,500	\$18,700	\$22,000	\$27,500
\$12,000	\$18,000	\$20,600	\$24,000	\$30,000
\$13,000	\$19,500	\$22,100	\$26,000	\$32,500
\$14,000	\$21,000	\$23,800	\$28,000	\$35,000
\$15,000	\$22,500	\$25,500	\$30,000	\$37,500
\$16,000	\$24,000	\$27,200	\$32,000	\$40,000
\$17,000	\$25,500	\$28,900	\$34,000	\$42,500
\$18,000	\$27,000	\$30,600	\$36,000	\$45,000
\$19,000	\$28,500	\$32,300	\$38,000	\$47,500
\$20,000	\$30,000	\$34,000	\$40,000	\$50,000
\$30,000	\$45,000	\$51,000	\$60,000	\$75,000
\$40,000	\$60,000	\$68,000	\$80,000	\$100,000
\$50,000	\$75,000	\$85,000	\$100,000	\$125,000
Hard Cost	33% Margin	41% Margin	50% Margin	60% Margin

Figure 1-1

Markup (based on cost) vs. Margin (based on selling price)

Every construction contractor needs to distinguish between “markup” and “profit.” Markup is what you add to estimated labor and material costs (usually called “hard costs”) to find the selling price. Profit is what you have left when all bills have been paid. The two are very different. Profit is just the frosting on the cake.

Markup is also different from “margin.” Figure 1-1 shows percentages of markup for various levels of hard costs. For example, if your markup on a \$20,000 job is 50 percent, the selling price will be \$30,000. The margin on that job is 33 percent, \$10,000 divided by the selling price of \$30,000. (Note the bottom row in Figure 1-1.) Margin is what’s left after hard costs are recovered and includes profit.

Many successful home improvement contractors find they can stay in business if hard costs are 59 percent of selling price. Hard costs include material expense, subcontract costs and labor (including taxes and insurance). The other 41 percent of selling price (“margin”) compensates the sales staff, covers overhead, supervision and contingency, and should yield a modest profit. From Figure 1-1, you can see that markup on hard costs has to be 70 percent to yield a margin of 41 percent.

To put this formula to work in your home improvement company, add 70 percent to your hard costs to find the selling price. Of course, some jobs need more markup and others can get by on less. A smaller job with more risk done for a demanding client may require greater markup. A larger job done mostly by subcontractors can usually carry a smaller markup.

Home improvement contractors have all the overhead of any business: office rent, telephone, owner’s salary, office salaries, legal and accounting expense, insurance, auto and truck expense, and more. But unlike other contractors, home improvement specialists routinely deal with high risk, as explained earlier. Since most of what you didn’t or couldn’t anticipate will inflate your costs, you’re assuming significant risk. That’s why markups for home improvement work have to be higher than for new construction.

Naturally, competition dictates markup. If you’re not getting enough work at 70 percent markup, maybe 70 percent is too much for your area. But remember that you shouldn’t have to bid remodeling work on a level playing field. New construction usually goes to the lowest responsible bidder. A creative salesman who follows the recommendations in this book has an advantage over lowball bidders who rely on price alone to sell their services.

If you have trouble using *National Estimator Cloud*, we’ll be glad to help, and we don’t charge you for it.

Free telephone assistance is available from 8 a.m. until 5 p.m. Pacific time Monday through Friday (except holidays). Call 760-438-7828, Ext. 2.



Two Ways to Use These Estimates

This manual is also available by subscription on the Web as part of *National Estimator Cloud*. For only a few dollars a month, you get all ten of Craftsman’s 2025 construction cost estimating guides. Each has about 400 pages of current labor and material costs for construction – all neatly organized and indexed. Use these costs to build estimates, bids and invoices for nearly any type of home improvement project.

National Estimator Cloud:

- Prints estimates, bids and invoices as Word, Excel or PDF documents.
- Runs as a secure app on the Web so you can write estimates anywhere you have a Web connection.
- Exports invoices to QuickBooks, either desktop or the online.
- Bids and invoices can show as much or as little detail as you want.
- Material costs are updated regularly as prices change.
- Costs only a few dollars a month. Cancel any time you want.

Estimates That Work Two Ways

This manual is designed for use by both the owner of a home improvement business and by company sales staff. Prices in the printed version of this manual include both hard costs (labor and material) and a recommended selling price (usually based on 70 percent markup). Sales staff will use the selling price. Prices in *National Estimator Cloud* don't include markup. *National Estimator Cloud* makes it easy to apply whatever markup percentage you select.

Figure 1-2 shows the last page of an estimate for the Stillwell room addition, including 70 percent markup. The company estimator can create an estimate like this from a job survey prepared by a sales representative. Figure 1-2 is for company use and was created with the *National Estimator Cloud*.

Figure 1-3 shows the last page of a bid for the same job. This is what the customer sees. *National Estimator Cloud* creates bids like this from your estimate. Figure 1-2, the estimate, shows 70 percent markup on hard costs. Figure 1-3, the proposal, doesn't show any markup at all. Instead, markup has been distributed proportionately throughout each cost item in the job – material, labor,

Qty	Craft@Hours	Unit	Material	Labor	Equipment	Total
3.00	2P @ .750	Ea	5.13	16.89	-	22.02
Roll 1st coat of water base stain on rough sawn or resawn wood siding Medium 225 SF/MH, 213 SF/Gal						
17.00	2P @ 7.55	CSF	149.60	170.00	-	319.60
Roll & brush 1st finish coat of water base enamel on vanity cabinet Medium 103 SF/MH, 288 SF/Gal						
0.90	2P @ .874	CSF	6.69	19.68	-	26.37
Roll 1st coat of water base stain on rough sawn or resawn wood siding Medium 225 SF/MH, 213 SF/Gal						
17.00	2P @ 7.55	CSF	149.60	170.00	-	319.60
Add for grouting cores per linear foot of core, pumped in place 4" thick wall, (8.86 VLF per CF)						
1.00	M1 @ .011	VLF	1.31	0.64	-	1.95
Roll 2nd coat of water base stain on rough sawn or resawn wood siding Medium 275 SF/MH, 273 SF/Gal						
17.00	2P @ 6.19	CSF	116.79	139.40	-	256.19
** Subtotal: Painting						
56.8			1,607.75	1,314.17	-	2,921.92
Total Manhours, Material, Labor, and Equipment:						
406			17,719.83	9,859.62	2.56	27,582.01
Total Only (Subcontract) Costs:						
						7,292.50
Subtotal:						34,874.51
70.00% Markup						24,412.16
Estimate total:						59,286.67
8.25% Tax on Materials:						1,461.89
Grand total:						60,748.56

Figure 1-2

Estimate with a 70 percent markup shown

Description	Quantity	Rate	Amount
Roll & brush 1st finish coat of water base enamel on vanity cabinet			
Medium 103 SF/MH, 288 SF/Gal			
Material, per CSF	0.90	13.24	11.92
Labor, per CSF	0.90	37.18	33.46
Roll 1st coat of water base stain on rough sawn or resawn wood siding			
Medium 225 SF/MH, 213 SF/Gal			
Material, per CSF	17	15.69	266.73
Labor, per CSF	17	17.00	289.00
Add for grouting cores per linear foot of core, pumped in place			
4" thick wall, (8.86 VLF per CF)			
Material, per VLF	1	2.34	2.34
Labor, per VLF	1	1.09	1.09
Roll 2nd coat of water base stain on rough sawn or resawn wood siding			
Medium 275 SF/MH, 273 SF/Gal			
Material, per CSF	17	12.25	208.25
Labor, per CSF	17	13.94	236.98
*Painting subtotal			5,100.30
Total Material, Labor, and Equipment			48,352.66
Total Only (Subcontract) Costs			12,397.25
*Grand Total			60,749.91

Figure 1-3

Proposal for the same job not showing the markup

equipment and subcontract. *National Estimator Cloud* does this distribution at the click of a mouse button. Notice that the total is nearly the same in both documents, \$60,749.91. (The \$1.35 difference is due to rounding when markup is distributed among hundreds of unit costs.)

