DETAILED TAKEOFF / ESTIMATE
FEDERAL ESTIMATING, DRAFTING AND ENGINEERING SERVICES

#VALUE!

Project Name	OZAR RESIDENCE GUEST HOUSE AND ADDITIONS	PROJECT COST	$ 20,395
Location	9050 SW 57TH AVE. MIAMI, FL 33156	OVERHEAD COST (10%)	$ 2,039
Project Scope:	ROOFING	PROFIT COST (10%)	$ 2,039
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 2,479
Date:	Friday, June 19, 2026	TOTAL BID COST	$ 26,953

SR #	DRAWING REF #	SCOPE ITEM	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY WITH WASTAGE	UNIT LABOR HOURS	TOTAL LABOR HOURS	UNIT MATERIAL COST	TOTAL MATERIAL COST	UNIT EQUIPMENT COST	TOTAL EQUIPMENT COST	UNIT LABOR COST	TOTAL LABOR COST	TOTAL COST	DIV COST
GENERAL REQUIREMENTS SUBGROUP WORK																	
		DIV-01	GENERAL REQUIREMENTS										Labor Rate	$ 25.16			
1		General Conditions	Permit (.07% of project value)	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2		General Conditions	Site development	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
3		General Conditions	Variance	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
4		General Conditions	Private Inspections	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
5		General Conditions	Debris haul off	0	load	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
6		General Conditions	Site plan	0	Fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
							LABOR HOURS	0.000	MATERIAL COST	$ -	EQUIPMENT COST	$ -	LABOR COST	$ -	SUBTOTAL	-	$ -
FACILITY CONSTRUCTION SUBGROUP WORK																	
		DIV-07	THERMAL AND MOISTURE PROTECTION										Labor Rate	$ 29.76			
			ROOFING														
			Roof Covering														
7	A102	Roofing	New Concrete Tile Roof	1869	SF	10%	2056	0.045	92.5	$ 1.27	$ 2,610.99	$ -	$ -	$ 1.34	$ 2,753.26	$ 5,364.25	
8	A102	Roofing	#45 Base Sheet	1869	SF	10%	2056	0.004	8.2		$ -	$ -	$ -	$ 0.12	$ 244.73	$ 244.73	
9	A102	Roofing	#30Felt Tintagged	1869	SF	10%	2056	0.003	6.2	$ 0.22	$ 452.30	$ -	$ -	$ 0.09	$ 183.55	$ 635.85	
10	A102	Roofing	5/8" Stucco Finish Soffit Over Metal Lath	439	SF	10%	483	0.040	19.3		$ -	$ -	$ -	$ 1.19	$ 574.84	$ 574.84	
11	A102	Roofing	#15 Roofing Felt Paper	439	SF	10%	483	0.003	1.4	$ 0.10	$ 48.29	$ -	$ -	$ 0.09	$ 43.11	$ 91.40	
12	A102	Roofing	5/8" CDX Plywood	439	SF	10%	483	0.012	5.8	$ 1.41	$ 680.89	$ -	$ -	$ 0.36	$ 172.45	$ 853.34	
			Roof Accessories														
13	A102	Roof Accessories	Galvanized Metal Drip Edge	190	LF	10%	209	0.025	5.2	$ 2.40	$ 501.60	$ -	$ -	$ 0.74	$ 155.50	$ 657.10	
14	A102	Roof Accessories	Ridge Flashing	49	LF	10%	54	0.060	3.2	$ 3.85	$ 207.52	$ -	$ -	$ 1.79	$ 96.24	$ 303.76	
15	A102	Roof Accessories	Valley Flashing	51	LF	10%	56	0.060	3.4	$ 3.85	$ 215.99	$ -	$ -	$ 1.79	$ 100.17	$ 316.16	
16	A102	Roof Accessories	Hip Flashing	266	LF	10%	293	0.060	17.6	$ 3.85	$ 1,126.51	$ -	$ -	$ 1.79	$ 522.47	$ 1,648.98	
17	A102	Roof Accessories	Water Diverter	51	LF	10%	56	1.000	56.1		$ -	$ -	$ -	$ 29.76	$ 1,669.54	$ 1,669.54	
18	A102	Roof Accessories	Concrete Splash blocks	5	EA	10%	6	0.250	1.4	$ 20.67	$ 113.69	$ -	$ -	$ 7.44	$ 40.92	$ 154.61	
19	A102	Roof Accessories	Pre Finished Aluminum Gutter	101	LF	10%	111	0.080	8.9	$ 7.15	$ 794.37	$ -	$ -	$ 2.38	$ 264.51	$ 1,058.87	
20	A102	Roof Accessories	Pre Finished Aluminum Downspout	60	LF	10%	66	0.060	4.0	$ 4.80	$ 316.80	$ -	$ -	$ 1.79	$ 117.85	$ 434.65	
21	A102	Roof Accessories	2" X R.5 Cedar Fascia. Nailed W/(3)-16D Nails	190	LF	10%	209	0.060	12.5		$ -	$ -	$ -	$ 1.79	$ 373.19	$ 373.19	
22	A102	Roof Accessories	P.T. 1X2 Nailer	190	LF	10%	209	0.030	6.3		$ -	$ -	$ -	$ 0.89	$ 186.60	$ 186.60	
23	A102	Roof Accessories	Roof Vent To Match Existing	178	LF	10%	196	1.000	195.8		$ -	$ -	$ -	$ 29.76	$ 5,827.01	$ 5,827.01	
							LABOR HOURS	447.780	MATERIAL COST	$ 7,068.93	EQUIPMENT COST	$ -	LABOR COST	$ 13,325.94	SUBTOTAL		$ 20,394.87
															TOTAL MATERIAL COST	$ 7,069	
															TOTAL LABOR COST	$ 13,326	
															TOTAL EQUIPMET COST	$ -	
															TOTAL LABOR HOURS	448	

SCOPE OF ESTIMATE:	
SR. NO.	INCLUSIONS
1	THE ESTIMATE INCLUDES THE INFORMATION SHOWN ONLY ON THE DRAWINGS
2	THE ESTIMATE INCLUDES MATERIAL PRICES (EXCEPT FOR QUOTED ITEMS)

DETAILED TAKEOFF / ESTIMATE
FEDERAL ESTIMATING, DRAFTING AND ENGINEERING SERVICES

#VALUE!

