

| GENERAL SUMMARY     |  |                                   |                 |                          |
|---------------------|--|-----------------------------------|-----------------|--------------------------|
| Project Name:       |  | 2325 Comstock San Diego, CA 92111 |                 |                          |
| Project ID:         |  | 26122024                          |                 |                          |
| Scope:              |  | GC                                |                 |                          |
| BUILDING GSF        |  | 3,326                             |                 |                          |
| DIVISION NO.        |  | DESCRIPTION                       | TOTAL DIV. COST | TOTAL DIV. COST (PER SF) |
| 1000                |  | GENERAL REQUIREMENTS              | \$ 45,000       | \$ 13.53                 |
| 2000                |  | EXISTING CONDITION                | \$ 1,857        | \$ 0.56                  |
| 3000                |  | CONCRETE                          | \$ 30,178       | \$ 9.07                  |
| 5000                |  | METAL                             | \$ 15,345       | \$ 4.61                  |
| 6000                |  | WOOD, PLASTIC & COMPONENTS        | \$ 70,464       | \$ 21.19                 |
| 7000                |  | THERMAL AND MOISTURE PROTECTION   | \$ 48,811       | \$ 14.68                 |
| 8000                |  | OPENINGS                          | \$ 92,368       | \$ 27.77                 |
| 9000                |  | FINISHES                          | \$ 201,657      | \$ 60.63                 |
| 10000               |  | SPECIALITIES                      | \$ 22,017       | \$ 6.62                  |
| 11000               |  | EQUIPMENTS                        | \$ 28,425       | \$ 8.55                  |
| 12000               |  | FURNISHING                        | \$ 30,490       | \$ 9.17                  |
| 22000               |  | PLUMBING                          | \$ 119,675      | \$ 35.98                 |
| 23000               |  | HVAC                              | \$ 47,601       | \$ 14.31                 |
| 26000               |  | ELECTRICAL                        | \$ 146,085      | \$ 43.92                 |
| 28000               |  | ELECTRONIC SAFETY AND SECURITY    | \$ 5,308        | \$ 1.60                  |
| 32000               |  | EXTERIOR IMPROVEMENTS             | \$ 7,258        | \$ 2.18                  |
| 33000               |  | UTILITIES                         | \$ 540          | \$ 0.16                  |
| TOTAL TRADE COST    |  |                                   | \$ 913,080      | \$ 275                   |
|                     |  |                                   |                 |                          |
| OVERHEAD AND PROFIT |  | 20%                               | \$ 182,615.97   | \$ 54.91                 |
| INSURANCE           |  | 2%                                | \$ 13,696       | \$ 4.12                  |
| CONTINGENCY         |  | 0%                                | \$ -            | \$ -                     |
| TAX                 |  | 5%                                | \$ 41,089       | \$ 12.35                 |
| SUGGESTED BID       |  |                                   | \$ 1,150,481    | \$ 345.91                |

# DETAILED BREAKDOWN OF ITEMS

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Project ID: 26122024  
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**ACE SERVICES**  
DESIGN • ESTIMATE • DELIVER