National Estimator Cloud offers dozens of choices on what you show and what you hide in estimates, bids and invoices. Each can be as long (full description for everything in the estimate) or as short (only a summary of each category) as you want. You can show or hide labor and material cost detail. You can show or hide markup and profit. You can print estimates, bids and invoices in either Word (RTF), PDF or Excel (XLS) format.

Once work begins, you'll want to monitor job expenses to be sure actual costs remain consistent with estimated costs. If you use QuickBooks to pay bills and figure payroll, let QuickBooks do the comparisons for you. *National Estimator Cloud* exports invoices to QuickBooks -- either the full invoice for the job or just an invoice for the percentage of each task completed in the current pay period.

If you send progress invoices, *National Estimator Cloud* keeps track of what's been completed and billed and what hasn't been billed yet. When a change order increases the contract price, simply add the new item to your estimate. That item will show up on your next progress invoice at whatever percent of completion you select.

Job Survey (Scope of Work)

Of course, neither a good price book nor a computer estimating program will solve every estimating problem. Computers seldom make mistakes in addition or multiplication. But nothing prevents making an expensive estimating mistake on your own. By far the most common estimating mistake is omitting something essential to the job.

Get in the habit of completing an exhaustive job survey before beginning any estimate for home improvement work. Some of your estimates on a job may be too high. Other estimates on a job may be too low. With any luck, your over-estimates will roughly balance with your under-estimates, leaving the job total about where it should be. But the estimated price for anything omitted from a job survey is always zero. That's a 100 percent miss. It's hard to balance a complete miss with anything. A few of those can create a financial disaster.

Material Costs in This Book

Material Costs for each item are listed in the column headed "Material." These are neither retail nor wholesale prices. They are estimates of what most contractors who buy in moderate volume will pay suppliers as of early-2025. Discounts may be available for purchases in larger volumes.

Material costs can change rapidly. Material prices in *National Estimator Cloud* are revised regularly as material prices change and may be different from material prices in this manual. See the discount certificate inside the back cover of this manual for more on *National Estimator Cloud*.

Add Delivery Expense to the material cost for other than local delivery of reasonably large quantities. Cost of delivery varies with the distance from source of supply, method of transportation, and quantity to be delivered. But most material dealers absorb the delivery cost on local delivery (5 to 15 miles) of larger quantities to good customers. Add the expense of job site delivery when it's a significant part of the material cost. *National Estimator Cloud* makes it easy to add sales tax to your estimates, bids and invoices.

Add Sales Tax when sales tax will be charged to the contractor buying the materials. In some states, contractors have to collect sales tax based on the contract price. No matter what your state (or county) requires, *National Estimator Cloud* makes it easy to add sales tax to your estimates, bids and invoices.

Waste and Coverage Loss is included in the installed material cost. The cost of many materials per unit after installation is greater than the purchase price for the same unit because of waste, shrinkage or coverage loss during installation. For example, about 120 square feet of nominal 1" x 4" square edge boards will be needed to cover 100 square feet of floor or wall. There's no coverage loss with plywood sheathing, but waste due to cutting and fitting will average about 6 percent.

Costs in the Material column of this book assume normal waste and coverage loss. Small and irregular jobs may require a greater waste allowance. Materials priced without installation (with no labor cost) don't include an allowance for waste and coverage except as noted.

Labor Costs for installing the material or doing the work described are listed in the column headed Labor. The labor cost per unit is the labor cost per hour multiplied by the manhours per unit shown after the @ sign in the Craft@Hrs column. Labor cost includes the basic wage, the employer's contribution to welfare, pension, vacation and apprentice funds, and all tax and insurance charges based on wages. Hourly labor costs for the various crafts are listed on page 15.

Supervision Expense to the general contractor isn't included in the labor cost. The cost of supervision and non-productive labor varies widely from job to job. Calculate the cost of supervision and non-productive labor and add this to the estimate.

Payroll Taxes and Insurance are included in the labor cost. See page 15 for more on the "contractor's burden."

Manhours per Unit and the Craft performing the work are listed in the Craft@Hrs column. To find the units of work done per worker in an 8-hour day, divide 8 by the manhours per unit. To find the units done by a crew in an 8-hour day, multiply the units per worker per 8-hour day by the number of crew members.

Manhours include all productive labor normally associated with installing the materials described.

This will usually include tasks such as:

- ❖ Unloading and storing construction materials, tools and equipment on site.
- ❖ Moving tools and equipment from a storage area or truck on site at the beginning of the day.
- ❖ Returning tools and equipment to a storage area or truck on site at the end of the day.
- ❖ Normal time lost for work breaks.
- ❖ Planning and discussing the work to be performed.
- ❖ Normal handling, measuring, cutting and fitting.
- ❖ Keeping a record of the time spent and work done.
- ❖ Regular cleanup of construction debris.
- ❖ Infrequent correction or repairs required because of faulty installation.

Adjust the Labor Cost to the job you're figuring when your actual hourly labor cost is known or can be estimated. The labor costs listed in Figure 1-5 will apply within a few percent on many jobs. But labor costs may be much higher or much lower on the job you're estimating.

If the hourly wage rates listed in Figure 1-5 aren't accurate, divide your known or estimated cost per hour by the listed cost per hour. The result is your adjustment for any figure in the Labor column for that craft. *National Estimator Cloud* makes it easy to compile estimates using your own labor rates.

Adjust for Unusual Labor Productivity. Costs in the Labor column are for normal conditions: experienced craftsmen working on reasonably well-planned and managed home improvement projects with fair to good productivity. Labor estimates assume that materials are standard grade, appropriate tools are on hand, work done by other crafts is adequate, layout and installation are relatively uncomplicated, and working conditions don't slow progress.

Working conditions at the jobsite have a major effect on labor cost. Estimating experience and careful analysis can help you predict the effect of most changes in working conditions. Obviously, no single adjustment will apply on all jobs. But the adjustments that follow should help you produce more accurate labor estimates. More than one condition may apply on a job.

Jobsite conditions affect labor costs

- ❖ Add 10% to 15% when working temperatures are below 40 degrees or above 95 degrees.
- ❖ Add 30% to 35% when temperatures are below 20 degrees. Materials and tools are hard to handle. Bulky clothing restricts freedom of movement.
- ❖ Add 15% to 25% for work on a ladder or a scaffold, in a 36" crawl space, in a congested area, or remote from the material storage point.
- ❖ Add 50% for work in an 18" to 36" crawl space. Allow extra time for cleaning out the area before work begins.
- ❖ Add 200% if portions of the crawl space are less than 18". Allow extra time for passing tools and materials. Few contractors bid on work like this.
- ❖ Deduct 10% when the work is in an open area with excellent access and good light.
- ❖ Add 1% for each 10 feet that materials must be lifted above ground level.
- ❖ Add 5% to 50% for tradesmen with below-average skills. Deduct 5% to 25% for highly-motivated, highly-skilled tradesmen.
- ❖ Deduct 10% to 20% when an identical task is repeated many times for several days at the same site.
- ❖ Add 20% to 50% on small jobs where fitting and matching of materials is required, adjacent surfaces have to be protected and the job site is occupied during construction.
- ❖ Add 25% to 50% for work done following a major flood, fire, earthquake, hurricane or tornado while skilled tradesmen are not readily available. Material costs may also be higher after a major disaster.
- ❖ Add 10% to 35% for demanding specs, rigid inspections, unreliable suppliers, a difficult owner or an inexperienced architect.

Use an Area Modification Factor from pages 18 through 26 if your material, hourly labor or equipment costs are unknown and can't be estimated. Here's how: Use the labor and material costs in this manual without modification. Then add or deduct the percentages shown for labor, material and equipment. Area cost modifications in *National Estimator Cloud* make it easy to adjust all costs in this manual to any US zip or Canadian postal code you select.

