

GENERAL SUMMARY

Project Name: 6101 Amicable CT Arlington, TX 76016
Project ID: 1005-23
Scope: GC



BUILDING GSF 1,148

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS	\$ 12,600	\$ 10.98
2000	EXISTING CONDITION	\$ 4,926	\$ 4.29
4000	MASONRY	\$ 1,316	\$ 1.15
6000	WOOD, PLASTIC & COMPONENTS	\$ 26,075	\$ 22.71
8000	OPENINGS	\$ 14,923	\$ 13.00
9000	FINISHES	\$ 22,788	\$ 19.85
12000	FURNISHING	\$ 15,376	\$ 13.39
22000	PLUMBING	\$ 8,445	\$ 7.36
23000	HVAC	\$ 7,403	\$ 6.45
26000	ELECTRICAL	\$ 27,043	\$ 23.56
TOTAL TRADE COST		\$ 140,895	\$ 123
OVERHEAD AND PROFIT	20%	\$ 28,179.08	\$ 24.55
INSURANCE	2%	\$ 2,113	\$ 1.84
CONTINGENCY	0%	\$ -	\$ -
TAX	5%	\$ 6,340	\$ 5.52
SUGGESTED BID		\$ 177,528	\$ 154.64

DETAILED BREAKDOWN OF ITEMS

Project Name: 6101 Amicable CT Arlington, TX 76016
Project ID: 1005-23
Scope: GC



Date: 20-Feb-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	30.000	\$ 40.00	\$ 1,200.00	\$ -	\$ 1,200.00	\$ 1,200
2			Supervision and Coordination	LS	1	0%	1	100.000	\$ 40.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	50.000	\$ 40.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000
5			Mobilization Costs	LS	1	0%	1	60.000	\$ 40.00	\$ 2,400.00	\$ -	\$ 2,400.00	\$ 2,400
6			Temporary Control & Facilities	LS	1	0%	1	75.000	\$ 40.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ 3,000
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
SUBTOTAL \$												12,600	
EXISTING CONDITION													
DEMOLITION													
8	Sheet 2-4	Plan Notes	Remove Deco Light	EA	2	0%	2	0.900	\$ 44.90	\$ 40.41	\$ -	\$ 40.41	\$ 81
9			Remove 16' W x 7' H Garage Door W/Frame	EA	1	0%	1	4.650	\$ 44.90	\$ 208.79	\$ -	\$ 208.79	\$ 209
10			Remove Single Leaf Doors	EA	4	0%	4	3.200	\$ 44.90	\$ 143.68	\$ -	\$ 143.68	\$ 575
11			Remove 3' W x 4' H Windows W/Frame	EA	2	0%	2	2.850	\$ 44.90	\$ 127.97	\$ -	\$ 127.97	\$ 256
12			Remove Stud Wall	SF	493	0%	493	0.050	\$ 44.90	\$ 2.25	\$ -	\$ 2.25	\$ 1,106
13			Remove Tile Flooring W/Wall Base	SF	339	0%	339	0.018	\$ 44.90	\$ 0.81	\$ -	\$ 0.81	\$ 274
14			Remove Gypsum Board Ceiling	SF	1148	0%	1148	0.012	\$ 44.90	\$ 0.54	\$ -	\$ 0.54	\$ 619
15			Remove Garage Flooring	SF	475	0%	475	0.013	\$ 44.90	\$ 0.58	\$ -	\$ 0.58	\$ 278
16			Remove Partition Wall	SF	86	0%	86	0.050	\$ 44.90	\$ 2.25	\$ -	\$ 2.25	\$ 193
17			Tree Removal -By Others	SF	1	0%	1	3.200	\$ 44.90	\$ 143.68	\$ -	\$ 143.68	\$ 144
18			Remove Kitchen Countertop W/Base And Wall Mounted Cabinets	SF	59	0%	59	0.085	\$ 44.90	\$ 3.82	\$ -	\$ 3.82	\$ 227
19			Remove Kitchen Equipment's	EA	4	0%	4	2.350	\$ 44.90	\$ 105.52	\$ -	\$ 105.52	\$ 422
20			Remove Kitchen Sink	EA	1	0%	1	2.650	\$ 44.90	\$ 118.99	\$ -	\$ 118.99	\$ 119
21			Remove Wall Mounted Pantry Cabinets	LF	6	0%	6	0.400	\$ 44.90	\$ 17.96	\$ -	\$ 17.96	\$ 105
22			Remove Wall Mounted Laundry Cabinets	LF	6	0%	6	0.400	\$ 44.90	\$ 17.96	\$ -	\$ 17.96	\$ 107
23			Remove All Laundry Components	EA	1	0%	1	2.500	\$ 44.90	\$ 112.25	\$ -	\$ 112.25	\$ 112
24			Remove All Pantry Components	EA	1	0%	1	2.250	\$ 44.90	\$ 101.03	\$ -	\$ 101.03	\$ 101
SUBTOTAL \$												4,926	
MASONRY													
STONE CLADDING													
25	Sheet 2-4	Plan Notes	Stone Cladding Decorative Wall	SF	55	10%	61	0.200	\$ 46.90	\$ 9.38	\$ 12.38	\$ 21.76	\$ 1,316
SUBTOTAL \$												1,316	
WOOD, PLASTIC & COMPOSITES													
BEAMS													
26			6 x 12 Decorative Beam	LF	66	10%	73	0.088	\$ 43.50	\$ 3.83	\$ 17.02	\$ 20.85	\$ 1,514
FINISH CARPENTRY													
MILLWORK													
27			1' D Closet W/Shelving Inside And Clothes Hanging Rods	LF	12	10%	13	1.310	\$ 43.50	\$ 56.99	\$ 163.14	\$ 220.13	\$ 2,785
28			2' D Base Cabinets W/Drawers And Hardware's	LF	34	10%	38	1.240	\$ 43.50	\$ 53.94	\$ 155.00	\$ 208.94	\$ 7,842
29			1' D Wall Mounted Cabinets W/Doors And Hardware's	LF	26	10%	29	1.070	\$ 43.50	\$ 46.55	\$ 132.85	\$ 179.40	\$ 5,127
30			1' D Top And Bottom Open Shelving (5 No.Of Shelves)	LF	6	10%	7	0.920	\$ 43.50	\$ 40.02	\$ 114.50	\$ 154.52	\$ 1,057

