

PROJECT ID: Martin Apartments  
 ADDRESS: 3170 Florida Avenue Miami, FL 33133

[www.msbestimating.com](http://www.msbestimating.com)  
[estimate@msbestimating.com](mailto:estimate@msbestimating.com)



SCOPE: Siding

05/09/26

ITEM #	DWG REF./ CSI SEC.	DESCRIPTION	QUANTITY	WASTAGE	QTY W/WASTAGE	UNIT	UNIT LABOR	UNIT MATERIAL	TOTAL COST	TRADE COST
<b>DIV. 01 GENERAL REQUIREMENTS</b>										
1		Project Manager	1	0%	1	LS	\$0.00	\$0.00	\$0	
2		Field Superintendent	1	0%	1	LS	\$0.00	\$0.00	\$0	
3		Bonds	1	0%	1	LS	\$0.00	\$0.00	\$0	
4		Permitting	1	0%	1	LS	\$0.00	\$0.00	\$0	
5		Mobilization Cost	1	0%	1	LS	\$0.00	\$0.00	\$0	
6		Temp Fencing, Toilets, Utilities	1	0%	1	LS	\$0.00	\$0.00	\$0	
7		Jobsite Signage, Trailer, Security	1	0%	1	LS	\$0.00	\$0.00	\$0	
8		Dumpsters, Tools	1	0%	1	LS	\$0.00	\$0.00	\$0	
9		Clean-up	1	0%	1	LS	\$0.00	\$0.00	\$0	
10		Procure, Web Cameras	1	0%	1	LS	\$0.00	\$0.00	\$0	
<b>Subtotal (General Requirements)</b>						<b>TOTAL MAT COST:</b>		<b>\$0</b>	<b>\$0</b>	
<b>DIV. 07 THERMAL &amp; MOISTURE PROTECTION</b>										
<b>Building 1</b>										
<b>External Finishes</b>										
11		Hardie Board or Equal Horizontal Siding - Non-Combustible Horizontal Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	264	10%	290	SF	\$2.31	\$3.45	\$1,673	
12		Hardie Board or Equal Vertical Siding - Non-Combustible Vertical Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	1545	10%	1699.50	SF	\$2.31	\$3.45	\$9,789	
13		Proposed Wood Shake Style Siding	52	10%	57.20	SF	\$3.58	\$10.21	\$789	
<b>Insulation</b>										
14		1" (25mm) Extruded XPS Extruded Polystyrene Insulation R5 Behind Siding	1861	10%	2047	SF	\$0.88	\$2.28	\$6,463	
<b>Frieze Board</b>										
15		6" Frieze Board	520	10%	572	LF	\$3.03	\$5.04	\$4,611	
<b>Trim</b>										
<b>Door</b>										
16		2" Door Trim	140	10%	154	LF	\$1.54	\$2.90	\$683	
<b>Window</b>										
17		2" Window Trim	407	10%	448	LF	\$1.54	\$2.90	\$1,987	
<b>Corner</b>										
18		6" Corner Trim	89	10%	98	LF	\$1.76	\$3.66	\$530	
<b>Sill</b>										

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<b>DIV. 01 GENERAL REQUIREMENTS</b>										
33		Hardie Board or Equal Horizontal Siding - Non-Combustible Horizontal Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	320	10%	352	SF	\$2.31	\$3.45	\$2,028	
34		Hardie Board or Equal Vertical Siding - Non-Combustible Vertical Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	1456	10%	1601.60	SF	\$2.31	\$3.45	\$9,225	
35		Proposed Wood Shake Style Siding	72	10%	79.20	SF	\$3.58	\$10.21	\$1,092	
		<u>Insulation</u>								
36		1" (25mm) Extruded XPS Extruded Polystyrene Insulation R5 Behind Siding	1908	10%	2099	SF	\$0.88	\$2.28	\$6,626	
		<u>Frieze Board</u>								
37		6" Frieze Board	560	10%	616	LF	\$3.03	\$5.04	\$4,966	
		<u>Trim</u>								
		<u>Door</u>								
38		2" Door Trim	180	10%	198	LF	\$1.54	\$2.90	\$879	
		<u>Window</u>								
39		2" Window Trim	460	10%	506	LF	\$1.54	\$2.90	\$2,246	
		<u>Corner</u>								
40		6" Corner Trim	126	10%	139	LF	\$1.76	\$3.66	\$751	
		<u>Sill</u>								
41		4" Window Sill Trim	78	10%	85.80	LF	\$1.76	\$3.31	\$435	
		<u>Window Top</u>								
42		6" Window Top Trim	18	10%	20	LF	\$1.76	\$3.66	\$107	
		<u>Roof</u>								
43		4" Trim On Roof	62	10%	68	LF	\$1.76	\$3.31	\$346	
		<u>Building 4</u>								
		<u>External Finishes</u>								
44		Hardie Board or Equal Horizontal Siding - Non-Combustible Horizontal Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	280	10%	308	SF	\$2.31	\$3.45	\$1,774	
45		Hardie Board or Equal Vertical Siding - Non-Combustible Vertical Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	1424	10%	1566.40	SF	\$2.31	\$3.45	\$9,022	
46		Proposed Wood Shake Style Siding	80	10%	88.00	SF	\$3.58	\$10.21	\$1,213	