Equipment Costs for small tools and expendable supplies (such as saws and tape) are usually considered overhead expense and are covered by your markup. Equipment costs for larger equipment (such as a compressor or backhoe) should be based on the rental rate for the period needed. Equipment rental costs are included in sections where heavy equipment may be needed.

Labor and Material Costs Change. Costs in this manual were compiled in the fall of 2024 and projected to 2025 based on recent price trends. These projections will be accurate for some materials but inaccurate for others. No one can predict material price changes accurately. Costs in *National Estimator Cloud* are revised as prices change and are likely to be different from the cost in this manual.

How Accurate Are These Figures? They're as accurate as possible considering that the estimators who compiled this book don't know your subcontractors or material suppliers, have never met the owner or been on site, have never seen the plans or specs, don't know what building code applies, and have no record of how much work your crews can handle. You wouldn't bid a job under those conditions. And we don't claim that all construction is done at these prices.

Estimating Is an Art, not a science. On many jobs the range between high and low bid will be 20 percent or more. There's room for legitimate disagreement on what the correct costs are, even when complete plans and specifications are available, the date and site are established, and labor and material costs are identical for all bidders.

No cost fits all jobs. Good estimates are custom-made for a particular project and a single contractor through judgment, analysis and experience.

This book isn't a substitute for judgment, analysis and sound estimating practice. It's an *aid* in developing an *informed opinion* of cost. If you're using this book as a sole cost authority for contract bids, you're reading more into these pages than the editors intend.

Use These Figures to compile preliminary estimates, when a "snap" bid is needed to close the deal, and when no actual costs are available. This book will reduce the chance of error or omission on bid estimates, speed "ball park" estimates, and be a good guide when there's no time to get a quote.

Where Do We Get These Figures? From the same sources all professional estimators use: material suppliers, material price services, analysis of plans, specifications, estimates and completed project costs, and both published and unpublished cost studies compiled by both private and government agencies. In addition, we conduct nationwide mail and phone surveys and have the use of several major national estimating databases.

We'll Answer Your Questions about any part of this book and explain how to apply these costs. Free telephone assistance is available from 8 a.m. until 5 p.m. Pacific time Monday through Friday except holidays. Phone 760-438-7828, Ext. 2. We don't accept collect calls and can't estimate the job for you. But if you need clarification on something in this manual, we can help.

Labor Costs and Crews

Throughout this manual you'll see a column headed *Craft@Hrs.* Letters and numbers in this column show our estimates of:

- ❖ Who will do the work (the craft code)
- ❖ An @ symbol which means at
- ❖ How long the work will take (manhours).

For example, suppose you see the following in the *Craft@Hrs* column:

B1@.016

That means we estimate the installation rate for crew B1 at 0.016 manhours per unit. That's the same as 16 manhours per 1,000 units.

Figure 1-4 is a table that defines each of the craft codes used in this book. Notice that crew B1 is composed of two craftsmen: one laborer and one carpenter.

Notice also in the table that the cost per manhour for crew B1 is listed as \$39.47. That's the average for a laborer (listed at \$35.64 per hour) and a carpenter (listed at \$43.29 per hour): \$35.64 plus \$43.29 is \$78.93. Divide by 2 to get \$39.47 (\$39.465 rounded up), the average cost per man-hour for crew B1.

In the table, the cost per manhour is the sum of hourly costs of all crew members divided by the number of crew members. That's the average cost per manhour.

Costs in the Labor column in this book are the product of the installation time (in manhours) multiplied by the cost per manhour. For example, in Chapter 4, the labor cost listed for 1/2 BC wall sheathing is \$0.63 per square foot. That's the installation time (0.016 manhours per square foot) multiplied by \$39.47, the average cost per manhour for crew B1.

Figure 1-5 shows hourly labor costs components — base wage, typical fringe benefits, payroll taxes, insurance and the total hourly cost.

Craft Codes		
Craft Code	Cost Per Manhour	Crew Composition
B1	\$39.47	1 laborer, 1 carpenter
B2	\$40.74	1 laborer, 2 carpenters
B3	\$38.19	2 laborers, 1 carpenter
B4	\$42.99	1 laborer, 1 operating engineer, 1 reinforcing iron worker
B5	\$42.81	1 laborer, 1 carpenter, 1 cement mason, 1 operating engineer, 1 reinforcing iron worker
B6	\$38.72	1 laborer, 1 cement mason
B7	\$36.27	1 laborer, 1 truck driver
B8	\$41.95	1 laborer, 1 operating engineer
B9	\$37.23	1 bricklayer, 1 bricklayer's helper
BB	\$42.48	1 bricklayer
BC	\$43.29	1 carpenter
BE	\$46.59	1 electrician
BF	\$39.11	1 floor layer
BG	\$42.04	1 glazier
BH	\$31.97	1 bricklayer's helper
BL	\$35.64	1 laborer
BR	\$42.15	1 lather
BS	\$36.21	1 marblesetter
CF	\$41.80	1 cement mason
CT	\$34.31	1 mosaic & terrazzo worker
D1	\$43.18	1 drywall installer, 1 drywall taper
DI	\$42.75	1 drywall installer
DT	\$43.60	1 drywall taper
HC	\$32.31	1 plasterer helper
OE	\$48.25	1 operating engineer
P1	\$42.54	1 laborer, 1 plumber
PM	\$49.43	1 plumber
PP	\$39.62	1 painter, 1 laborer
PR	\$43.62	1 plasterer
PT	\$43.59	1 painter
R1	\$41.78	1 roofer, 1 laborer
RI	\$45.09	1 reinforcing iron worker
RR	\$47.91	1 roofer
SW	\$47.79	1 sheet metal worker
T1	\$37.22	1 tile layer, 1 laborer
TL	\$38.80	1 tile layer
TR	\$36.90	1 truck driver

Figure 1-4

Craft codes used in this manual

Hourly Labor Cost						
	1	2	3	4	5	6
Craft	Base wage per hour	Taxable fringe benefits (5.68% of base wage)	Insurance and employer taxes (%)	Insurance and employer taxes (\$)	Non-Taxable fringe benefits (5.02% of base wage)	Total hourly cost used in this book
Bricklayer	\$31.23	\$1.77	23.96%	\$7.91	\$1.57	\$42.48
Bricklayer's Helper	23.50	1.34	23.96	5.95	1.18	31.97
Building Laborer	24.94	1.42	30.46	8.03	1.25	35.64
Carpenter	30.54	1.74	29.36	9.48	1.53	43.29
Cement Mason	31.14	1.77	22.26	7.33	1.56	41.80
Drywall Installer	31.81	1.81	22.39	7.53	1.60	42.75
Drywall Taper	32.45	1.84	22.39	7.68	1.63	43.60
Electrician	35.57	2.02	19.19	7.21	1.79	46.59
Floor Layer	29.02	1.65	22.77	6.98	1.46	39.11
Glazier	30.83	1.75	24.28	7.91	1.55	42.04
Lather	31.84	1.81	20.50	6.90	1.60	42.15
Marble Setter	27.35	1.55	20.56	5.94	1.37	36.21
Millwright	31.07	1.77	20.47	6.72	1.56	41.12
Mosaic & Terrazzo Worker	25.91	1.47	20.56	5.63	1.30	34.31
Operating Engineer	35.49	2.02	23.90	8.96	1.78	48.25
Painter	32.10	1.82	23.76	8.06	1.61	43.59
Plasterer	31.39	1.78	26.73	8.87	1.58	43.62
Plasterer Helper	23.25	1.32	26.73	6.57	1.17	32.31
Plumber	36.51	2.07	23.37	9.02	1.83	49.43
Reinforcing Ironworker	32.40	1.84	26.94	9.22	1.63	45.09
Roofer	31.26	1.78	40.24	13.30	1.57	47.91
Sheet Metal Worker	34.94	1.99	24.68	9.11	1.75	47.79
Sprinkler Fitter	35.88	2.04	23.97	9.09	1.80	48.81
Tile Layer	29.30	1.66	20.56	6.37	1.47	38.80
Truck Driver	26.93	1.53	24.90	7.09	1.35	36.90

Figure 1-5*Components of hourly labor costs*

The labor costs shown in Column 6 were used to compute the manhour costs for crews and the figures in the Labor column.