DETAILED BREAKDOWN OF ITEMS

Project Name:6101 Amicable CT Arlington, TX 76016
Project ID: 1005-23
Scope: GC



ACE SERVICES

Date: 20-Feb-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
31	Sheet 2-4	Plan Notes	2' D Base Cabinets W/Doors And Hardware's	LF	6	10%	7	1.240	\$ 43.50	\$ 53.94	\$ 155.00	\$ 208.94	\$ 1,413	
32			1' D Floating Shelves	LF	10	10%	11	0.510	\$ 43.50	\$ 22.19	\$ 63.14	\$ 85.33	\$ 939	
33			2' D x 5' H Linen Cabinet W/Glass Upper Doors Note: Height Assumed	LF	3	10%	3	1.680	\$ 43.50	\$ 73.08	\$ 209.80	\$ 282.88	\$ 812	
34			1'-3" D Wall Mounted Cabinets W/Doors And Hardware's	LF	5	10%	6	1.090	\$ 43.50	\$ 47.42	\$ 135.66	\$ 183.08	\$ 1,069	
35			1' D Base Cabinets W/Doors And Hardware's	LF	3	10%	3	1.070	\$ 43.50	\$ 46.55	\$ 132.85	\$ 179.40	\$ 499	
36			2' D x 2' W x 8' H Broom Closet	EA	1	0%	1	3.750	\$ 43.50	\$ 163.13	\$ 468.50	\$ 631.63	\$ 632	
37			2' D x 5' H Upper Cabinets W/Glass Doors And Shelving Inside Note: Height Assumed	LF	6	10%	7	1.350	\$ 43.50	\$ 58.73	\$ 168.25	\$ 226.98	\$ 1,548	
			TRIMS											
38			4" W Arched Wood Trim	LF	64	10%	70	0.045	\$ 43.50	\$ 1.96	\$ 3.24	\$ 5.20	\$ 366	
38			4" W Wood Trim	LF	128	10%	141	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 472	
SUBTOTAL												\$ 26,075		

