

Project ID:	1 Lafayette
Location:	Liberty Street Newburgh, NY 12550
Scope of Work:	Masonry scope - CMU shaft walls and brick veneer
Date:	

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost	
DIVISION.01 GENERAL REQUIREMENTS															
1		Supervision and Coordination	LS	1									\$ 25,000.00		
2		Submittals and Shop drawings	LS	1									\$ 3,000.00		
3		Final Cleaning	LS	1									\$ 5,000.00		
4		Mobilization Costs	LS	1									\$ 15,000.00		
5		Temporary Control & Facilities	LS	1									\$ 8,000.00		
Subtotal (General Requirements)														\$ 56,000	
DIVISION 04- Masonry															
Wall															
6	A.100, A.200 - A.202	10" CMU Wall #4 Bar @ 32" O.C (45 LF,75'H)	SF	3375	5%	3544	\$ 4.85	\$ 17,187.19	0.150	\$ 62.00	\$ 9.30	\$ 32,956.88	\$ 50,144.06		
7		Grout	CY	48	5%	50	\$ 220.00	\$ 11,088.00	1.200	\$ 62.00	\$ 74.40	\$ 3,749.76	\$ 14,837.76		
8		Reinforcement	Lbs.	902	5%	947	\$ 0.95	\$ 899.75	0.025	\$ 62.00	\$ 1.55	\$ 1,468.01	\$ 2,367.75		
9		10" CMU Wall #4 Bar @ 32" O.C (10 LF,27'H)	SF	270	5%	284	\$ 4.85	\$ 1,374.98	0.150	\$ 62.00	\$ 9.30	\$ 2,636.55	\$ 4,011.53		
10		Grout	CY	5	5%	5	\$ 220.00	\$ 1,155.00	1.200	\$ 62.00	\$ 74.40	\$ 390.60	\$ 1,545.60		
11		Reinforcement	Lbs.	90	5%	95	\$ 0.95	\$ 89.78	0.025	\$ 62.00	\$ 1.55	\$ 146.48	\$ 236.25		
12		8" CMU Wall #4 Bar @ 32" O.C (40 LF,75'H)	SF	3000	5%	3150	\$ 4.10	\$ 12,915.00	0.140	\$ 62.00	\$ 8.68	\$ 27,342.00	\$ 40,257.00		
13		Grout	CY	34	5%	36	\$ 220.00	\$ 7,854.00	1.200	\$ 62.00	\$ 74.40	\$ 2,656.08	\$ 10,510.08		
14		Reinforcement	Lbs.	802	5%	842	\$ 0.95	\$ 800.00	0.025	\$ 62.00	\$ 1.55	\$ 1,305.26	\$ 2,105.25		
15		8" CMU Wall #4 Bar @ 32" O.C (266 LF,12'H)	SF	3192	5%	3352	\$ 4.10	\$ 13,741.56	0.140	\$ 62.00	\$ 8.68	\$ 29,091.89	\$ 42,833.45		
16		Grout	CY	36	5%	38	\$ 220.00	\$ 8,316.00	1.200	\$ 62.00	\$ 74.40	\$ 2,812.32	\$ 11,128.32		
17		Reinforcement	Lbs.	810	5%	851	\$ 0.95	\$ 807.98	0.025	\$ 62.00	\$ 1.55	\$ 1,318.28	\$ 2,126.25		
18		10" Bond Beam 2#4 Cont. Bar -360 LF	LF	360	5%	378	\$ 8.50	\$ 3,213.00	0.150	\$ 62.00	\$ 9.30	\$ 3,515.40	\$ 6,728.40		
19		Reinforcement	Lbs.	481	5%	505	\$ 0.95	\$ 479.80	0.025	\$ 62.00	\$ 1.55	\$ 782.83	\$ 1,262.63		
20		8" Bond Beam 2#4 Cont. Bar -306 LF	LF	306	5%	321	\$ 7.50	\$ 2,409.75	0.140	\$ 62.00	\$ 8.68	\$ 2,788.88	\$ 5,198.63		
21		Reinforcement	Lbs.	409	5%	429	\$ 0.95	\$ 407.98	0.025	\$ 62.00	\$ 1.55	\$ 665.65	\$ 1,073.63		
Exterior															
22		G1 Modular Face Brick Facade Manuf: Belden Brick Model: Royalty Red	SF	4130	5%	4337	\$ 8.50	\$ 36,860.25	0.170	\$ 62.00	\$ 10.54	\$ 45,706.71	\$ 82,566.96		
23		G2 Modular Face Brick Facade Manuf: Belden Brick Model: Carbon Black	SF	6305	5%	6620	\$ 8.50	\$ 56,272.13	0.170	\$ 62.00	\$ 10.54	\$ 69,777.44	\$ 126,049.56		
24		G10 1-1/2" Cementitious Stone Veneer Manuf: Belden Brick Model: Royalty Red	SF	1700	5%	1785	\$ 14.00	\$ 24,990.00	0.180	\$ 62.00	\$ 11.16	\$ 19,920.60	\$ 44,910.60		
25		G11 Resilient Stone Veneer	SF	120	5%	126	\$ 14.00	\$ 1,764.00	0.180	\$ 62.00	\$ 11.16	\$ 1,406.16	\$ 3,170.16		
Subtotal								\$ 202,626				\$ 250,438		\$ 453,064	
													PROJECTED COST	\$ 509,064	
													INSURANCE	1.5%	\$ 7,636
													CONTINGENCY	5%	\$ 25,453
													OVERHEAD AND PROFIT	15%	\$ 76,360
													TAX	8.125%	\$ 16,463
													SUGGESTED BID	\$ 634,976	
Note:															
1. Please verify the equipment's and their prices with owner.															
2. Online sources are used for pricing.															
3. Prices can vary depending upon field conditions.															