It's important that you understand what's included in the figures in each of the six columns in the table. Here's an explanation:

Column 1, the base wage per hour, is the craftsman's hourly wage. These figures are representative of what many contractors will be paying craftsmen working on home improvement jobs in 2025.

Column 2, taxable fringe benefits, includes vacation pay, sick leave and other taxable benefits. These fringe benefits average 5.68 percent of the base wage for many home improvement contractors. This benefit is in addition to the base wage.

Column 3, insurance and employer taxes in percent, shows the insurance and tax rate for construction trades. The cost of insurance in this column includes workers' compensation and contractor's casualty and liability coverage. Insurance rates

vary widely from state to state and depend on a contractor's loss experience. Note that taxes and insurance increase the hourly labor cost by 30 to 35 percent for most trades. There is no legal way to avoid these costs.

Column 4, insurance and employer taxes in dollars, shows the hourly cost of taxes and insurance for each construction trade. Insurance and taxes are paid on the costs in both columns 1 and 2.

Column 5, non-taxable fringe benefits, includes employer paid non-taxable benefits such as medical coverage and tax-deferred pension and profit sharing plans. These fringe benefits average 5.02 percent of the base wage for many home improvement contractors. The employer pays no taxes or insurance on these benefits.

Column 6, the total hourly cost in dollars, is the sum of columns 1, 2, 4 and 5.

These hourly labor costs will apply within a few percent on many jobs. But wage rates may be much higher or lower in the area where you do business. We recommend using your actual labor cost rather than national averages. That's easy with *National Estimator Cloud*. When copying and pasting costs to your estimate, adjust the assumed hourly labor cost to your actual hourly labor cost. You need do this only once for each trade. And you can make this adjustment at any time. Any change you make is applied to that trade throughout the estimate.

Abbreviations			
4WD	four-wheel drive	EPA	Environmental Protection Agency
ABS	acrylonitrile butadiene styrene	F	Fahrenheit
AC	alternating current	GFCI	ground fault circuit interrupter
ACQ	Alkaline Copper Quat	GRS	galvanized rigid steel
ADA	Americans with Disabilities Act	H	height
ANSI	American Nat. Standards Institute	HOM	higher order mode
APP	atactic polypropylene	HP	horsepower
ASTM	Amer. Society for Testing Materials	HVAC	heating, ventilating & air cond.
AWG	American Wire Gauge	ID	inside diameter
BF	board foot	IMC	intermediate metal conduit
Btr	better	KD	kiln dried
Btu(s)	British thermal unit(s)	KO	knockout
C	Celsius/Centigrade	kW	kilowatt(s)
CF	cubic foot	L	length
CFM	cubic feet per minute	Lb(s)	pound(s)
CLF	100 linear feet	LF	linear foot
CPM	cycles per minute	LS	lump sum
CSF	100 square feet	MBF	1,000 board feet
CY	cubic yard	MDF	medium density fiberboard
d	penny	mm	millimeter(s)
D	depth	Mo	month
DWV	drain, waste & vent	MPH	miles per hour
Ea	each	MSF	1,000 square feet
EMT	electric metallic tube	NEC	National Electrical Code
		NEMA	National Electrical Manufacturer's Assoc.
		OC	spacing from center to center
		OD	outside diameter
		OSB	oriented strand board
		OSHA	Occupational Safety & Health Admin.
		oz.	ounce(s)
		PSI	pounds per square inch
		PVC	polyvinyl chloride
		R	thermal resistance
		S4S	surfaced 4 sides
		SBS	styrene butadiene styrene
		SF	square foot
		SFCA	(per) square foot of contact area
		Sq	100 square feet
		Std	standard
		SY	square yard
		T	thick
		T&G	tongue & groove edge
		UL	Underwriter's Laboratory
		USDA	United States Dept. of Agriculture
		UV	ultraviolet
		W	width
		X	by or times

Figure 1-6

Abbreviations used in this manual

Area Modification Factors

Construction costs are higher in some areas than in other areas. Add or deduct the percentages shown on the following pages to adapt the costs in this book to your jobsite. Adjust your cost estimate by the appropriate percentages in this table to find the estimated cost for the site selected. Where 0% is shown, it means no modification is required. *National Estimator Cloud* will apply an area modification factor for any five-digit zip or Canadian postal code you select.

Modification factors are listed by state and province. Areas within each state are listed by the first three digits of the postal zip code. For convenience, one representative city is identified in each three-digit zip or range of zips. Percentages are based on the average of all data points in the table. Factors listed for each state and province are the average of all data in that state or province. Figures for the zips are the average of all information in that area. And figures in the Total column are the weighted average of factors for Labor, Material and Equipment.

These percentages are composites of many costs and will not necessarily be accurate when estimating the cost of any particular part of a building. But when used to modify costs for an entire structure, they should improve the accuracy of your estimates.

Area Modification Factors

Location	Zip	Mat.	Lab.	Equip.	Total Wtd. Avg.
Alabama Average		-1	-6	0	-3%
Anniston	362	-3	-8	-1	-5%
Auburn	368	-1	-9	0	-5%
Bellamy	369	-2	5	-1	1%
Birmingham	350-352	-3	10	-1	3%
Dothan	363	-1	-11	0	-6%
Evergreen	364	-2	-17	-1	-9%
Gadsden	359	-4	-13	-1	-8%
Huntsville	358	1	4	0	2%
Jasper	355	-2	-13	-1	-7%
Mobile	365-366	-1	-3	0	-2%
Montgomery	360-361	-1	-1	0	-1%
Scottsboro	357	0	-3	0	-1%
Selma	367	-1	-12	0	-6%
Sheffield	356	-1	-2	0	-1%
Tuscaloosa	354	0	-10	0	-5%
Alaska Average		14	14	4	14%
Anchorage	995	16	18	5	17%
Fairbanks	997	16	25	5	20%
Juneau	998	18	7	6	13%
Ketchikan	999	3	12	1	7%
King Salmon	996	16	10	5	13%

Location	Zip	Mat.	Lab.	Equip.	Total Wtd. Avg.
Arizona Average		1	-12	0	-5%
Chambers	865	1	-39	0	-17%
Douglas	855	0	-22	0	-10%
Flagstaff	860	2	-22	1	-9%
Kingman	864	1	-22	0	-10%
Mesa	852	1	12	0	6%
Phoenix	850	1	12	0	6%
Prescott	863	3	-17	1	-6%
Show Low	859	2	-23	1	-10%
Tucson	856-857	0	-14	0	-6%
Yuma	853	0	11	0	5%
Arkansas Average		-2	-15	0	-8%
Batesville	725	0	-24	0	-11%
Camden	717	-4	-5	-1	-4%
Fayetteville	727	0	-4	0	-2%
Fort Smith	729	-1	-16	0	-8%
Harrison	726	-1	-29	0	-14%
Hope	718	-3	-19	-1	-10%
Hot Springs	719	-2	-26	-1	-13%
Jonesboro	724	-1	-12	0	-6%
Little Rock	720-722	-1	-7	0	-4%
Pine Bluff	716	-4	-20	-1	-11%