Project Name	OZAR RESIDENCE GUEST HOUSE AND ADDITIONS	PROJECT COST	$ 5,137
Location	9050 SW 57TH AVE. MIAMI, FL 33156	OVERHEAD COST (10%)	$ 514
Project Scope:	ROOFING	PROFIT COST (10%)	$ 514
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 361
Date:	Friday, June 19, 2026	TOTAL BID COST	$ 6,525

SR #	DRAWING REF #	SCOPE ITEM	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY WITH WASTAGE	UNIT LABOR HOURS	TOTAL LABOR HOURS	UNIT MATERIAL COST	TOTAL MATERIAL COST	UNIT EQUIPMENT COST	TOTAL EQUIPMENT COST	UNIT LABOR COST	TOTAL LABOR COST	TOTAL COST	DIV COST
GENERAL REQUIREMENTS SUBGROUP WORK																	
		DIV-01	GENERAL REQUIREMENTS										Labor Rate	$ 25.16			
1		General Conditions	Permit (.07% of project value)	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2		General Conditions	Site development	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
3		General Conditions	Variance	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
4		General Conditions	Private Inspections	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
5		General Conditions	Debris haul off	0	load	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
6		General Conditions	Site plan	0	Fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
							LABOR HOURS	0.000	MATERIAL COST	$ -	EQUIPMENT COST	$ -	LABOR COST	$ -	SUBTOTAL		$ -
FACILITY CONSTRUCTION SUBGROUP WORK																	
		DIV-07	THERMAL AND MOISTURE PROTECTION										Labor Rate	$ 29.76			
			ROOFING														
			Roof Covering														
7	A102	Roofing	New Concrete Tile Roof	217	SF	10%	239	0.045	10.7	$ 1.27	$ 303.15	$ -	$ -	$ 1.34	$ 319.67	$ 622.82	
8	A102	Roofing	#45 Base Sheet	217	SF	10%	239	0.004	1.0		$ -	$ -	$ -	$ 0.12	$ 28.41	$ 28.41	
9	A102	Roofing	#30Felt Tintagged	217	SF	10%	239	0.003	0.7	$ 0.22	$ 52.51	$ -	$ -	$ 0.09	$ 21.31	$ 73.83	
10	A102	Roofing	5/8" Stucco Finish Soffit Over Metal Lath	51	SF	10%	56	0.040	2.2		$ -	$ -	$ -	$ 1.19	$ 66.78	$ 66.78	
11	A102	Roofing	#15 Roofing Felt Paper	51	SF	10%	56	0.003	0.2	$ 0.10	$ 5.61	$ -	$ -	$ 0.09	$ 5.01	$ 10.62	
12	A102	Roofing	5/8" CDX Plywood	51	SF	10%	56	0.012	0.7	$ 1.41	$ 79.10	$ -	$ -	$ 0.36	$ 20.03	$ 99.14	
			Patch And Reapir														
13	A102	Patch And Reapir	Existing Roof Area To Be Patched And Repair As Needed	215	SF	10%	237	0.050	11.8		$ -	$ -	$ -	$ 1.49	$ 351.91	$ 351.91	
			Roof Accessories														
14	A102	Roof Accessories	Galvanized Metal Drip Edge	36	LF	10%	40	0.025	1.0	$ 2.40	$ 95.04	$ -	$ -	$ 0.74	$ 29.46	$ 124.50	
15	A102	Roof Accessories	Ridge Flashing	10	LF	10%	11	0.060	0.7	$ 3.85	$ 42.35	$ -	$ -	$ 1.79	$ 19.64	$ 61.99	
16	A102	Roof Accessories	Valley Flashing	50	LF	10%	55	0.060	3.3	$ 3.85	$ 211.75	$ -	$ -	$ 1.79	$ 98.21	$ 309.96	
17	A102	Roof Accessories	Hip Flashing	50	LF	10%	55	0.060	3.3	$ 3.85	$ 211.75	$ -	$ -	$ 1.79	$ 98.21	$ 309.96	
18	A102	Roof Accessories	Water Diverter	50	LF	10%	55	1.000	55.0		$ -	$ -	$ -	$ 29.76	$ 1,636.80	$ 1,636.80	
19	A102	Roof Accessories	Concrete Splash blocks	1	EA	10%	1	0.250	0.3	$ 20.67	$ 22.74	$ -	$ -	$ 7.44	$ 8.18	$ 30.92	
20	A102	Roof Accessories	Pre Finished Aluminum Gutter	13	LF	10%	14	0.080	1.1	$ 7.15	$ 102.25	$ -	$ -	$ 2.38	$ 34.05	$ 136.29	
21	A102	Roof Accessories	Pre Finished Aluminum Downspout	12	LF	10%	13	0.060	0.8	$ 4.80	$ 63.36	$ -	$ -	$ 1.79	$ 23.57	$ 86.93	
22	A102	Roof Accessories	2" X R.S Cedar Fascia, Nailed W/(3)-16D Nails	36	LF	10%	40	0.060	2.4		$ -	$ -	$ -	$ 1.79	$ 70.71	$ 70.71	
23	A102	Roof Accessories	P.T. 1X2 Nailer	36	LF	10%	40	0.030	1.2		$ -	$ -	$ -	$ 0.89	$ 35.35	$ 35.35	
24	A102	Roof Accessories	Roof Vent To Match Existing	33	LF	10%	36	1.000	36.3		$ -	$ -	$ -	$ 29.76	$ 1,080.29	$ 1,080.29	
							LABOR HOURS	132.648	MATERIAL COST	$ 1,189.61	EQUIPMENT COST	$ -	LABOR COST	$ 3,947.60	SUBTOTAL		$ 5,137.21
															TOTAL MATERIAL COST	$ 1,190	
															TOTAL LABOR COST	$ 3,948	
															TOTAL EQUIPMET COST	$ -	
															TOTAL LABOR HOURS	133	