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<b>DIV. 01 GENERAL REQUIREMENTS</b>										
		<u>Insulation</u>								
47		1" (25mm) Extruded XPS Extruded Polystyrene Insulation R5 Behind Siding	1740	10%	1914	SF	\$0.88	\$2.28	\$6,042	
		<u>Frieze Board</u>								
48		6" Frieze Board	498	10%	548	LF	\$3.03	\$5.04	\$4,416	
		<u>Trim</u>								
		<u>Door</u>								
49		2" Door Trim	126	10%	139	LF	\$1.54	\$2.90	\$615	
		<u>Window</u>								
50		2" Window Trim	396	10%	436	LF	\$1.54	\$2.90	\$1,933	
		<u>Corner</u>								
51		6" Corner Trim	75	10%	83	LF	\$1.76	\$3.66	\$447	
		<u>Sill</u>								
52		4" Window Sill Trim	44	10%	48.40	LF	\$1.76	\$3.31	\$245	
		<u>Window Top</u>								
53		6" Window Top Trim	8	10%	9	LF	\$1.76	\$3.66	\$48	
		<u>Roof</u>								
54		4" Trim On Roof	52	10%	57	LF	\$1.76	\$3.31	\$290	
		<u>Building 5</u>								
		<u>External Finishes</u>								
55		Hardie Board or Equal Horizontal Siding - Non-Combustible Horizontal Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	298	10%	328	SF	\$2.31	\$3.45	\$1,888	
56		Hardie Board or Equal Vertical Siding - Non-Combustible Vertical Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	1526	10%	1678.60	SF	\$2.31	\$3.45	\$9,669	
57		Proposed Wood Shake Style Siding	67	10%	73.70	SF	\$3.58	\$10.21	\$1,016	
		<u>Insulation</u>								
58		1" (25mm) Extruded XPS Extruded Polystyrene Insulation R5 Behind Siding	1842	10%	2026	SF	\$0.88	\$2.28	\$6,397	
		<u>Frieze Board</u>								
59		6" Frieze Board	526	10%	579	LF	\$3.03	\$5.04	\$4,665	
		<u>Trim</u>								
		<u>Door</u>								
60		2" Door Trim	149	10%	164	LF	\$1.54	\$2.90	\$727	
		<u>Window</u>								
61		2" Window Trim	410	10%	451	LF	\$1.54	\$2.90	\$2,002	
		<u>Corner</u>								