Area Modification Factors

Location	Zip	Mat.	Lab.	Equip.	Total Wtd. Avg.
Utah Average		1	-6	1	-2%
Clearfield	840	2	2	1	2%
Green River	845	1	-15	0	-6%
Ogden	843-844	0	-13	0	-6%
Provo	846-847	2	-10	1	-4%
Salt Lake City	841	2	4	1	3%
Vermont Average		1	-9	0	-4%
Albany	58	1	-16	0	-7%
Battleboro	53	1	-8	0	-3%
Beecher Falls	59	1	-16	0	-7%
Bennington	52	-1	-16	0	-8%
Burlington	54	2	2	1	2%
Montpelier	56	2	-2	1	0%
Rutland	57	-1	-10	0	-5%
Springfield	51	-1	-9	0	-5%
White River Junction	50	1	-8	0	-3%
Virginia Average		0	-4	0	-2%
Abingdon	242	-2	-15	-1	-8%
Alexandria	220-223	3	29	1	15%
Charlottesville	229	1	-6	0	-2%
Chesapeake	233	-1	0	0	-1%
Culpeper	227	1	-13	0	-5%
Farmville	239	-2	-16	-1	-8%
Fredericksburg	224-225	1	-15	0	-6%
Galax	243	-2	-21	-1	-11%
Harrisonburg	228	1	-10	0	-4%
Lynchburg	245	-2	-9	-1	-5%
Norfolk	235-237	0	1	0	0%
Petersburg	238	-2	3	-1	0%
Radford	241	-2	6	-1	2%
Reston	201	3	23	1	12%
Richmond	232	-1	11	0	5%
Roanoke	240	-1	1	0	0%
Staunton	244	0	-12	0	-6%
Tazewell	246	-3	-20	-1	-11%
Virginia Beach	234	0	-2	0	-1%
Williamsburg	230-231	0	-2	0	-1%
Winchester	226	0	-11	0	-5%
Washington Average		1	4	1	2%
Clarkston	994	0	0	0	0%
Everett	982	2	6	1	4%
Olympia	985	2	3	1	2%
Pasco	993	0	9	0	4%
Seattle	980-981	3	28	1	14%
Spokane	990-992	0	-7	0	-3%
Tacoma	983-984	2	6	1	4%
Vancouver	986	2	7	1	4%

Location	Zip	Mat.	Lab.	Equip.	Total Wtd. Avg.
Wenatchee	988	1	1	0	1%
Yakima	989	0	-15	0	-7%
West Virginia Average		-2	-11	-1	-6%
Beckley	258-259	0	-20	0	-9%
Bluefield	247-248	-1	-23	0	-11%
Charleston	250-253	1	2	0	1%
Clarksburg	263-264	-3	8	-1	2%
Fairmont	266	0	-6	0	-3%
Huntington	255-257	-1	-10	0	-5%
Lewisburg	249	-2	-17	-1	-9%
Martinsburg	254	-1	-12	0	-6%
Morgantown	265	-3	-10	-1	-6%
New Martinsville	262	-2	-19	-1	-10%
Parkersburg	261	-3	-14	-1	-8%
Romney	267	-4	-15	-1	-9%
Sugar Grove	268	-3	-23	-1	-12%
Wheeling	260	-3	4	-1	0%
Wisconsin Average		-1	0	0	0%
Amery	540	0	-1	0	0%
Beloit	535	0	8	0	4%
Clam Lake	545	-1	-13	0	-7%
Eau Claire	547	-1	-5	0	-3%
Green Bay	541-543	0	7	0	3%
La Crosse	546	-2	-3	-1	-2%
Ladysmith	548	-2	-7	-1	-4%
Madison	537	2	10	1	6%
Milwaukee	530-534	0	11	0	5%
Oshkosh	549	-1	12	0	5%
Portage	539	0	0	0	0%
Prairie du Chien	538	-2	-13	-1	-7%
Wausau	544	-1	-9	0	-5%
Wyoming Average		0	-9	0	-4%
Casper	826	-2	2	-1	0%
Cheyenne/Laramie	820	1	-6	0	-2%
Gillette	827	-1	-7	0	-4%
Powell	824	0	-24	0	-11%
Rawlins	823	0	-9	0	-4%
Riverton	825	-1	-17	0	-8%
Rock Springs	829-831	0	-2	0	-1%
Sheridan	828	1	-13	0	-5%
Wheatland	822	0	-7	0	-3%
UNITED STATES TERRITORIES					
Guam		53	-21	-5	18%
Puerto Rico		2	-47	-5	-21%
VIRGIN ISLANDS (U.S.)					
St. Croix		18	-15	-4	2%
St. John		52	-15	-4	20%
St. Thomas		23	-15	-4	5%

Canadian Area Modification Factors

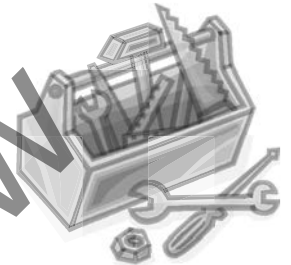
To find the cost in Canada in Canadian dollars, increase the costs in this book by the appropriate percentage listed below. These figures convert costs to Canadian dollars based on \$1.00 Canadian to \$0.76 U.S.

Location	Mat.	Lab.	Equip.	Total Wtd. Avg.
Alberta Average	26	-1	7	13%
Calgary	26	1	7	14%
Edmonton	25	2	7	14%
Fort McMurray	28	-7	7	12%
British Columbia Average	26	-15	7	7%
Fraser Valley	26	-16	7	6%
Okanagan	27	-18	7	6%
Vancouver	26	-11	7	9%
Manitoba Average	20	-22	5	0%
North Manitoba	20	-22	5	0%
Selkirk	20	-22	5	0%
South Manitoba	20	-22	5	0%
Winnipeg	20	-22	5	0%
New Brunswick	16	-47	3	-13%
Moncton	16	-47	3	-13%

Location	Mat.	Lab.	Equip.	Total Wtd. Avg.
Newfoundland/Labrador	19	-29	4	-3%
Nova Scotia Average	17	-36	4	-8%
Amherst	16	-36	3	-8%
Nova Scotia	17	-35	4	-7%
Sydney	17	-37	4	-8%
Ontario Average	22	-11	5	7%
London	22	-10	5	7%
Thunder Bay	24	-14	6	6%
Toronto	21	-9	5	7%
Quebec Average	19	-24	4	-1%
Montreal	19	-24	4	-1%
Quebec City	19	-24	4	-1%
Saskatchewan Average	23	-18	5	4%
La Ronge	24	-21	6	3%
Prince Albert	22	-20	5	2%
Saskatoon	22	-14	5	5%

Demolition

2



Nearly all home improvement projects require some breaking out and removing of existing materials and disposal of debris. Most will require protection of adjacent surfaces, taking safety precautions (such as setting up barricades), closing off doorways or windows, and normal cleanup. The demolition figures in this chapter include these tasks and will apply on most home improvement jobs that don't involve unusual conditions or complications. Costs will be higher when access to the work is limited, when your crew doesn't have complete control of the construction site, or when debris must be moved longer distances or around obstacles. All figures assume that debris is piled on site or in a bin. Add the cost of hauling to the nearest disposal site and tippage charges, if required. No salvage value is assumed except as noted.

Many of the following chapters include estimated costs to remove the old and replace with new materials of a similar description. For example, you'll find costs for removing shingles and replacing shingles in the roofing chapter. That's appropriate because they're part of the same task and usually performed by the same contractor. The estimates in this chapter are for demolition only and don't consider the cost of replacing what has been removed.

Of all construction tasks, demolition is probably the most difficult to estimate with any certainty. You're never sure what's in a wall to be demolished until the job begins. That's why it's best to exclude from your demolition bid what isn't in your estimate. Use the checklist to the right to help identify potential problems before they develop.

Demolition Checklist

- ☐ Can you anticipate any problem getting a demolition permit for this job?
- ☐ Is there a noise ordinance which will limit hours of operation or selection of equipment?
- ☐ Can the debris box be located close to the work?
- ☐ Can a trencher get to the job site?
- ☐ Is the site accessible to wheeled equipment?
- ☐ Will the debris have to be hand-carried to the roll-off box or gondola?
- ☐ Is there a direct route from the demolition site to the debris box?
- ☐ Will you need to re-route any plumbing, electrical, phone or gas lines?
- ☐ Will you need to remove and replace lawn sprinklers?
- ☐ Will you need to cut back or remove any bushes or trees?
- ☐ Will you have to remove and re-install a fence or gate?
- ☐ Does a septic tank or drain field extend into the site of construction?
- ☐ Can (must) materials generated from your project be recycled or salvaged?