SCOPE OF ESTIMATE:	
SR. NO.	INCLUSIONS
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2	THE ESTIMATE INCLUDES MATERIAL PRICES (EXCEPT FOR QUOTED ITEMS)

DETAILED TAKEOFF / ESTIMATE
FEDERAL ESTIMATING, DRAFTING AND ENGINEERING SERVICES

#VALUE!

Project Name	OZAR RESIDENCE GUEST HOUSE AND ADDITIONS	PROJECT COST	$ 13,023
Location	9050 SW 57TH AVE. MIAMI, FL 33156	OVERHEAD COST (10%)	$ 1,302
Project Scope:	ROOFING	PROFIT COST (10%)	$ 1,302
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 914
Date:	Friday, June 19, 2026	TOTAL BID COST	$ 16,541

SR #	DRAWING REF #	SCOPE ITEM	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY WITH WASTAGE	UNIT LABOR HOURS	TOTAL LABOR HOURS	UNIT MATERIAL COST	TOTAL MATERIAL COST	UNIT EQUIPMENT COST	TOTAL EQUIPMENT COST	UNIT LABOR COST	TOTAL LABOR COST	TOTAL COST	DIV COST
GENERAL REQUIREMENTS SUBGROUP WORK																	
		DIV-01	GENERAL REQUIREMENTS										Labor Rate	$ 25.16			
1		General Conditions	Permit (.07% of project value)	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2		General Conditions	Site development	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
3		General Conditions	Variance	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
4		General Conditions	Private Inspections	0	fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
5		General Conditions	Debris haul off	0	load	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
6		General Conditions	Site plan	0	Fee	0%	0.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
							LABOR HOURS	0.000	MATERIAL COST	$ -	EQUIPMENT COST	$ -	LABOR COST	$ -	SUBTOTAL		$ -
FACILITY CONSTRUCTION SUBGROUP WORK																	
		DIV-07	THERMAL AND MOISTURE PROTECTION										Labor Rate	$ 29.76			
			ROOFING														
			Roof Covering														
7	A102	Roofing	New Concrete Tile Roof	666	SF	10%	733	0.045	33.0	$ 1.27	$ 930.40	$ -	$ -	$ 1.34	$ 981.10	$ 1,911.50	
8	A102	Roofing	#45 Base Sheet	666	SF	10%	733	0.004	2.9		$ -	$ -	$ -	$ 0.12	$ 87.21	$ 87.21	
9	A102	Roofing	#30Felt Tintagged	666	SF	10%	733	0.003	2.2	$ 0.22	$ 161.17	$ -	$ -	$ 0.09	$ 65.41	$ 226.58	
10	A102	Roofing	5/8" Stucco Finish Soffit Over Metal Lath	98	SF	10%	108	0.040	4.3		$ -	$ -	$ -	$ 1.19	$ 128.33	$ 128.33	
11	A102	Roofing	#15 Roofing Felt Paper	98	SF	10%	108	0.003	0.3	$ 0.10	$ 10.78	$ -	$ -	$ 0.09	$ 9.62	$ 20.40	
12	A102	Roofing	5/8" CDX Plywood	98	SF	10%	108	0.012	1.3	$ 1.41	$ 152.00	$ -	$ -	$ 0.36	$ 38.50	$ 190.50	
			Patch And Reapir														
13	A102	Patch And Reapir	Existing Roof Area To Be Patched And Repair As Needed	1024	SF	10%	1126	0.050	56.3		$ -	$ -	$ -	$ 1.49	$ 1,676.08	$ 1,676.08	
			Roof Accessories														
14	A102	Roof Accessories	Galvanized Metal Drip Edge	52	LF	10%	57	0.025	1.4	$ 2.40	$ 137.28	$ -	$ -	$ 0.74	$ 42.56	$ 179.84	
15	A102	Roof Accessories	Ridge Flashing	11	LF	10%	12	0.060	0.7	$ 3.85	$ 46.59	$ -	$ -	$ 1.79	$ 21.61	$ 68.19	
16	A102	Roof Accessories	Hip Flashing	141	LF	10%	155	0.060	9.3	$ 3.85	$ 597.14	$ -	$ -	$ 1.79	$ 276.95	$ 874.08	
17	A102	Roof Accessories	Valley Flashing	134	LF	10%	147	0.060	8.8	$ 3.85	$ 567.49	$ -	$ -	$ 1.79	$ 263.20	$ 830.69	
18	A102	Roof Accessories	Water Diverter	134	LF	10%	147	1.000	147.4		$ -	$ -	$ -	$ 29.76	$ 4,386.62	$ 4,386.62	
19	A102	Roof Accessories	Concrete Splash blocks	2	EA	10%	2	0.250	0.6	$ 20.67	$ 45.47	$ -	$ -	$ 7.44	$ 16.37	$ 61.84	
20	A102	Roof Accessories	Pre Finished Aluminum Gutter	46	LF	10%	51	0.080	4.0	$ 7.15	$ 361.79	$ -	$ -	$ 2.38	$ 120.47	$ 482.26	
21	A102	Roof Accessories	Pre Finished Aluminum Downspout	24	LF	10%	26	0.060	1.6	$ 4.80	$ 126.72	$ -	$ -	$ 1.79	$ 47.14	$ 173.86	
22	A102	Roof Accessories	2" X R.S Cedar Fascia, Nailed W/(3)-16D Nails	52	LF	10%	57	0.060	3.4		$ -	$ -	$ -	$ 1.79	$ 102.14	$ 102.14	
23	A102	Roof Accessories	P.T. 1X2 Nailer	52	LF	10%	57	0.030	1.7		$ -	$ -	$ -	$ 0.89	$ 51.07	$ 51.07	
24	A102	Roof Accessories	Roof Vent To Match Existing	48	LF	10%	53	1.000	52.8		$ -	$ -	$ -	$ 29.76	$ 1,571.33	$ 1,571.33	
							LABOR HOURS	332.180	MATERIAL COST	$ 3,136.83	EQUIPMENT COST	$ -	LABOR COST	$ 9,885.68	SUBTOTAL		$ 13,022.51
																TOTAL MATERIAL COST	$ 3,137
																TOTAL LABOR COST	$ 9,886
																TOTAL EQUIPMET COST	$ -
																TOTAL LABOR HOURS	332