OPENINGS

			DOORS										
39	Sheet 2-4	Plan Notes	Size: 2'-6" W x 6'-8" H Material: Solid Core Wood	EA	4	0%	4	4.340	\$ 54.50	\$ 236.53	\$ 541.94	\$ 778.47	\$ 3,114
40			Size: 5'-0" W x 6'-8" H Material: Solid Core Wood Type: Bi-Fold	EA	2	0%	2	8.680	\$ 54.50	\$ 473.06	\$ 1,083.88	\$ 1,556.94	\$ 3,114
			HARDWARES										
41			Door Hardware's As	EA	6	0%	6	1.750	\$ 54.50	\$ 95.38	\$ 225.00	\$ 320.38	\$ 1,922
			WINDOWS										
42			2' W x 3' H Window	EA	1	0%	1	2.100	\$ 54.50	\$ 114.45	\$ 213.00	\$ 327.45	\$ 327
43			3' W x 4' H Window	EA	1	0%	1	4.200	\$ 54.50	\$ 228.90	\$ 426.00	\$ 654.90	\$ 655
44			3'-6" W x 4' H Window	EA	1	0%	1	4.900	\$ 54.50	\$ 267.05	\$ 497.00	\$ 764.05	\$ 764
45			3' W x 5' H Slider Window	EA	4	0%	4	5.700	\$ 54.50	\$ 310.65	\$ 577.50	\$ 888.15	\$ 3,553
46			4' W x 3' H Slider Window	EA	1	0%	1	4.560	\$ 54.50	\$ 248.52	\$ 462.00	\$ 710.52	\$ 711
47			2'-4" W x 6' H Window	EA	1	0%	1	4.900	\$ 54.50	\$ 267.05	\$ 496.29	\$ 763.34	\$ 763
SUBTOTAL												\$ 14,923	

FINISHES

DRY WALL ASSEMBLIES													
48			2 x 4 Exterior Stud Wall As:	SF	104	LF	13	H	8				
			One Layer of 5/8" Gypsum Board on Single Side	SF	104								
49			No of Sheets (4x8)	EA	4	0%	4	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 119
50			Tapping	LF	52	10%	57	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 19
51			Joint Compound	LBS	14	10%	15	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 25
52			Screws	EA	172	0%	172	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 18
			1/2" Plywood Sheathing @ Exterior Side	SF	104								
53			No of Sheets (4x8)	EA	4	0%	4	0.640	\$ 43.50	\$ 27.84	\$ 35.84	\$ 63.68	\$ 228
54			Screws	EA	268	0%	268	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 29
55			2 x 4 Wood Studs @ 8' L	EA	10	0%	10	0.288	\$ 43.50	\$ 12.53	\$ 11.52	\$ 24.05	\$ 235
56			2 x 4 Double Wooden Plate At Top @ 10' L	EA	3	0%	3	0.360	\$ 43.50	\$ 15.66	\$ 14.40	\$ 30.06	\$ 78
57			2 x 4 Wooden Plate At Bottom @ 10' L	EA	1	0%	1	0.360	\$ 43.50	\$ 15.66	\$ 14.40	\$ 30.06	\$ 39
58			R-15 Insulation	SF	104	10%	114	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 149

DETAILED BREAKDOWN OF ITEMS

Project Name: 6101 Amicable CT Arlington, TX 76016
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Scope: GC