Some classes of waste require special treatment. For example, paint cans with liquid paint may have to be delivered to an approved paint disposal facility. Brick and broken concrete delivered to a recycling company may have salvage value. Hot embers should not be removed from the site. Most public dumps and waste pickup services won't accept hazardous materials such as asbestos, explosives, pesticides, contaminated soils, absorbents, fuel oil or medical waste. State law may prohibit mixing of toxic minerals (such as mercury) with other waste materials. Wood, plaster, insulation, styrofoam, tile, and drywall are routinely accepted by most waste disposal companies. If you anticipate problems disposing of debris, get advice from an office of your local county government before bidding the job.

Online Preview

	Day	Week	Month
Equipment Rental for Demolition.			
Air compressors, wheel-mounted			
16 CFM, shop type, electric	83.30	195.00	582.00
30 CFM, shop type, electric	89.10	267.00	802.00
80 CFM, shop type, electric	104.00	317.00	947.00
100 CFM, gasoline unit	142.00	423.00	1,190.00
125 CFM, gasoline unit	175.00	528.00	1,580.00
Paving breakers (no bits included) hand-held, pneumatic			
To 40 lb	58.20	186.00	411.00
41 - 55 lb	93.60	334.00	701.00
56 - 70 lb	78.00	268.00	530.00
71 - 90 lb	134.00	317.00	679.00
Paving breakers jackhammer bits			
Moil points, 15" to 18"	6.00	14.00	30.00
Chisels, 3"	7.00	17.00	44.00
Clay spades, 5-1/2"	10.00	23.00	62.00
Asphalt cutters, 5"	8.00	24.00	51.00
Pneumatic chippers, medium weight, 10 lb	38.30	111.00	309.00
Air hose rental, 50 LF section			
5/8" air hose	11.40	21.80	52.00
3/4" air hose	13.50	28.10	65.50
1" air hose	16.60	38.50	79.00
1-1/2" air hose	26.00	74.90	193.00
Dump truck rental rate plus mileage			
3 CY	483.00	1,270.00	2,480.00
5 CY	511.00	1,350.00	3,900.00
Hammer rental			
Electric brute breaker	67.60	270.00	811.00
Gas breaker	99.80	402.00	1,090.00
Demolition hammer, electric	60.30	241.00	724.00
Roto hammer, 7/8", electric	68.60	275.00	824.00
Roto hammer, 1-1/2", electric	69.70	279.00	674.00
Stump grinder, 9 HP	172.00	686.00	2,060.00
Brush chipper, trailer-mounted 40 HP	345.00	1,010.00	2,520.00
Chain saw, 18", gasoline	74.90	301.00	870.00
Chop saw, 14", electric	43.70	174.00	507.00
Backhoe/loader, wheel-mounted, diesel or gasoline			
1/2 CY bucket capacity, 55 HP	275.00	844.00	1,960.00
1 CY bucket capacity, 65 HP	255.00	785.00	2,370.00
1-1/4 CY bucket capacity, 75 HP	249.00	835.00	2,310.00
1-1/2 CY bucket capacity, 100 HP	442.00	1,220.00	3,120.00
Wheel loader, front-end load and dump, diesel			
3/4 CY bucket, 4WD, articulated	228.00	777.00	2,220.00
1 CY bucket, 4WD, articulated	402.00	1,160.00	3,280.00
2 CY bucket, 4WD, articulated	655.00	1,850.00	4,900.00

	Craft@Hrs	Unit	Material	Labor	Total	Sell
Sitework Demolition						
Debris disposal and removal. Tipping charges for solid waste disposal at the dump vary from \$50 to \$150 per ton. For planning purposes, estimate waste disposal at \$80 per ton, plus the hauling cost. Call the dump or trash disposal company for actual charges. Typical costs are shown below.						
Dumpster, 3 CY trash bin, emptied weekly	—	Mo	—	—	484.00	—
Dumpster, 40 CY solid waste bin (lumber, drywall, roofing)						
Hauling cost, per load	—	Ea	—	—	342.00	—
Add to per load charge, per ton	—	Ton	—	—	83.90	—
Low-boy, 14 CY solid waste container (asphalt, dirt, masonry, concrete)						
Hauling cost, per load (7 CY maximum load)	—	Ea	—	—	329.00	—
Add to per load charge, per ton	—	Ton	—	—	83.90	—
Recycler fees. Recycling construction waste materials can substantially reduce disposal costs. Recycling charges vary from \$100 to \$140 per load, depending on the type of material and the size of the load. Add the cost of hauling to a recycling facility.						
Greenwaste	—	Ton	—	—	45.20	—
Asphalt, per load (7 CY)	—	Ea	—	—	142.00	—
Concrete, masonry or rock, per load (7 CY)	—	Ea	—	—	139.00	—
Dirt, per load (7 CY)	—	Ea	—	—	135.00	—
Mixed loads, per load (7 CY)	—	Ea	—	—	146.00	—
Bush and tree removal. Includes cutting into manageable pieces with power hand tools and dumping debris in a trash bin on site. Add the cost of power equipment rental, if needed.						
Shrubs and bushes, including stump removal.						
4' high, per each	BL@.750	Ea	—	26.70	26.70	45.40
Tree removal. Costs will vary widely depending on the condition, size, location and accessibility of the tree. Small quantities. Includes cutting into manageable pieces with power hand tools and dumping debris in a trash bin or chipper on site. Does not include stump removal or grinding. Add the cost of power equipment rental, bucket truck, and other specialized equipment if needed. Large shade tree removal may require a crew of 5 or more. Use \$2,000 as a minimum job charge for trees with a 26" diameter trunk and larger.						
8" to 12" diameter trunk	B8@5.00	Ea	—	210.00	210.00	357.00
13" to 18" diameter trunk	B8@7.00	Ea	—	294.00	294.00	500.00
19" to 24" diameter trunk	B8@11.0	Ea	—	461.00	461.00	784.00
25" to 36" diameter trunk	B8@14.0	Ea	—	587.00	587.00	998.00
Stump grinding, using a 9 HP wheel-mounted stump grinder						
6" to 10" diameter stump	B8@.800	Ea	—	33.60	33.60	57.10
11" to 14" diameter stump	B8@1.04	Ea	—	43.60	43.60	74.10
15" to 18" diameter stump	B8@1.30	Ea	—	54.50	54.50	92.70
19" to 24" diameter stump	B8@1.50	Ea	—	62.90	62.90	107.00
Fencing demolition. Remove chain link fence and cemented posts for disposal. These figures assume fencing is removed by cutting ties at posts and rails and rolling the fabric. These rolls can be heavy. A larger crew will be needed on larger jobs.						
To 6' high	BL@.100	LF	—	3.56	3.56	6.05
Remove chain link fence and cemented posts for salvage,						
To 6' high	BL@.120	LF	—	4.28	4.28	7.28
Remove board fence and cemented posts for disposal,						
To 6' high	BL@.100	LF	—	3.56	3.56	6.05

	Craft@Hrs	Unit	Material	Labor	Total	Sell
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Building Demolition

Single-story room demolition. Includes breaking out a concrete or masonry foundation using pneumatic tools, breaking materials into manageable pieces with hand tools and handling debris to a trash bin on site. Includes the cost of erecting a temporary vapor barrier to seal the wall opening in the existing structure. Add the cost of wall patching on the remaining structure. Add the cost of equipment rental.

Demolish a wood-frame addition built on a concrete slab, including grade beams. Use these figures to estimate the cost of demolishing an attached garage.

Per square foot of floor area demolished	BL@.100	SF	—	3.56	3.56	6.05
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Demolish a wood-frame addition built on a conventional foundation, including wood deck, stairs to grade, and the concrete or concrete block foundation.

Per square foot of floor area demolished	BL@.120	SF	—	4.28	4.28	7.28
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Detached garage demolition. Includes breaking materials into manageable pieces with hand tools and handling debris to a trash bin on site. No slab or foundation demolition included. No salvage of materials assumed.