SCOPE OF ESTIMATE:	
SR. NO.	INCLUSIONS
1	THE ESTIMATE INCLUDES THE INFORMATION SHOWN ONLY ON THE DRAWINGS
2	THE ESTIMATE INCLUDES MATERIAL PRICES (EXCEPT FOR QUOTED ITEMS)

PRICING NOTES & QA | OZAR RESIDENCE - GUEST HOUSE, BBQ AND GARAGE ADDITIONS - ROOFING

9050 SW 57th Ave, Miami FL 33156 (Miami-Dade) | Residential concrete tile roofing, 3 buildings | Open shop, private | Priced 2026-10-08 | Takeoff only

1. EXECUTIVE PRICING SUMMARY

#	Item	Workbook (live)	Independent calc	Variance	Basis / cell reference
1	Guest House (block 1)	$26,952.87	$26,952.87	$0.00	GUEST HOUSE O6
2	Bbq Addition (block 2)	$6,525.26	$6,525.26	$0.00	BBQ ADDITION O6
3	Garage Addition (block 3)	$16,541.09	$16,541.09	$0.00	GARAGE ADDITION O6
4	GRAND TOTAL	$50,019.22	$50,019.22		sum of blocks
				$0.00	

#	Direct cost component (all sheets)	Value	Notes
1	Material (before tax)	$11,395.36	Sum of line material, all detail sheets
2	Labor (base wage + fringe)	$27,159.23	Sum of line labor at the rate the template formula actually uses
3	Equipment	$0.00	Line equipment (template: unit equipment x labor hours)
4	Additional costs carried in summary rows	$1,048.00	Div-01 items with no template line; itemized in section 6
5	Total labor hours	912.6	All detail sheets

#	Count	Value	Notes
1	Takeoff line items reviewed	71	All quantity lines on all detail sheets, incl. Div-01 template lines
2	Line items priced (non-zero)	53	
3	Lines left blank with NEED QUOTATION fill	20	Material not priced: no published price found, or fixture/equipment per FEDES rule. Listed in section 7
4	Allowances	0	Section 8
5	Discrepancies identified	2	Section 9
6	High / critical risks	2	Section 13
7	Template formula issues	1	Section 15

No plans or specifications were provided. Quantities are priced as received and could not be checked against drawings.
This workbook has no PROPOSAL SUMMARY and no tax or labor-burden cells. Each sheet adds 10% overhead and 10% profit on its own. Sales tax (7%) and statutory labor burden are therefore entered in each sheet's "ADDITIONAL COST (If Any)" input cell O5, and Div-01 extras in the GUEST HOUSE sheet O5. The grand total is the sum of the three sheets' TOTAL BID COST (O6).

Florida roofing workers comp (5551) was NOT found and is NOT included.

2. PRICING METHODOLOGY

- Only input cells were written: unit labor hours (I), unit material (K), unit equipment (M = 0), division labor rates, Div-01 inputs and the summary tax / OH&P / bond / additional-cost / man-loading rate cells. No formula, sheet, row, column, merge, unit or quantity was changed.

- Labor = crew composite rate x unit hours x quantity with waste. Statutory payroll burden goes through the template LABOR TAX cell.
- Material = published 2026 online list prices seen 2026-10-08 (mostly superarbor.io and K&M Sheet Metal). No trade discount; local distributor pricing requires an account.

- Lines with no published price (fabricated curbs, coping, ladders, railings, most waterproofing systems, drains with no model) are left blank with the NEED QUOTATION fill and carry install labor only.

- Sheet-metal flashings are priced from flat stock at an assumed 12 in girth; actual girth comes from the details (not provided).