Date: 20-Feb-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
59	Sheet 2-4	Plan Notes	Sealant @ All Penetrations	LF	26	10%	29	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 20
60			2 x 4 Exterior Stud Wall Infill As:	SF	64	LF	16	H	4				
61			One Layer of 5/8" Gypsum Board on Single Side	SF	64								
62			No of Sheets (4x8)	EA	2	0%	2	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 73
63			Tapping	LF	32	10%	35	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 11
64			Joint Compound	LBS	8	10%	9	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 15
			Screws	EA	106	0%	106	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 11
			1/2" Plywood Sheathing @ Exterior Side	SF	64								
65			No of Sheets (4x8)	EA	2	0%	2	0.640	\$ 43.50	\$ 27.84	\$ 35.84	\$ 63.68	\$ 140
66			Screws	EA	165	0%	165	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 18
67			2 x 4 Wood Studs @ 8' L	EA	12	0%	12	0.288	\$ 43.50	\$ 12.53	\$ 11.52	\$ 24.05	\$ 289
68			2 x 4 Double Wooden Plate At Top @ 10' L	EA	3	0%	3	0.360	\$ 43.50	\$ 15.66	\$ 14.40	\$ 30.06	\$ 96
69			2 x 4 Wooden Plate At Bottom @ 10' L	EA	2	0%	2	0.360	\$ 43.50	\$ 15.66	\$ 14.40	\$ 30.06	\$ 48
70			R-15 Insulation	SF	64	10%	70	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 91
71			Sealant @ All Penetrations	LF	32	10%	35	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 25
72			2 x 4 Interior Stud Wall As	SF	488	LF	61	H	8				
			5/8" Gypsum Board On Both Sides	SF	976								
73			No of Sheets (4x8)	EA	34	0%	34	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 1,113
74			Tapping	LF	488	10%	537	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 174
75			Joint Compound	LBS	127	10%	140	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 231
76			Screws	EA	1610	0%	1610	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 172
77			2 x 4 Wood Studs @ 8' L	EA	46	0%	46	0.288	\$ 43.50	\$ 12.53	\$ 11.52	\$ 24.05	\$ 1,103
78			2 x 4 Double Wooden Plate At Top @ 10' L	EA	12	0%	12	0.360	\$ 43.50	\$ 15.66	\$ 14.40	\$ 30.06	\$ 367
79			2 x 4 Wooden Plate At Bottom @ 10' L	EA	6	0%	6	0.360	\$ 43.50	\$ 15.66	\$ 14.40	\$ 30.06	\$ 183
80			Sealant @ All Penetrations	LF	244	10%	268	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 190
81			2 x 4 Interior Stud Wall As	SF	128	LF	16	H	8				
			5/8" Gypsum Board On One Side	SF	128								
82			No of Sheets (4x8)	EA	4	0%	4	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 146
83			Tapping	LF	64	10%	70	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 23
84			Joint Compound	LBS	17	10%	18	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 30
85			Screws	EA	211	0%	211	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 23
86			5/8" Moisture Resistant Gypsum Board On One Side	SF	128								
87			No of Sheets (4x8)	EA	4	0%	4	0.384	\$ 43.50	\$ 16.70	\$ 17.12	\$ 33.82	\$ 149
88			Tapping	LF	64	10%	70	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 23
89			Joint Compound	LBS	17	10%	18	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 30
90			Screws	EA	211	0%	211	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 23
91			2 x 4 Wood Studs @ 8' L	EA	12	0%	12	0.288	\$ 43.50	\$ 12.53	\$ 11.52	\$ 24.05	\$ 289
92			2 x 4 Double Wooden Plate At Top @ 10' L	EA	3	0%	3	0.360	\$ 43.50	\$ 15.66	\$ 14.40	\$ 30.06	\$ 96
93			2 x 4 Wooden Plate At Bottom @ 10' L	EA	2	0%	2	0.360	\$ 43.50	\$ 15.66	\$ 14.40	\$ 30.06	\$ 48
			Sealant @ All Penetrations	LF	64	10%	70	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 50
			CEILING FINISHES										
			GYPSUM BOARD:										
			5/8" Gypsum Board Ceiling	SF	1105								
94			No of Sheets (4x8)	EA	38	0%	38	0.480	\$ 43.50	\$ 20.88	\$ 21.76	\$ 42.64	\$ 1,620
95			Tapping	LF	553	10%	608	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 197
96			Joint Compound	LBS	144	10%	158	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 262

[illegible]

Project ID: 1005-23

100



Project ID: 1005-23
 Scope: GC



Date: 20-Feb-25

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	SUBTOTAL	\$	22,788
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	SUBTOTAL	\$	15,376
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PLUMBING

[illegible]

113		Allowance For All Types Of Pipes (SF : 1148)	LS	1	0%	1	43.624	\$ 75.30	\$ 3,284.89	\$ 2,583.00	\$ 5,867.89	\$ 5,868
		PLUMBING FIXTURES										

