

## GENERAL SUMMARY

**Project Name:** PAUSE SOUTHLAKE TX CARROL POINTE  
**Project ID:** SOUTHLAKE, TX 76092  
**Scope:** ELECTRICAL  
**Date:** 19-Jul-24



DIVISION NO.	DESCRIPTION	TOTAL DIV. COST
1000	GENERAL REQUIREMENTS	\$ 25,000
2000	EXISTING CONDITIONS	\$ 2,135
21000	FIRE SUPRESSION	\$ 5,160
26000	ELECTRICAL	\$ 9,292,471
<b>TOTAL TRADE COST</b>		<b>\$ 9,324,766</b>
<b>OVERHEAD AND PROFIT</b>		
	20%	\$ 1,864,953.17
	3%	\$ 279,743
	5%	\$ 466,238
	7.75%	\$ 722,669
<b>SUGGESTED BID</b>		<b>\$ 12,658,370</b>

**DETAILED BREAKDOWN OF ITEMS**

**Project Name:** PAUSE SOUTHLAKE TX CARROL POINTE  
**Project ID:** 1241 E.STATE HIGHWAY 114 SUITE 180 SOUTHLAKE, TX 76092  
**Scope:** Electrical



**Date:** 19-Jul-2024

**GENERAL REQUIREMENTS**

SR #	Drawing #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
1		PERMITS, SITE SUPERVISION, FINAL CLEANUP & DUMPSTER	LS	1		1.00	\$ 13,000.00	\$ -	\$ 13,000.00	\$ 13,000.00
2		Rent For Lifts (Scissor Lift Rent Has Been Included, Please Verify)	LS	1		1.00	\$ 1,600.00	\$ -	\$ 1,600.00	\$ 1,600.00
									<b>SUBTOTAL</b>	<b>\$ 14,600.00</b>

**SITE WORK/ EXISTING CONDITIONS**

Demolition - Electrical										
SR #	Drawing #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
1	A-0.0	Ceiling Light Fixture to Remove	EA	39		39.00	\$ 80.00	\$ 3,120.00	\$ 3,159.00	\$ 123,201.00
2		Ceiling Fan To Remove	EA	3		3.00	\$ 110.00	\$ 330.00	\$ 333.00	\$ 999.00
3		Recessed Light to remove	EA	4		4.00	\$ 70.00	\$ 280.00	\$ 284.00	\$ 1,136.00
									<b>SUBTOTAL</b>	<b>\$ 2,135.00</b>

**FIRE SUPPRESSION**

Fire Alarm System										
SR #	Drawing #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
4	E-300.0	Fire Alarm Pull Station	EA	2		2.00	\$ 80.00	\$ 150.00	\$ 152.00	\$ 304.00
5		Fire Alarm ADA Approved, Visual Alarm Wall Mounted	EA	12		12.00	\$ 160.00	\$ 300.00	\$ 312.00	\$ 3,744.00
6		Fire Alarm ADA Approved Audio/Visual Alarm Wall Mounted	EA	4		4.00	\$ 160.00	\$ 350.00	\$ 354.00	\$ 1,416.00
									<b>SUBTOTAL</b>	<b>\$ 5,160.00</b>