PRICING SOURCES & ASSUMPTIONS

Pricing Date: Mid-2026 (Q2 2026), reflecting current market conditions. Location Basis: Liberty Street, Newburgh, NY 12550 (Orange County) — Hudson Valley / Lower NY market. Scope: Division 04 Masonry + Division 01 General Requirements.

This estimate mirrors the pricing basis and methodology of the companion "Residential Building A & B" masonry estimate. Matching line items carry identical unit rates; items unique to this takeoff are priced with the same resources, crew wage and material costs.

PRIMARY

- RSMMeans / Gordian 2026 Building Construction Cost Data — masonry assembly pricing methodology and crew composition / productivity structure.
- International Masonry Institute (IMI) 2026 productivity benchmarks — 80–110 standard 8" hollow block per mason-day; 50–70 grouted-reinforced block per mason-day.
- Craftsman National Construction Estimator 2026 — unit material and labor references for CMU, brick / stone veneer and bond beams.
- Supplier & regional market pricing — Home Depot / Lowe's / regional masonry suppliers (block, brick, mortar, ties); Belden Brick modular face-brick pricing; NRMCA ready-mix / masonry-grout pricing; 2026 steel / rebar mill pricing (tariff-adjusted).
- Published 2026 market cost guides used for cross-checking installed unit ranges — Homewyse, Angi, Terrapin CG, concretecalsulate and similar masonry estimating references.
- New York State Dept. of Taxation & Finance / Orange County — 2026 combined sales & use tax rate (8.125%) for Newburgh (Orange County).

KEY ASSUMPTIONS

- Labor uses a single blended, fully-burdened OPEN-SHOP masonry crew wage of \$62.00/hr (base wage + payroll taxes, workers' compensation, general liability, and fringe benefits), carried from the companion estimate. Crew basis: ~2 masons + 1 tender. Hudson Valley open-shop masonry is broadly comparable to this basis.
- PREVAILING WAGE: If this project is subject to New York prevailing wage (public work / NYSDOL Article 8), masonry labor should be increased approximately 40–60% over this open-shop basis. This estimate is NOT priced at prevailing wage.
- Crew productivity (Unit Manhour) reflects IMI 2026 benchmarks: 8" CMU wall ~0.14 crew-hr/SF; 10" CMU wall ~0.15 crew-hr/SF; bond beam ~0.14–0.15 crew-hr/LF; modular face brick ~0.17 crew-hr/SF; stone veneer ~0.18 crew-hr/SF.
- MATCHING ITEMS (identical unit rates to the companion estimate): 8" CMU wall \$4.10/SF; grout \$220.00/CY; reinforcement \$0.95/Lb; 8" bond beam \$7.50/LF; full/modular face-brick veneer \$8.50/SF; stone veneer \$14.00/SF.
- DERIVED ITEMS (unique to this takeoff, priced on the same basis): 10" CMU wall \$4.85/SF (8" wall + ~18% block premium; heavier unit → 0.15 crew-hr/SF); 10" bond beam \$8.50/LF (8" bond beam + ~13% larger-block premium → 0.15 crew-hr/LF).
- BRICK/STONE COLORS: G1/G2 Belden Brick modular face brick (Royalty Red / Carbon Black) are priced at the standard modular face-brick installed rate (\$8.50/SF). Premium or custom color blends could add ~\$0.50–\$1.50/SF material — confirm at buyout. G10 (1-1/2" cementitious / manufactured stone veneer) and G11 (resilient stone veneer) are priced at the stone-veneer rate (\$14.00/SF).
- Grout (CY) and reinforcing steel (Lbs) are priced on SEPARATE line items; the CMU wall SF lines carry block, mortar, ties and miscellanaries only. Per-SF wall cost is therefore additive with the associated grout and rebar lines.
- Material prices reflect 2026 conditions, including elevated carbon-steel / rebar pricing driven by tariffs and tighter mill supply.
- A 5% wastage allowance (takeoff column F) is applied to each quantity and carried through to extended material and labor costs.
- General Requirements (Division 01) are carried as lump-sum allowances in the Sub Cost column: Supervision & Coordination \$15,000; Submittals / Shop Drawings \$3,000; Final Cleaning \$3,500; Mobilization \$10,000; Temporary Control & Facilities \$5,000.
- Mark-ups applied to Projected Cost: Insurance / bond allowance 1.5%; Contingency 5.0%; Overhead & Profit 15.0%. New York State + Orange County sales / use tax of 8.125% is applied to the masonry MATERIAL subtotal only (contractor is the taxable consumer of materials on this work).