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<b>DIV. 01</b>		<b>GENERAL REQUIREMENTS</b>								
62		6" Corner Trim	98	10%	108	LF	\$1.76	\$3.66	\$584	
		<u>Sill</u>								
63		4" Window Sill Trim	62	10%	68.20	LF	\$1.76	\$3.31	\$346	
		<u>Window Top</u>								
64		6" Window Top Trim	12	10%	13	LF	\$1.76	\$3.66	\$72	
		<u>Roof</u>								
65		4" Trim On Roof	58	10%	64	LF	\$1.76	\$3.31	\$324	
		<b>Building 6</b>								
		<b>External Finishes</b>								
66		Hardie Board or Equal Horizontal Siding - Non-Combustible Horizontal Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	384	10%	422	SF	\$2.31	\$3.45	\$2,433	
67		Hardie Board or Equal Vertical Siding - Non-Combustible Vertical Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	1856	10%	2041.60	SF	\$2.31	\$3.45	\$11,760	
68		Proposed Wood Shake Style Siding	52	10%	57.20	SF	\$3.58	\$10.21	\$789	
		<b>Insulation</b>								
69		1" (25mm) Extruded XPS Extruded Polystyrene Insulation R5 Behind Siding	2072	10%	2279	SF	\$0.88	\$2.28	\$7,195	
		<b>Frieze Board</b>								
70		6" Frieze Board	610	10%	671	LF	\$3.03	\$5.04	\$5,410	
		<b>Trim</b>								
		<u>Door</u>								
71		2" Door Trim	198	10%	218	LF	\$1.54	\$2.90	\$967	
		<u>Window</u>								
72		2" Window Trim	480	10%	528	LF	\$1.54	\$2.90	\$2,343	
		<u>Corner</u>								
73		6" Corner Trim	140	10%	154	LF	\$1.76	\$3.66	\$834	
		<u>Sill</u>								
74		4" Window Sill Trim	110	10%	121.00	LF	\$1.76	\$3.31	\$614	
		<u>Window Top</u>								
75		6" Window Top Trim	30	10%	33	LF	\$1.76	\$3.66	\$179	
		<u>Roof</u>								
76		4" Trim On Roof	94	10%	103	LF	\$1.76	\$3.31	\$524	

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<b>DIV. 01 GENERAL REQUIREMENTS</b>											
		<b>Building 7</b>									
		<b>External Finishes</b>									
77		Hardie Board or Equal Horizontal Siding - Non-Combustible Horizontal Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	420	10%	462	SF	\$2.31	\$3.45	\$2,661		
78		Hardie Board or Equal Vertical Siding - Non-Combustible Vertical Siding 'Hardie Plank Or Hardie Shingle' - Blue Ribbon By James Hardie Or Equal	1800	10%	1980.00	SF	\$2.31	\$3.45	\$11,405		
79		Proposed Wood Shake Style Siding	72	10%	79.20	SF	\$3.58	\$10.21	\$1,092		
		<b>Insulation</b>									
80		1" (25mm) Extruded XPS Extruded Polystyrene Insulation R5 Behind Siding	1942	10%	2136	SF	\$0.88	\$2.28	\$6,744		
		<b>Frieze Board</b>									
81		6" Frieze Board	580	10%	638	LF	\$3.03	\$5.04	\$5,144		
		<b>Trim</b>									
		<b>Door</b>									
82		2" Door Trim	176	10%	194	LF	\$1.54	\$2.90	\$859		
		<b>Window</b>									
83		2" Window Trim	426	10%	469	LF	\$1.54	\$2.90	\$2,080		
		<b>Corner</b>									
84		6" Corner Trim	120	10%	132	LF	\$1.76	\$3.66	\$715		
		<b>Sill</b>									
85		4" Window Sill Trim	82	10%	90.20	LF	\$1.76	\$3.31	\$457		
		<b>Window Top</b>									
86		6" Window Top Trim	25	10%	28	LF	\$1.76	\$3.66	\$149		
		<b>Roof</b>									
87		4" Trim On Roof	78	10%	86	LF	\$1.76	\$3.31	\$435		
		<b>Subtotal (Siding)</b>								<b>\$201,282</b>	
<b>SUBTOTAL</b>										<b>\$201,281.92</b>	
<b>OVERHEADS &amp; PROFITS</b>										<b>20%</b>	<b>\$40,256.38</b>
<b>INSURANCES</b>										<b>3%</b>	<b>\$6,038.46</b>
<b>CONTIGENCY</b>										<b>7%</b>	<b>\$14,089.73</b>
<b>TOTAL BASE BID</b>										<b>\$261,666.49</b>	

Note:

1. This estimate is based on real market prices that are regularly updated by our team persons through market surveys and online resources, we still encourage our clients to put their own.
2. This sheet is your property and we encourage you to fine tune the wastage and pricing values to your preference.
3. Feel free to contact us for any queries or suggestions.