**ELECTRICAL**

Electrical - Power											
SR #	Drawing #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
7	E-100.0	Duplex Receptacle Wall Mounted	EA	15		15	\$ 50.00	\$ 80.00	\$ 95.00	\$ 1,425.00	
8		Duplex Receptacle GFCI Protection Wall Mounted 1 Phase, 3A	EA	10		10	\$ 80.00	\$ 120.00	\$ 130.00	\$ 1,300.00	
9		SAUNA 208V-1PH, 13.5A (MCA) Special Purpose Receptacle Wall Mounted	EA	10		10	\$ 80.00	\$ 150.00	\$ 160.00	\$ 1,600.00	
10		Double Duplex Receptacle Outlet Wall Mounted	EA	2		2	\$ 80.00	\$ 120.00	\$ 122.00	\$ 244.00	
11		NEMA Receptacle 125/250V Wal Mounted	EA	2		2	\$ 50.00	\$ 80.00	\$ 82.00	\$ 164.00	
12		Duplex Receptacle USB	EA	4		4	\$ 60.00	\$ 100.00	\$ 104.00	\$ 416.00	
13		Junction Box	EA	6		6	\$ 40.00	\$ 50.00	\$ 56.00	\$ 336.00	
14		MD Motorized Damper	EA	1		1	\$ 220.00	\$ 400.00	\$ 401.00	\$ 401.00	
15		S.P.S.T Toggle Switch Wall Mounted	EA	1		1	\$ 40.00	\$ 60.00	\$ 61.00	\$ 61.00	
16		Floor Box with Two Duplex Receptacle Wiremold #RFB-OG Series	EA	1		1	\$ 140.00	\$ 250.00	\$ 251.00	\$ 251.00	
17		Wall Mounted Voice Outlet	EA	6		6	\$ 40.00	\$ 70.00	\$ 76.00	\$ 456.00	
18		Wall Mounted Voice/Data Outlet	EA	1		1	\$ 40.00	\$ 80.00	\$ 81.00	\$ 81.00	
19		Wall Mounted Data Outlet	EA	3		3	\$ 40.00	\$ 70.00	\$ 73.00	\$ 219.00	
20		Motor Load	EA	2		2	\$ 300.00	\$ 500.00	\$ 502.00	\$ 1,004.00	
21		Motor Rated Toggle Switch	EA	2		2	\$ 50.00	\$ 80.00	\$ 82.00	\$ 164.00	
22		Disconnect Switch	EA	1		1	\$ 200.00	\$ 350.00	\$ 351.00	\$ 351.00	
Electrical - Power Roof											
23		Disconnect Switch	EA	1		1	\$ 200.00	\$ 350.00	\$ 351.00	\$ 351.00	
24		Motor Load	EA	1		1	\$ 300.00	\$ 500.00	\$ 501.00	\$ 501.00	
25		Motor Load Toggle Switch	EA	1		1	\$ 50.00	\$ 80.00	\$ 81.00	\$ 81.00	
Electrical Wires - Power											
26		#12 AWG Wire	LF	4300	10%	430	\$ 1.60	\$ 0.40	\$ 430.40	\$ 185,072.00	
27	#6 AWG Wire	LF	612	10%	61	\$ 1.80	\$ 2.00	\$ 63.20	\$ 3,867.84		
28	#10 AWG Wire	LF	1950	10%	195	\$ 1.60	\$ 0.60	\$ 195.60	\$ 38,142.00		
29	#8 AWG Wire	LF	201	10%	20	\$ 1.60	\$ 1.20	\$ 21.30	\$ 428.13		
30	#4 AWG Wire	LF	412	10%	41	\$ 1.80	\$ 2.80	\$ 44.00	\$ 1,812.80		
31	#12 AWG Wire GROUNDING	LF	400	10%	40	\$ 1.60	\$ 0.60	\$ 40.60	\$ 1,624.00		
32	#10 AWG Wire GROUNDING	LF	40	10%	4	\$ 1.60	\$ 1.00	\$ 5.00	\$ 20.00		
33	#8 AWG Wire GROUNDING	LF	10	10%	1	\$ 1.60	\$ 1.20	\$ 2.20	\$ 2.20		
34	#4 AWG Wire GROUNDING	LF	10	10%	1	\$ 1.80	\$ 2.80	\$ 3.80	\$ 3.80		
35	#6 AWG Wire GROUNDING	LF	20	10%	2	\$ 1.80	\$ 2.00	\$ 4.00	\$ 8.00		
Conduits - Power											
36	1/2" EMT CONDUIT	LF	2520	10%	252	\$ 3.00	\$ 0.80	\$ 252.80	\$ 63,705.60		
37	3/4" EMT CONDUIT	LF	980	10%	98	\$ 3.00	\$ 0.60	\$ 98.60	\$ 9,662.80		