Frame garage with wood or aluminum siding

One-car garage, to 10' wide by 22' deep	BL@16.5	Ea	—	588.00	588.00	1,000.00
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Two-car garage, to 20' wide by 28' deep	BL@23.0	Ea	—	820.00	820.00	1,390.00
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Frame garage with stucco siding

One-car garage to 12' wide by 22' deep	BL@23.5	Ea	—	838.00	838.00	1,420.00
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One-car to 16' wide by 22' deep	BL@28.5	Ea	—	1,020.00	1,020.00	1,730.00
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Two-car garage to 22' wide by 28' deep	BL@42.5	Ea	—	1,510.00	1,510.00	2,570.00
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Brick or block garage

One-car garage to 12' wide by 22' deep	BL@23.0	Ea	—	820.00	820.00	1,390.00
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One-car garage to 16' wide by 22' deep	BL@28.0	Ea	—	998.00	998.00	1,700.00
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Two-car garage to 20' wide by 22' deep	BL@33.0	Ea	—	1,180.00	1,180.00	2,010.00
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Gutting a building. Interior finish stripped back to the structural walls. Building structure to remain. No allowance for salvage value. These costs include loading and hauling up to 6 miles but no dump fees. Costs are per square foot of floor area based on 8' ceiling height. Add the cost of equipment rental. Figures in parentheses show the approximate "loose" volume of materials after demolition.

Residential building (125 SF per CY)	BL@.100	SF	—	3.56	3.56	6.05
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Building Component Demolition. Itemized costs for demolition of building components when building is being remodeled, repaired or rehabilitated and not completely demolished. Costs include protecting adjacent areas and normal clean-up. Costs are to break out the items listed and pile debris on site or in a bin.

Brick wall demolition. Cost per square foot removed measured on one face. Removed using a pneumatic breaker. Add the cost of equipment rental. Figures in parentheses show the volume before and after demolition and weight of the materials after demolition.

4" thick walls

(60 SF per CY and 36 lbs. per SF)	BL@.061	SF	—	2.17	2.17	3.69
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8" thick walls

(30 SF per CY and 72 lbs. per SF)	BL@.110	SF	—	3.92	3.92	6.66
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	Craft@Hrs	Unit	Material	Labor	Total	Sell
Brick sidewalk demolition. Cost per square foot removed. Add the cost of Bobcat rental. Larger jobs will require a crew of 2 or more. Figures in parentheses show the volume before and after demolition and weight of materials after demolition.						
2-1/2" thick brick on sand base, no mortar bed, removed using hand tools (100 SF per CY and 28 lbs. per SF)	BL@.020	SF	—	.71	.71	1.21
Brick pavers up to 4-1/2" thick with mortar bed, removed using a pneumatic breaker (55 SF per CY and 50 lbs. per SF)	BL@.050	SF	—	1.78	1.78	3.03
Concrete masonry wall demolition. Cost per square foot of wall removed measured on one side. Removed using a pneumatic breaker. Add the cost of equipment rental. Figures in parentheses show the volume before and after demolition and weight of materials after demolition.						
4" thick walls (60 SF per CY and 19 lbs. per SF)	BL@.066	SF	—	2.35	2.35	4.00
6" thick walls (40 SF per CY and 28 lbs. per SF)	BL@.075	SF	—	2.67	2.67	4.54
8" thick walls (30 SF per CY and 34 lbs. per SF)	BL@.098	SF	—	3.49	3.49	5.93
12" thick walls (20 SF per CY and 46 lbs. per SF)	BL@.140	SF	—	4.99	4.99	8.48
Reinforced or grouted walls add	—	%	—	—	50.0	—
Concrete foundation demolition (footings). Steel reinforced, removed using a pneumatic breaker. Add the cost of equipment rental. Figures in parentheses show the volume before and after demolition.						
Cost per CY (.75 CY per CY)	BL@3.96	CY	—	141.00	141.00	240.00
Cost per LF with width and depth as shown						
6" W x 12" D (35 LF per CY)	BL@.075	LF	—	2.67	2.67	4.54
8" W x 12" D (30 LF per CY)	BL@.098	LF	—	3.49	3.49	5.93
8" W x 16" D (20 LF per CY)	BL@.133	LF	—	4.74	4.74	8.06
8" W x 18" D (18 LF per CY)	BL@.147	LF	—	5.24	5.24	8.91
10" W x 12" D (21 LF per CY)	BL@.121	LF	—	4.31	4.31	7.33
10" W x 16" D (16 LF per CY)	BL@.165	LF	—	5.88	5.88	10.00
10" W x 18" D (14 LF per CY)	BL@.185	LF	—	6.59	6.59	11.20
12" W x 12" D (20 LF per CY)	BL@.147	LF	—	5.24	5.24	8.91
12" W x 16" D (13 LF per CY)	BL@.196	LF	—	6.99	6.99	11.90
12" W x 20" D (11 LF per CY)	BL@.245	LF	—	8.73	8.73	14.80
12" W x 24" D (9 LF per CY)	BL@.294	LF	—	10.50	10.50	17.90
Concrete sidewalk demolition. To 4" thick, cost per SF removed. Figures in parentheses show the volume before and after demolition.						
Non-reinforced, removed by hand with sledge (60 SF per CY)	BL@.050	SF	—	1.78	1.78	3.03
Reinforced with wire mesh. Mesh cut into manageable pieces, then removed using pneumatic breaker. Add the cost of equipment rental. (55 SF per CY)	BL@.060	SF	—	2.14	2.14	3.64

	Craft@Hrs	Unit	Material	Labor	Total	Sell
Porch and deck demolition. Includes breaking materials into manageable pieces with hand tools and handling debris to a trash bin on site.						
Demolish an enclosed wood-frame porch. Includes breaking out the concrete or masonry pier foundation. Per square foot of floor.						
One story	BL@.250	SF	—	8.91	8.91	15.10
Two story	BL@.225	SF	—	8.02	8.02	13.60
Three story	BL@.196	SF	—	6.99	6.99	11.90
Demolish a screened porch built on a concrete slab. Includes demolition of one concrete or wood frame step to grade. Per square foot of floor area.						
Porch and one step (no slab demolition)	BL@.100	SF	—	3.56	3.56	6.05
Demolish a wood deck with railing or kneewall. Includes demolition of the wood deck and up to 7 steps to grade.						
Deck to 150 SF	BL@18.5	Ea	—	659.00	659.00	1,120.00
Add per SF for deck over 150 SF	BL@.100	SF	—	3.56	3.56	6.05
Concrete slab demolition. Break up and remove concrete slab using a compressor and pneumatic hammer. Includes loosening concrete with a pick and handling debris to a trash bin on site. Costs for demolition of reinforced concrete slab include burning off rebars with an acetylene torch. Add the rental cost of a compressor, pneumatic hammer and a torch, as required. Figures in parentheses show the volume before and after demolition.						
4" non-reinforced concrete (60 SF per CY)	BL@.057	SF	—	2.03	2.03	3.45
4" reinforced concrete (60 SF per CY)	BL@.071	SF	—	2.53	2.53	4.30
6" non-reinforced concrete (45 SF per CY)	BL@.083	SF	—	2.96	2.96	5.03
6" reinforced concrete (45 SF per CY)	BL@.103	SF	—	3.67	3.67	6.24
8" non-reinforced concrete (30 SF per CY)	BL@.109	SF	—	3.88	3.88	6.60
8" reinforced concrete (30 SF per CY)	BL@.122	SF	—	4.35	4.35	7.40
Asphalt pavement demolition. Asphaltic concrete (bituminous) 3" thick, removed using a pneumatic spade. Add the cost of equipment rental and dump fees. Figures in parentheses show the volume before and after demolition and weight of debris.						
Break up and shovel on to a truck (4 SY per CY and 660 lbs. per SY)	BL@.140	SY	—	4.99	4.99	8.48
Concrete wall demolition. Steel reinforced, removed using a compressor and pneumatic breaker. Add the cost of equipment rental. Figures in parentheses show the volume before and after demolition.						
Cost per CY (1.33 CY per CY)	BL@4.76	CY	—	170.00	170.00	289.00
Cost per SF with thickness as shown						
3" wall thickness (80 SF per CY)	BL@.045	SF	—	1.60	1.60	2.72
4" wall thickness (55 SF per CY)	BL@.058	SF	—	2.07	2.07	3.52
5" wall thickness (45 SF per CY)	BL@.075	SF	—	2.67	2.67	4.54
6" wall thickness (40 SF per CY)	BL@.090	SF	—	3.21	3.21	5.46
8" wall thickness (30 SF per CY)	BL@.120	SF	—	4.28	4.28	7.28
10" wall thickness (25 SF per CY)	BL@.147	SF	—	5.24	5.24	8.91
12" wall thickness (20 SF per CY)	BL@.176	SF	—	6.27	6.27	10.70