3. WAGE BUILD-UP

#	Classification	Base wage $/hr	Fringe $/hr	Rate (base+fringe)	Statutory burden	Loaded $/hr	Source / effective date
1	Roofer (47-2181)	$23.09	$3.46	$26.55	$1.88	$28.43	OEWS 2025 Miami MSA median $23.09 [W1]
2	Working foreman (47-1011)	$37.28	$5.59	$42.87	$2.96	$45.83	OEWS 2025 Miami MSA median $37.28 [W1]
3	Roofer helper (47-3016)	$20.05	$3.01	$23.06	$1.64	$24.70	OEWS 2025 Miami MSA median $20.05 [W1]
4	Construction laborer (47-2061)	$21.88	$3.28	$25.16	$1.78	$26.95	OEWS 2025 Miami MSA median $21.88 [W1]

#	Statutory burden component	Rate	Source
1	FICA	7.65%	
2	FUTA effective	0.09%	
3	FL reemployment 2.7% on $7,000 (effective)	0.39%	FL DOR 2026
4	Workers comp 5551: NOT FOUND, NOT INCLUDED	0.00%	

#	Division / sheet	Crew	Rate entered	Burden on rate	Cell
1	GUEST HOUSE DIV-01 GENERAL REQUIREMENTS	Laborer	$25.16	7.09%	GUEST HOUSE!O11

2	GUEST HOUSE DIV-07 THERMAL AND MOISTURE PROTECTION	2 roofers + 1 foreman + 1 helper	$29.76	7.03%	GUEST HOUSE!O21
3	BBQ ADDITION DIV-01 GENERAL REQUIREMENTS	Laborer	$25.16	7.09%	BBQ ADDITION!O11
4	BBQ ADDITION DIV-07 THERMAL AND MOISTURE PROTECTION	2 roofers + 1 foreman + 1 helper	$29.76	7.03%	BBQ ADDITION!O21
5	GARAGE ADDITION DIV-01 GENERAL REQUIREMENTS	Laborer	$25.16	7.09%	GARAGE ADDITION!O11
6	GARAGE ADDITION DIV-07 THERMAL AND MOISTURE PROTECTION	2 roofers + 1 foreman + 1 helper	$29.76	7.03%	GARAGE ADDITION!O21

4. MATERIAL PRICING BASIS AND LABOR PRODUCTIVITY

Ref	Material / item	Unit	Price carried	Source	Notes
R1/R2	TPO / KEE / SBS membranes and adhesives	SF	0.51 to 2.51	superarbor.io	List prices from an online reseller
R1	Polyiso insulation, tapered, cover board	SF	0.80 to 3.90	superarbor.io	R-30 priced at ~5.2 in
R1/R2	Sheet metal (flat stock, drip edge, gutters, downspouts)	LF	1.80 to 7.15	K&M, superarbor.io	Flashing priced at 12 in girth from flat stock
R2	Shingles, concrete tile, felts, leak barrier, underlayment	SF	0.10 to 1.28	superarbor.io, Home Depot	
R1/R2	Hatch, drains, scuppers, splash blocks, grating	EA/SF	20.67 to 3,416.49	absupply, relyonpdi, zoro	

Labor production rates (unit hours) are FEDES estimator judgment for the stated conditions. No published RSMeans, NECA, MCAA or NRCA unit-hour data could be accessed during this review; each rate is shown on the line table in section 18 so it can be checked against company history.

5. SALES TAX BASIS

- Miami-Dade 7.0% (6% + 1% surtax) [T2].
- Residential re-roof/additions: contractor pays tax on materials (Rule 12A-1.051). Entered through each sheet's O5 together with labor burden (no tax cell exists in this workbook).

6. DIVISION 01 / GENERAL REQUIREMENTS BASIS

#	Item	Location	Carried	Status	Basis
1	Permit	row 12	$0.00	N/A - gap	Miami-Dade residential roofing permit fee not retrieved.
2	Debris haul off	row 16	$0.00	N/A - gap	No Miami dumpster price retrieved.
3	Other Div-01 rows	rows 13-15,17	$0.00	N/A	
4	Submittals	GUEST HOUSE O5	$183.00	Carried	4 MH: NOA / product approvals for Miami-Dade HVHZ
5	Closeout	GUEST HOUSE O5	$183.00	Carried	4 MH
6	Mobilization	GUEST HOUSE O5	$682.00	Carried	3 buildings x 8 MH

7. VENDOR QUOTES REQUIRED / NEED QUOTATION LINES

#	Sheet!row	Item	Qty	Unit	Labor carried?	Reason material is blank
1	GUEST HOUSE!25	#45 Base Sheet	2055.9	SF	Yes	#45 base sheet price not found
2	GUEST HOUSE!27	5/8" Stucco Finish	482.9	SF	Yes	Soffit panel/stucco system not priced
3	GUEST HOUSE!36	Water Diverter	56.1	LF	Yes	Accessory price not found
4	GUEST HOUSE!40	2" X R.S Cedar	209	LF	Yes	Cedar fascia size/grade not priced (sale listings only)
5	GUEST HOUSE!41	P.T. 1X2 Nailer	209	LF	Yes	1x2 PT nailer price not found
6	GUEST HOUSE!42	Roof Vent To Match	195.8	LF	Yes	Accessory price not found
7	BBQ ADDITION!25	#45 Base Sheet	238.7	SF	Yes	#45 base sheet price not found
8	BBQ ADDITION!27	5/8" Stucco Finish	56.1	SF	Yes	Soffit panel/stucco system not priced
9	BBQ ADDITION!32	Existing Roof Area To Be Patched And	236.5	SF	Yes	Existing roof repair scope undefined
10	BBQ ADDITION!39	Water Diverter	55	LF	Yes	Accessory price not found
11	BBQ ADDITION!43	2" X R.S Cedar	39.6	LF	Yes	Cedar fascia size/grade not priced (sale listings only)
12	BBQ ADDITION!44	P.T. 1X2 Nailer	39.6	LF	Yes	1x2 PT nailer price not found
13	BBQ ADDITION!45	Roof Vent To Match	36.3	LF	Yes	Accessory price not found
14	GARAGE ADDITION!25	#45 Base Sheet	732.6	SF	Yes	#45 base sheet price not found
15	GARAGE ADDITION!27	5/8" Stucco Finish	107.8	SF	Yes	Soffit panel/stucco system not priced
16	GARAGE ADDITION!32	Existing Roof Area To Be Patched And	1126.4	SF	Yes	Existing roof repair scope undefined
17	GARAGE ADDITION!39	Water Diverter	147.4	LF	Yes	Accessory price not found
18	GARAGE ADDITION!43	2" X R.S Cedar	57.2	LF	Yes	Cedar fascia size/grade not priced (sale listings only)
19	GARAGE ADDITION!44	P.T. 1X2 Nailer	57.2	LF	Yes	1x2 PT nailer price not found
20	GARAGE ADDITION!45	Roof Vent To Match	52.8	LF	Yes	Accessory price not found