[illegible]

DETAILED BREAKDOWN OF ITEMS															
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Scope: GC															
										Date: 20-Feb-25					
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
114	Sheet 2-4	Plan Notes	Water Closet	EA	1	0%	1	4.330	\$ 75.30	\$ 326.05	\$ 462.10	\$ 788.15	\$ 788		
115			Kitchen Sink -Double Compartment	EA	1	0%	1	5.200	\$ 75.30	\$ 391.56	\$ 554.00	\$ 945.56	\$ 946		
116			Sink	EA	1	0%	1	4.500	\$ 75.30	\$ 338.85	\$ 505.00	\$ 843.85	\$ 844		
SUBTOTAL \$													8,445		
HVAC															
DUCTS															
117	Sheet 2-4	Plan Notes	Allowance For HVAC Ducts And Piping (SF : 1148)	LS	1	0%	1	36.736	\$ 75.30	\$ 2,766.22	\$ 2,009.00	\$ 4,775.22	\$ 4,775		
EXHAUST FAN															
118			Exhaust Vent Fan	EA	2	0%	2	2.160	\$ 76.25	\$ 164.70	\$ 240.00	\$ 404.70	\$ 809		
KITCHEN RANGE HOOD															
119			48" Gas Wood Range Hood	EA	1	0%	1	6.800	\$ 76.25	\$ 518.50	\$ 1,300.00	\$ 1,818.50	\$ 1,819		
SUBTOTAL \$													7,403		
ELECTRICAL															
120	Sheet 2-4	Plan Notes	Allowance for Electrical Wiring And Conduiting (SF : 1148)	LS	1	0%	1	135.000	\$ 78.20	\$ 10,557.00	\$ 3,456.00	\$ 14,013.00	\$ 14,013		
LIGHTING															
121			LED Can Lights	EA	37	0%	37	0.810	\$ 78.20	\$ 63.34	\$ 73.20	\$ 136.54	\$ 5,052		
122			Ceiling Fan	EA	1	0%	1	2.470	\$ 78.20	\$ 193.15	\$ 224.00	\$ 417.15	\$ 417		
123			Exterior Sconce Light	EA	1	0%	1	0.940	\$ 78.20	\$ 73.51	\$ 85.12	\$ 158.63	\$ 159		
124			Decorative Sconces Lights	EA	5	0%	5	1.200	\$ 78.20	\$ 93.84	\$ 108.90	\$ 202.74	\$ 1,014		
125			6' L LED Strip Light	EA	1	0%	1	1.210	\$ 78.20	\$ 94.62	\$ 109.98	\$ 204.60	\$ 205		
126			Decorative Pendant Lights	EA	2	0%	2	1.460	\$ 78.20	\$ 114.17	\$ 132.50	\$ 246.67	\$ 493		
127			LED Puck Lights	EA	6	0%	6	0.760	\$ 78.20	\$ 59.43	\$ 68.40	\$ 127.83	\$ 767		
128			2' L LED Strip Light	EA	2	0%	2	0.410	\$ 78.20	\$ 32.06	\$ 36.66	\$ 68.72	\$ 137		
129			Decorative Lights	EA	3	0%	3	1.460	\$ 78.20	\$ 114.17	\$ 132.50	\$ 246.67	\$ 740		
LIGHTING CONTROL															
130			Single Pole Switch	EA	30	0%	30	0.560	\$ 78.20	\$ 43.79	\$ 18.50	\$ 62.29	\$ 1,869		
POWER															
131			Duplex Receptacle	EA	32	0%	32	0.610	\$ 78.20	\$ 47.70	\$ 20.33	\$ 68.03	\$ 2,177		
SUBTOTAL \$													27,043		
PROJECTED COST													\$140,895		
											OVERHEAD AND PROFIT	20%	\$28,179		
											INSURANCE	2%	\$2,113		
											CONTINGENCY	0%	\$0		
											TAX	4.5%	\$6,340		

NOTE:

1- We Have Not Included Any Furniture, Window Treatments, Appliances And Accessories As Per Plan Notes, But We Have Included All Plumbing Fixtures Because We Are Not Sure About These Items Either To Include For Pricing Or Not. So Kindly Verify