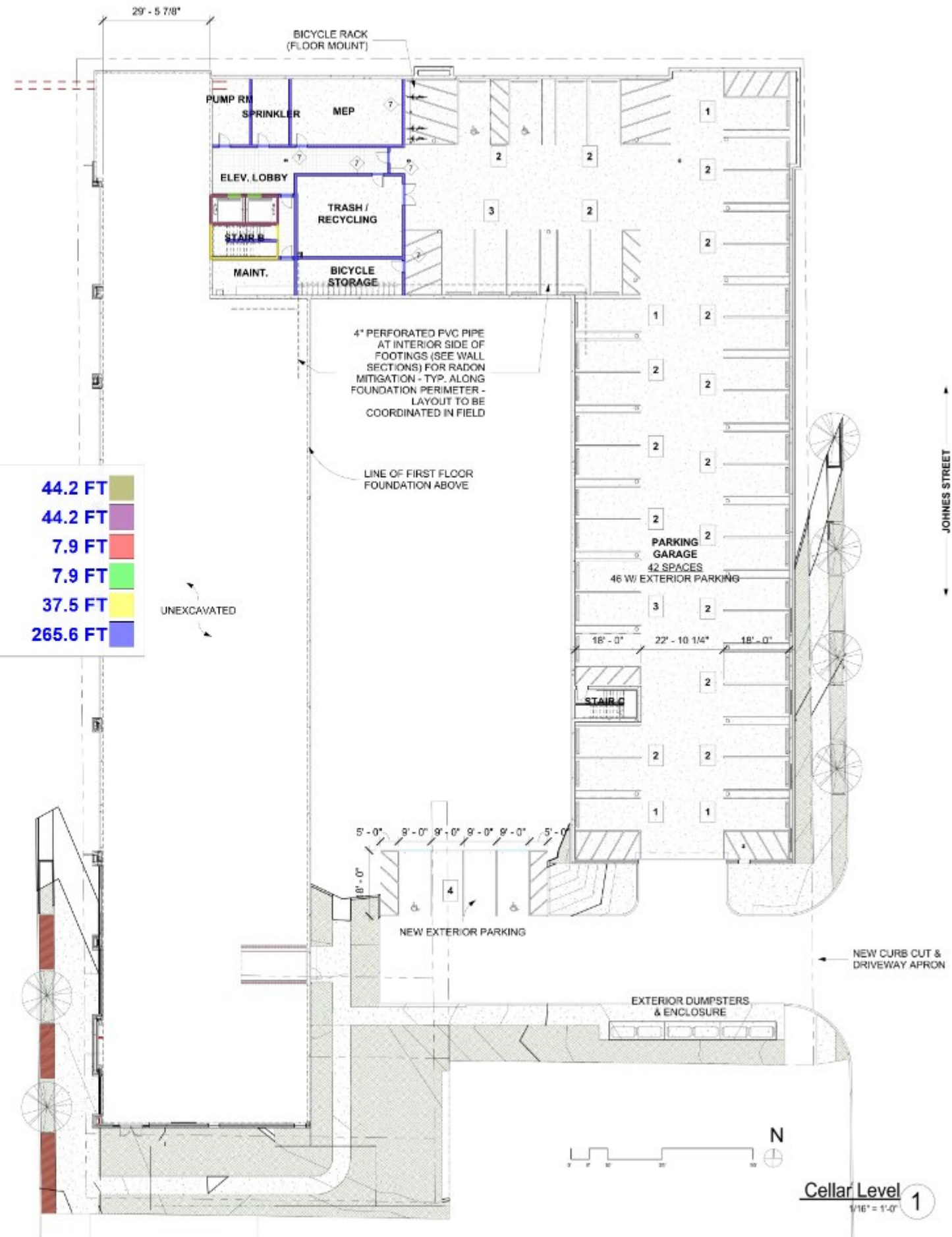
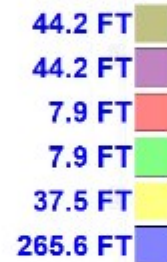
EXCLUSIONS