8. ALLOWANCES

#	Item	Qty / unit	Allowance $	Basis	Included	Excluded	Why exact pricing cannot be set

9. TAKEOFF DISCREPANCIES (PRICED AS RECEIVED)

#	Issue	Takeoff	Expected /	Reference	Priced as	Exposure	Detail
1	No proposal summary sheet	3 sheets with own	Standard template	Workbook	Tax and burden	n/a	
2	Existing roof patch and repair "as needed"	SF line	Scope undefined	Patch line	Labor only, NEED	Moderate	

10. MISSING / ADDITIONAL SCOPE

#	Scope item	Reference	Carried?	Carried $	Exposure range	Notes
1	Vendor-quote items (NEED QUOTATION lines)	Section 7	Labor only	$0	quotes required	
2	Hoisting, fall protection, manufacturer warranty fees	Practice	No	$0	not quantified	No published rates found
3	Tile foam/fasteners, hip/ridge tile, bird stop	Practice	No	$0	$1,500 to $4,000	
4	Electrical gear, scheduled fixtures, special devices (NEED QUOTATION lines)	Section 7	Labor only	$0	quotes required	Largest open cost
5	Pull boxes, straps, supports, fittings beyond couplings/connectors, wire connectors, labels	Practice	No	$0	2% to 4% of material	

11. KEY ASSUMPTIONS

- Material at published distributor web prices; no trade discount.
- Normal working hours.
- Labor production rates are FEDES estimator judgment (section 18).

12. EXCLUSIONS

- Items on NEED QUOTATION lines until quotes are added.
- Overtime / shift work.
- Utility company charges.

13. DOLLAR EXPOSURE / RISK ITEMS

#	Risk	Reason	Carried	Low impact	High impact	Rating	Notes
1	FL roofing workers comp not included	Rate not found	0%	$2,000	$8,000	HIGH	
2	No drawings	Quantities	as received	-$3,000	$5,000	HIGH	

14. TAKEOFF-TO-ESTIMATE RECONCILIATION

#	Sheet / division	Takeoff lines	Priced	Need quotation	Material $	Labor $	Notes
1	GUEST HOUSE DIV-01	6	0	0	$0.00	$0.00	
2	GUEST HOUSE DIV-07	17	17	6	$7,068.93	$13,325.94	
3	BBQ ADDITION DIV-01	6	0	0	$0.00	$0.00	
4	BBQ ADDITION DIV-07	18	18	7	$1,189.61	$3,947.60	
5	GARAGE ADDITION DIV-01	6	0	0	$0.00	$0.00	
6	GARAGE ADDITION DIV-07	18	18	7	$3,136.83	$9,885.68	

Every takeoff line is carried at its takeoff quantity, unit and division. No quantity, unit, description or formula was changed. Div-01 template quantities were entered only where a cost is carried (section 6).

15. MATHEMATICAL QA AND TEMPLATE FORMULA ISSUES

Independent calculation: every line recomputed in Python as qty x (1 + waste) x unit rate, then the template's own summary formulas evaluated against those independent line values. Result 50,019.22. Workbook after full LibreOffice recalculation: see section 1 variance column (live).

#	Issue (formula not modified)	Cells	Dollar impact now	Detail
1	Company logo is an Excel 365 in-cell picture	logo cells (A2 on detail sheets, one	$0	Shows as #VALUE in older Excel, LibreOffice and some previewers. Preserved exactly as in the original.

16. DEVIL'S ADVOCATE REVIEW

#	Area	Challenge and
1	Materials	Published web prices without trade discount. A real supplier quote will move material +/- 15%.
2	Labor	Unit hours are judgment; a published-manual estimate may differ by +/- 20%.

17. EXTERNAL SOURCES (all accessed 2026-10-08 unless noted)

Ref	Source	Used for	Data / effective	URL
W1	O*NET Local Wages (BLS OEWS 2025), Florida	Wages	2025	https://www.onetonline.org/link/localwages/47-2181.00?st=FL
T2	FL DOR DR-15DSS 2026	Surtax	2026	
R1	superarbor.io, K&M Sheet Metal, absupply.net, relyonpdi.com, zoro.com, greatmats.com, JM and GAF data sheets (part 1)	Roofing material prices	seen 2026-10-08	research file roofing_prices.md
R2	superarbor.io product feeds, Zoro, K&M, Home Depot and other listings (part 2)	Roofing, waterproofing, sheet	seen 2026-10-08	research file roofing_prices_2.md

Hallucination control: a separate reviewer re-opened a 42-item sample of these source pages (prices, wage rates, tax rates, unemployment and WC rates) and confirmed all 42 against the live pages on 2026-10-08.