Electrical - Lighting										
38	LT-1 Manufacturer: Litaline Model#: RA35-12F-30K-90WH, LED / 830 lum / 3000K / 12W, 1 LED driver / 12W, 120V, Recessed	EA	13	10%	1	\$ 160.00	\$ 300.00	\$ 301.30	\$ 391.69	
39	LT-2 Manufacturer: Tala Model#: Voronoi I pendant light with Voronoi LED lamp, LED / 100 lum / 2200K / 95CRI, 1 LED driver ELV dimming / 2W, 120V, Pendant	EA	8	10%	1	\$ 160.00	\$ 300.00	\$ 300.80	\$ 240.64	
40	LT-3 Manufacturer: Halco Model#: LS4-WS-CS-U, LED / 6600 lum / 3500K / 50W, 1 Dimming / 50W, 50W, 120V, Pendant	EA	6	10%	1	\$ 160.00	\$ 300.00	\$ 300.60	\$ 180.36	
41	LT-4 Manufacturer: Artisan Ceramic Model#: Tilos sconce 212, energy star LED, E 26 LED / 20W, 1 Dimming / 20W, 20W, 120V, Surface wall	EA	12	10%	1	\$ 160.00	\$ 300.00	\$ 301.20	\$ 361.44	
42	LT-5 Manufacturer: ALW Model#: LXP2PTMFN-SXX-123090ARV01-SW-N-UNV-DC, LED / 1200 lum / 3000K / 90 CRI / 9W/FT, 1 LED driver ELV dimming / 9W/FT, 9W/FT, 120V, Recessed	EA	8	10%	1	\$ 160.00	\$ 300.00	\$ 300.80	\$ 240.64	
43	LT-06 Manufacturer: Tado and Co Model#: Longleaf wooden plate simple and elegant wall light, LED G4 base / 3W, 1 LED driver ELV dimming / 3W, 120V, Recessed	EA	3	10%	0	\$ 160.00	\$ 300.00	\$ 300.30	\$ 90.09	
44	LT-8 Manufacturer: Justice Design Model#: Ceramic hourglass flush-mount CER-6190-MID, LED GU24 / 12W, 1 Dimming / 12W, 120V, Surface	EA	1	10%	0	\$ 160.00	\$ 300.00	\$ 300.10	\$ 30.01	
45	LT-09 Manufacturer: Litaline Model#: ATK-WH (track), A-FLX15-3040T-WH (heads), LED / 1280 lum / 3000K / 15W, 1 TRIAC dimming / 15W, 120V, Track	EA	7	10%	1	\$ 160.00	\$ 300.00	\$ 300.70	\$ 210.49	
46	LT-10 Manufacturer: Visual Comfort Model#: SL 2819PN-L, A149 / 60W max, 1 Dimming / 60W max, 120V, Surface wall	EA	2	10%	0	\$ 160.00	\$ 300.00	\$ 300.20	\$ 60.04	
47	LT-11 Manufacturer: Kelvix Model#: PQ-series, LED / 3000K / 2.6W/FT, 1 Dimming / 2.6W/FT, 120V, Surface wall	EA	1	10%	0	\$ 160.00	\$ 300.00	\$ 300.10	\$ 30.01	
48	LT-12 Manufacturer: Tala Model#: Kilter wall light #KILT-WL-SB-01-US w/ Kilter 1 lamp S14D base T30 shape, LED / 2700K / 6W max, 1 Dimming / 6W max, 6W max, Surface wall	EA	1	10%	0	\$ 160.00	\$ 300.00	\$ 300.10	\$ 30.01	