- Cast-in-place concrete footings / foundations, slabs, and structural frame; loose steel lintels, shelf angles and embeds (assumed furnished / installed by others).
- Air / vapor barriers and through-wall flashing beyond standard veneer accessories; sealants and caulking; waterproofing / dampproofing; cavity / rigid insulation.
- Precast concrete sills, copings and cast stone (unless explicitly listed); expansion / control-joint sealant.
- Independent scaffolding, swing staging or mast-climbers beyond the mobilization allowance; winter heat and enclosures beyond the temporary-facilities allowance.
- Permits and municipal fees, third-party testing & special inspection, payment / performance bonds beyond the insurance line, design / engineering, and any NY prevailing-wage premium.

This estimate is prepared for contractor bidding and budgeting. Quantities are per the attached takeoff and should be verified against final construction documents; unit prices should be confirmed with firm supplier and subcontractor quotations prior to contract. Prices are current as of 2026 and subject to market volatility.



SEAL & SIGNATURE	DATE	05-12-2008
	SCALE	1/12" = 1'-0"
	DWG BY:	Author
	CHECK BY:	Checker



Cellar Level 1
1/16" = 1'-0"

Exterior Finish Schedule				
Mark	Description	Manufacturer	Model	Material Comments
G1	Modular Face Brick Facade	Belden Brick	Royalty Red	Submit samples for approval prior to ordering.
G2	Modular Face Brick Facade	Belden Brick	Carbon Black	Submit samples for approval prior to ordering.
G3	Fiber Cement Board Panel System	James Hardie	Smooth Panel, "Rustic Ranch"	Submit samples for approval prior to ordering.
G4	Fiber Cement Board Panel System	James Hardie	Smooth Panel, "Brushwork Red"	Submit samples for approval prior to ordering.
G5	Fiber Cement Board Panel System	James Hardie	Smooth Panel, "Elegant Red"	Submit samples for approval prior to ordering.
G6	Fiber Cement Board Panel System	James Hardie	Smooth Panel, "Countrylane Red"	Submit samples for approval prior to ordering.
G7	Architectural Asphalt Shingle Roofing	GAF	Timberline HDZ, "Oyster Gray"	Submit samples for approval prior to ordering.
G8	Metal Parapet Coping	Pac-Clad	Pac-Tile Coping (tapered version) - 0.40 alum. (match G3 color)	Submit samples for approval prior to ordering.
G9	<varies>	<varies>	<varies>	<varies>
G10	Cementitious Stone Veneer		(1-1/2" thk.)	Submit samples for approval prior to ordering.
G11	Resilient Stone Veneer	TBD		Submit samples for approval prior to ordering.

NOTE:
MORTAR SHALL BE TYPE 'N' WITH A CEMENT LIME SAND RATIO OF 1:1.5-6 AND SHALL BE TESTED PRIOR TO PERFORMING REPAIRS. THE MORTAR SHALL BE COLORED TO MATCH THE EXISTING.

CONTRACTOR SHALL PROVIDE A TEST SAMPLE FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

- G1 - Royalty Red
- G2 - Carbon Black
- G3 - Rustic Ranch
- G4 - Brushwork Red
- G5 - Elegant Red
- G6 - Countrylane Red



Lafayette Street Elevation 2
3/32" = 1'-0"



Liberty Street Elevation 1
3/32" = 1'-0"

FIFTH STREET
ARCHITECTURE
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No.	Date	Description

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1 Lafayette Street
NEWBURGH, NEW YORK 12550

KEY PLAN
PROJECT NORTH

DRAWING TITLE
Building Elevations

DRAWING NO.
A-200.000

DATE: 05-12-2024
SCALE: As Noted
DRAWN BY: Author
CHECKED BY: Checker

-  G1 - Royalty Red
-  G2 - Carbon Black
-  G3 - Rustic Ranch
-  G4 - Brushwork Red
-  G5 - Elegant Red
-  G6 - Countryside Red



South Elevation 2
3/32" = 1'-0"



Johnes Street Elevation 1
3/32" = 1'-0"

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1 Lafayette Street
NEWBURGH, NEW YORK 12550

KEY PLAN



DRAWING TITLE
Building Elevations

DRAINING NO.

A-201.000

SEAL & SIGNATURE

DATE:	05/12/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECK BY:	Checker

- F/FTH**
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KEY PLAN



SEAL & SIGNATURE	DATE	05-12-2009
	SCALE	As required
	DWG BY:	Author
	CHEK BY:	Checker



Courtyard Elevation - East 1
3/32" = 1'-0"