18. LINE PRICING BASIS (EVERY LINE)

Row	Description	Qty w/ waste	Unit hrs	Unit material	Ext. material	Ext. labor	Basis / source ref / flag
GUES	Permit (.07% of project value) [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GUES	Site development [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GUES	Variance [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GUES	Private inspections [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GUES	Debris haul off [load]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GUES	Site plan [Fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GUES T	New Concrete Tile Roof [SF]	2055.9	0.045	$1.27	$2,610.99	$2,753.26	Eagle concrete tile $126.75/SQ [R2]; tile fasteners/foam not priced; 0.045 MH/SF
GUES	#45 Base Sheet [SF]	2055.9	0.004	NEED QUOTE	$0.00	$244.73	0.004 MH/SF
GUES	#30Felt Tintagged [SF]	2055.9	0.003	$0.22	$452.30	$183.55	#30 felt $15.50-$22.25/SQ; $0.22/SF used [R2]; 0.003 MH/SF
GUES T	5/8" Stucco Finish Soffit Over Metal Lath [SF]	482.9	0.04	NEED QUOTE	$0.00	$574.84	0.040 MH/SF
GUES	#15 Roofing Felt Paper [SF]	482.9	0.003	$0.10	$48.29	$43.11	#15 felt $9.86/SQ high end [R2]; 0.003 MH/SF
GUES	5/8" CDX Plywood [SF]	482.9	0.012	$1.41	$680.89	$172.45	5/8 in CDX $44.99/32 SF [R2]; 0.012 MH/SF
GUES	Galvanized Metal Drip Edge [LF]	209	0.025	$2.40	$501.60	$155.50	K&M 24 ga Kynar drip edge $23.95/10 ft [R1]; 0.025 MH/LF
GUES T HOUS	Ridge Flashing [LF]	53.9	0.06	$3.85	$207.51	$96.24	24 ga galvanized flat stock $3.85/SF at 12 in girth = $3.85/LF (girth assumed; 26 ga for residential hip/ridge/valley would be $2.61) [R2]; 0.060 MH/LF
GUES T HOUS	Valley Flashing [LF]	56.1	0.06	$3.85	$215.99	$100.17	24 ga galvanized flat stock $3.85/SF at 12 in girth = $3.85/LF (girth assumed; 26 ga for residential hip/ridge/valley would be $2.61) [R2]; 0.060 MH/LF
GUES T HOUS	Hip Flashing [LF]	292.6	0.06	$3.85	$1,126.51	$522.47	24 ga galvanized flat stock $3.85/SF at 12 in girth = $3.85/LF (girth assumed; 26 ga for residential hip/ridge/valley would be $2.61) [R2]; 0.060 MH/LF
GUES	Water Diverter [LF]	56.1	1	NEED QUOTE	$0.00	$1,669.54	1.0 MH
GUES T	Concrete Splash blocks [EA]	5.5	0.25	$20.67	$113.69	$40.92	Concrete splash block $20.67 (low end of $20.67-$32.18) [R2]; 0.25 MH
GUES	Pre Finished Aluminum Gutter [LF]	111.1	0.08	$7.15	$794.37	$264.51	5 in aluminum K-style gutter $7.15/LF [R2]; 0.08 MH/LF
GUES	Pre Finished Aluminum Downspout [LF]	66	0.06	$4.80	$316.80	$117.85	K&M 3x4 aluminum downspout $47.95/10 ft [R1]; 0.06 MH/LF
GUES T	2" X R.S Cedar Fascia. Nailed W/(3)-16D Nails [LF]	209	0.06	NEED QUOTE	$0.00	$373.19	0.060 MH/LF
GUES	P.T. 1X2 Nailer [LF]	209	0.03	NEED QUOTE	$0.00	$186.60	0.030 MH/LF
GUES	Roof Vent To Match Existing [LF]	195.8	1	NEED QUOTE	$0.00	$5,827.01	1.0 MH
BBQ	Permit (.07% of project value) [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
BBQ	Site development [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
BBQ	Variance [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
BBQ	Private inspections [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
BBQ	Debris haul off [load]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
BBQ	Site plan [Fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
BBQ ADDIT	New Concrete Tile Roof [SF]	238.7	0.045	$1.27	$303.15	$319.67	Eagle concrete tile $126.75/SQ [R2]; tile fasteners/foam not priced; 0.045 MH/SF
BBQ	#45 Base Sheet [SF]	238.7	0.004	NEED QUOTE	$0.00	$28.41	0.004 MH/SF
BBQ	#30Felt Tintagged [SF]	238.7	0.003	$0.22	$52.51	$21.31	#30 felt $15.50-$22.25/SQ; $0.22/SF used [R2]; 0.003 MH/SF
BBQ ADDIT	5/8" Stucco Finish Soffit Over Metal Lath [SF]	56.1	0.04	NEED QUOTE	$0.00	$66.78	0.040 MH/SF
BBQ	#15 Roofing Felt Paper [SF]	56.1	0.003	$0.10	$5.61	$5.01	#15 felt $9.86/SQ high end [R2]; 0.003 MH/SF
BBQ	5/8" CDX Plywood [SF]	56.1	0.012	$1.41	$79.10	$20.03	5/8 in CDX $44.99/32 SF [R2]; 0.012 MH/SF
BBQ ADDIT	Existing Roof Area To Be Patched And Repair As Needed [SF]	236.5	0.05	NEED QUOTE	$0.00	$351.91	0.050 MH/SF