49	Exit Sign X1 Manufacturer: Exitr Model#: QXS-U-WB-WH, LED, 1 Dimming / <5W, Exit sign. Injection-molded UL 94 v-0 flame-retardant, high-impact resistant thermoplastic enclosure housing. Red/green letters. Arrows per plans. Provide with 90-minute minimum battery backup, with 90min Battery Backup E LED Light, Manufacturer: Exitr Model#: LED-51-WH, 1 Dimming / <5W, Emergency egress light. White plastic housing. Provide with 90-minute minimum battery backup. Design is based on 9' mounting heights per fixture design information.	EA	4	10%	0	\$ 160.00	\$ 300.00	\$ 300.40	\$ 120.16	
50	Motion Detector Switch W/Manual Override Wall Mounted, Occupancy Sensor, Model MRF 2S-8SS Provide with Claro Style Screwless WallPlate	EA	6	10%	1	\$ 160.00	\$ 300.00	\$ 300.60	\$ 180.36	
51	Motion Detector Ceiling Mounted, Model LRF2-OCR2B-P-BL Sensor Range : 500 SQFT, 360 Deg	EA	4	10%	0	\$ 80.00	\$ 120.00	\$ 120.40	\$ 48.16	
52	VPS, VIVE Phase Select Module (Elv or Mlv Dimming) Model RMJS-PNE-DV, Capacity: 450W, RF Range: 30 ft radius	EA	10	10%	1	\$ 90.00	\$ 150.00	\$ 151.00	\$ 151.00	
53	VSW, VIVE Switching Module ( Soft Switch) Model RMJS-16R-DV-B, Capacity: 16 AMP; RF Range: 30 ft radius	EA	22	10%	2	\$ 110.00	\$ 200.00	\$ 202.20	\$ 444.84	
54	VIVE Wireless Hub W/Bacnet & Timeclock Model: HJS-2-FM Provide with Hub Power Supply: PSJ-J-20W-UNV RF range: 71 ft radius	EA	9	10%	1	\$ 110.00	\$ 200.00	\$ 200.90	\$ 180.81	
55	Wireless Dimmer (On/Off, Raise/Lower, Preset) Model: PJ2-3BRL-GXX-L01 Provide with Claro Style Screwless Wallplate	EA	1	10%	0	\$ 300.00	\$ 500.00	\$ 500.10	\$ 50.01	
56	Wireless Switch (On/Off) Model: PJ2-2B-GXX-L01 Provide with Claro Style Screwless Wall Plate	EA	20	10%	2	\$ 80.00	\$ 150.00	\$ 152.00	\$ 304.00	
57	TC Time Clock	EA	9	10%	1	\$ 50.00	\$ 80.00	\$ 80.90	\$ 72.81	
58	Lighting Contactors	EA	1	10%	0	\$ 110.00	\$ 200.00	\$ 200.10	\$ 20.01	
59	Lighting Contactors	EA	1	10%	0	\$ 150.00	\$ 250.00	\$ 250.10	\$ 25.01	
Electrical Wires - Lighting										
60	12 AWG Wire	LF	2436	10%	2679	\$ 1.60	\$ 0.40	\$ 2,679.67	\$ 7,179,559.44	
Conduits - Lighting										
61	1/2" EMT CONDUIT	LF	1218	10%	1340	\$ 3.00	\$ 0.80	\$ 1,340.44	\$ 1,795,693.64	
								<b>SUBTOTAL</b>	<b>\$ 9,292,470.84</b>	
<b>PROJECTED COST</b>									<b>\$9,314,366</b>	
								<b>OVERHEAD AND PROFIT</b>	<b>20%</b>	<b>\$1,862,873</b>
								<b>INSURANCE</b>	<b>3%</b>	<b>\$279,431</b>
								<b>CONTINGENCY</b>	<b>5%</b>	<b>\$465,718</b>
								<b>TAX</b>	<b>7.75%</b>	<b>\$721,863</b>
<b>SUGGESTED BID</b>									<b>\$12,644,252</b>	