	Craft@Hrs	Unit	Material	Labor	Total	Sell
Shingles, wood (1.7 Sq per CY and 400 lbs per Sq)	BL@2.02	Sq	—	72.00	72.00	122.00
Clay or concrete tile (.70 Sq per CY)	BL@1.65	Sq	—	58.80	58.80	100.00
Remove gravel stop or flashing	BL@.070	LF	—	2.49	2.49	4.23

Interior and exterior finish demolition. Includes breaking materials into manageable pieces with hand tools and handling debris to a trash bin on site. Figures in parentheses show the approximate "loose" volume and weight of the materials after being demolished. Demolition for disposal. No salvage of materials included.

Plywood sheathing, up to 1" thick, cost per in-place SF

(200 SF per CY and 2 lbs. per SF)	BL@.017	SF	—	.61	.61	1.04
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Wood board sheathing

(250 SF per CY and 2 lbs. per SF)	BL@.030	SF	—	1.07	1.07	1.82
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Metal siding, using hand tools

(200 SF per CY and 2 lbs. per SF)	BL@.027	SF	—	.96	.96	1.63
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Stucco on walls or soffits, cost per in-place SF, removed using hand tools

(150 SF per CY and 8 lbs. per SF)	BL@.036	SF	—	1.28	1.28	2.18
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Wallboard 1/2" thick, cost per in-place SF, removed using hand tools. Add 50% to labor costs for 1" wallboard.

Gypsum, walls or ceilings

(250 SF per CY and 2.3 lbs. per SF)	BL@.010	SF	—	.36	.36	.61
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Including strip furring	BL@.015	SF	—	.53	.53	.90
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Plywood or insulation board

(200 SF per CY and 2 lbs. per SF)	BL@.018	SF	—	.64	.64	1.09
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Insulation, fiberglass batts or rolls, cost per square foot removed

(500 SF per CY and .3 lb per SF)	BL@.003	SF	—	.11	.11	.19
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Plaster on walls, cost per square foot removed by hand

(150 SF per CY and 8 lbs. per SF)	BL@.015	SF	—	.53	.53	.90
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Remove baseboard molding

Single member base, no salvage	BL@.022	LF	—	.78	.78	1.33
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Base and base shoe, no salvage	BL@.038	LF	—	1.35	1.35	2.30
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Remove and salvage single member base	BL@.025	LF	—	.89	.89	1.51
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Remove and salvage base and base shoe	BL@.044	LF	—	1.57	1.57	2.67
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Ceiling demolition. Knock down with hand tools at heights to 9' and handle debris to a trash bin on site. Building structure to remain. No allowance for salvage value. Costs shown are per square foot of ceiling. Figures in parentheses show the approximate "loose" volume after demolition.

Plaster ceiling (typically 175 to 200 SF per CY)

Including lath and furring	BL@.025	SF	—	.89	.89	1.51
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Including suspended grid	BL@.020	SF	—	.71	.71	1.21
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Acoustic tile ceiling (typically 200 to 250 SF per CY)

Including suspended grid	BL@.010	SF	—	.36	.36	.61
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Including grid in salvage condition	BL@.019	SF	—	.68	.68	1.16
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Tile glued or stapled to ceiling	BL@.015	SF	—	.53	.53	.90
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Tile on strip furring, including furring	BL@.025	SF	—	.89	.89	1.51
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Drywall ceiling (typically 250 to 300 SF per CY)

Nailed or attached with screws to joists	BL@.010	SF	—	.36	.36	.61
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Floor cover demolition. Includes breaking materials into manageable pieces with hand tools and handling debris to a trash bin on site. Cost per square yard of floor removed. (1 square yard = 9 square feet.) Figures in parentheses show the approximate "loose" volume and weight of the materials after demolition.

Ceramic tile (25 SY per CY and 34 lbs. per SY)	BL@.263	SY	—	9.37	9.37	15.90
Hardwood, nailed (25 SY per CY and 18 lbs. per SY)	BL@.290	SY	—	10.30	10.30	17.50
Hardwood, glued (25 SY per CY and 18 lbs. per SY)	BL@.503	SY	—	17.90	17.90	30.40
Linoleum, sheet (30 SY per CY and 3 lbs. per SY)	BL@.056	SY	—	2.00	2.00	3.40
Resilient tile (30 SY per CY and 3 lbs. per SY)	BL@.300	SY	—	10.70	10.70	18.20
Terrazzo (25 SY per CY and 34 lbs. per SY)	BL@.286	SY	—	10.20	10.20	17.30
Carpet on tack strip (40 SY per CY and 5 lbs. per SY)	BL@.028	SY	—	1.00	1.00	1.70
Glue-down carpet with rubber backing (35 SY per CY and 1.7 lbs. per SY)	BL@.160	SY	—	5.70	5.70	9.69
Add for each LF of room perimeter	BL@.008	LF	—	.29	.29	.49
Carpet pad (35 SY per CY and 1.7 lbs. per SY)	BL@.014	SY	—	.50	.50	.85

Removal of interior items. Includes breaking materials into manageable pieces with hand tools and handling debris to a trash bin on site. Items removed in salvageable condition do not include an allowance for salvage value. Figures in parentheses give the approximate "loose" volume of the materials after demolition. Removed in non-salvageable condition (demolished) except as noted.

Windows, typical cost to remove window, frame and hardware, cost per SF of window						
Metal (36 SF per CY)	BL@.058	SF	—	2.07	2.07	3.52
Wood (36 SF per CY)	BL@.063	SF	—	2.25	2.25	3.83
Wood stairs, cost per in-place SF or LF						
Risers (25 SF per CY)	BL@.116	SF	—	4.13	4.13	7.02
Landings (50 SF per CY)	BL@.021	SF	—	.75	.75	1.28
Handrails (100 LF per CY)	BL@.044	LF	—	1.57	1.57	2.67
Posts (200 LF per CY)	BL@.075	LF	—	2.67	2.67	4.54
Hollow metal door and frame in a masonry wall. (2 doors per CY)						
Single door to 4' x 7'	BL@1.00	Ea	—	35.60	35.60	60.50
Two doors, per opening to 8' x 7'	BL@1.50	Ea	—	53.50	53.50	91.00
Wood door and frame in a wood frame wall (2 doors per CY)						
Single door to 4' x 7'	BL@.500	Ea	—	17.80	17.80	30.30
Two doors, per opening to 8' x 7'	BL@.750	Ea	—	26.70	26.70	45.40
Metal door and frame in masonry wall, salvage condition						
Hollow metal door to 4' x 7'	BL@2.00	Ea	—	71.30	71.30	121.00
Wood door to 4' x 7'	BL@1.00	Ea	—	35.60	35.60	60.50

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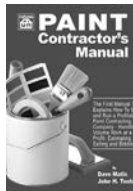
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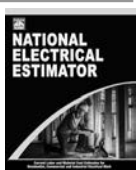


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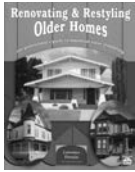
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