BBQ	Galvanized Metal Drip Edge [LF]	39.6	0.025	$2.40	$95.04	$29.46	K&M 24 ga Kynar drip edge $23.95/10 ft [R1]; 0.025 MH/LF
BBQ ADDITION!3	Ridge Flashing [LF]	11	0.06	$3.85	$42.35	$19.64	24 ga galvanized flat stock $3.85/SF at 12 in girth = $3.85/LF (girth assumed; 26 ga for residential hip/ridge/valley would be $2.61) [R2]; 0.060 MH/LF
BBQ ADDITION!3	Valley Flashing [LF]	55	0.06	$3.85	$211.75	$98.21	24 ga galvanized flat stock $3.85/SF at 12 in girth = $3.85/LF (girth assumed; 26 ga for residential hip/ridge/valley would be $2.61) [R2]; 0.060 MH/LF
BBQ ADDITION!3	Hip Flashing [LF]	55	0.06	$3.85	$211.75	$98.21	24 ga galvanized flat stock $3.85/SF at 12 in girth = $3.85/LF (girth assumed; 26 ga for residential hip/ridge/valley would be $2.61) [R2]; 0.060 MH/LF
BBQ	Water Diverter [LF]	55	1	NEED QUOTE	$0.00	$1,636.80	1.0 MH
BBQ ADDIT	Concrete Splash blocks [EA]	1.1	0.25	$20.67	$22.74	$8.18	Concrete splash block $20.67 (low end of $20.67-$32.18) [R2]; 0.25 MH
BBQ	Pre Finished Aluminum Gutter [LF]	14.3	0.08	$7.15	$102.25	$34.05	5 in aluminum K-style gutter $7.15/LF [R2]; 0.08 MH/LF
BBQ	Pre Finished Aluminum Downspout [LF]	13.2	0.06	$4.80	$63.36	$23.57	K&M 3x4 aluminum downspout $47.95/10 ft [R1]; 0.06 MH/LF
BBQ ADDIT	2" X R.S Cedar Fascia. Nailed W/(3)-16D Nails [LF]	39.6	0.06	NEED QUOTE	$0.00	$70.71	0.060 MH/LF
BBQ	P.T. 1X2 Nailer [LF]	39.6	0.03	NEED QUOTE	$0.00	$35.35	0.030 MH/LF
BBQ	Roof Vent To Match Existing [LF]	36.3	1	NEED QUOTE	$0.00	$1,080.29	1.0 MH
GARA	Permit (.07% of project value) [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GARA	Site development [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GARA	Variance [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GARA	Private inspections [fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GARA	Debris haul off [load]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GARA	Site plan [Fee]	0	0	$0.00	$0.00	$0.00	N/A (section 6)
GARAGE	New Concrete Tile Roof [SF]	732.6	0.045	$1.27	$930.40	$981.10	Eagle concrete tile $126.75/SQ [R2]; tile fasteners/foam not priced; 0.045 MH/SF
GARA	#45 Base Sheet [SF]	732.6	0.004	NEED QUOTE	$0.00	$87.21	0.004 MH/SF
GARA	#30Felt Tintagged [SF]	732.6	0.003	$0.22	$161.17	$65.41	#30 felt $15.50-$22.25/SQ; $0.22/SF used [R2]; 0.003 MH/SF
GARAGE	5/8" Stucco Finish Soffit Over Metal Lath [SF]	107.8	0.04	NEED QUOTE	$0.00	$128.33	0.040 MH/SF
GARA	#15 Roofing Felt Paper [SF]	107.8	0.003	$0.10	$10.78	$9.62	#15 felt $9.86/SQ high end [R2]; 0.003 MH/SF
GARA	5/8" CDX Plywood [SF]	107.8	0.012	$1.41	$152.00	$38.50	5/8 in CDX $44.99/32 SF [R2]; 0.012 MH/SF
GARAGE	Existing Roof Area To Be Patched And Repair As Needed [SF]	1126.4	0.05	NEED QUOTE	$0.00	$1,676.08	0.050 MH/SF
GARA	Galvanized Metal Drip Edge [LF]	57.2	0.025	$2.40	$137.28	$42.56	K&M 24 ga Kynar drip edge $23.95/10 ft [R1]; 0.025 MH/LF
GARAGE ADDIT	Ridge Flashing [LF]	12.1	0.06	$3.85	$46.59	$21.61	24 ga galvanized flat stock $3.85/SF at 12 in girth = $3.85/LF (girth assumed; 26 ga for residential hip/ridge/valley would be $2.61) [R2]; 0.060 MH/LF
GARAGE ADDIT	Hip Flashing [LF]	155.1	0.06	$3.85	$597.13	$276.95	24 ga galvanized flat stock $3.85/SF at 12 in girth = $3.85/LF (girth assumed; 26 ga for residential hip/ridge/valley would be $2.61) [R2]; 0.060 MH/LF
GARAGE ADDIT	Valley Flashing [LF]	147.4	0.06	$3.85	$567.49	$263.20	24 ga galvanized flat stock $3.85/SF at 12 in girth = $3.85/LF (girth assumed; 26 ga for residential hip/ridge/valley would be $2.61) [R2]; 0.060 MH/LF
GARA	Water Diverter [LF]	147.4	1	NEED QUOTE	$0.00	$4,386.62	1.0 MH
GARAGE	Concrete Splash blocks [EA]	2.2	0.25	$20.67	$45.47	$16.37	Concrete splash block $20.67 (low end of $20.67-$32.18) [R2]; 0.25 MH
GARA	Pre Finished Aluminum Gutter [LF]	50.6	0.08	$7.15	$361.79	$120.47	5 in aluminum K-style gutter $7.15/LF [R2]; 0.08 MH/LF
GARA	Pre Finished Aluminum Downspout [LF]	26.4	0.06	$4.80	$126.72	$47.14	K&M 3x4 aluminum downspout $47.95/10 ft [R1]; 0.06 MH/LF
GARAGE	2" X R.S Cedar Fascia. Nailed W/(3)-16D Nails [LF]	57.2	0.06	NEED QUOTE	$0.00	$102.14	0.060 MH/LF
GARA	P.T. 1X2 Nailer [LF]	57.2	0.03	NEED QUOTE	$0.00	$51.07	0.030 MH/LF
GARA	Roof Vent To Match Existing [LF]	52.8	1	NEED QUOTE	$0.00	$1,571.33	1.0 MH