Date: 26-Dec-24

| SR #                            | Drawing #   | Detail #   | DESCRIPTION                                                                                         | UNIT | QUANTITY | WASTAGE | QUANTITY<br>W/ WASTAGE | UNIT<br>MANHOUR | HOURLY<br>WAGE | LABOR COST   | MAT. COST | UNIT COST    | SUB COST  |  |  |
|---------------------------------|-------------|------------|-----------------------------------------------------------------------------------------------------|------|----------|---------|------------------------|-----------------|----------------|--------------|-----------|--------------|-----------|--|--|
| GENERAL REQUIREMENTS            |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| 1                               |             |            | Permits                                                                                             | LS   | 1        | 0%      | 1                      | 35.000          | \$ 50.00       | \$ 1,750.00  | \$ -      | \$ 1,750.00  | \$ 1,750  |  |  |
| 2                               |             |            | Supervision and Coordination                                                                        | LS   | 1        | 0%      | 1                      | 350.000         | \$ 50.00       | \$ 17,500.00 | \$ -      | \$ 17,500.00 | \$ 17,500 |  |  |
| 3                               |             |            | Submittals and Shop drawings                                                                        | LS   | 1        | 0%      | 1                      | 0.000           | \$ 50.00       | \$ -         | \$ -      | \$ -         | \$ -      |  |  |
| 4                               |             |            | Final Cleaning                                                                                      | LS   | 1        | 0%      | 1                      | 40.000          | \$ 50.00       | \$ 2,000.00  | \$ -      | \$ 2,000.00  | \$ 2,000  |  |  |
| 5                               |             |            | Mobilization Costs                                                                                  | LS   | 1        | 0%      | 1                      | 150.000         | \$ 50.00       | \$ 7,500.00  | \$ -      | \$ 7,500.00  | \$ 7,500  |  |  |
| 6                               |             |            | Temporary Control & Facilities                                                                      | LS   | 1        | 0%      | 1                      | 225.000         | \$ 50.00       | \$ 11,250.00 | \$ -      | \$ 11,250.00 | \$ 11,250 |  |  |
| 7                               |             |            | Scaffolding                                                                                         | LS   | 1        | 0%      | 1                      | 100.000         | \$ 50.00       | \$ 5,000.00  | \$ -      | \$ 5,000.00  | \$ 5,000  |  |  |
| SUBTOTAL                        |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           | \$           | 45,000    |  |  |
| EXISTING CONDITION              |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| DEMOLITION                      |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| 8                               | A1.0-A6.0   | Plan Notes | Remove Chain Link Fence Gate (10' W x 6' H)                                                         | EA   | 1        | 0%      | 1                      | 4.500           | \$ 69.50       | \$ 312.75    | \$ -      | \$ 312.75    | \$ 313    |  |  |
| 9                               |             |            | Remove Existing Chain Link Fence (6' H)                                                             | LF   | 98       | 0%      | 98                     | 0.038           | \$ 69.50       | \$ 2.64      | \$ -      | \$ 2.64      | \$ 260    |  |  |
| 10                              |             |            | Remove Existing Wood Fence (4' H)                                                                   | LF   | 36       | 0%      | 36                     | 0.036           | \$ 69.50       | \$ 2.50      | \$ -      | \$ 2.50      | \$ 89     |  |  |
| 11                              |             |            | Remove Existing Stud Wall                                                                           | SF   | 344      | 0%      | 344                    | 0.050           | \$ 69.50       | \$ 3.48      | \$ -      | \$ 3.48      | \$ 1,195  |  |  |
| SUBTOTAL                        |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           | \$           | 1,857     |  |  |
| CONCRETE                        |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| FOOTINGS                        |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| PAD FOOTINGS                    |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| 12                              | S0.10-SD3.0 | Plan Notes | P1 footing reinf. w/ [3]-#4 Bar Each Way Bottom<br>Size: 2'-0"x2'-0"x2'-0"                          | CY   | 0.3      | 10%     | 0                      | 3.200           | \$ 77.00       | \$ 246.40    | \$ 320.00 | \$ 566.40    | \$ 185    |  |  |
| 13                              |             |            | P2 footing reinf. w/ [4]-#4 Bar Each Way Bottom<br>Size: 2'-6"x2'-6"x2'-0"                          | CY   | 1        | 10%     | 2                      | 3.200           | \$ 77.00       | \$ 246.40    | \$ 320.00 | \$ 566.40    | \$ 865    |  |  |
| 14                              |             |            | P3 footing reinf. w/ [4]-#4 Bar Each Way Bottom<br>Size: 3'-0"x3'-0"x2'-0"                          | CY   | 1        | 10%     | 1                      | 3.200           | \$ 77.00       | \$ 246.40    | \$ 320.00 | \$ 566.40    | \$ 415    |  |  |
| 15                              |             |            | P4 footing reinf. w/ [5]-#4 Bar Each Way Bottom<br>Size: 3'-6"x3'-6"x2'-0"                          | CY   | 1        | 10%     | 1                      | 3.200           | \$ 77.00       | \$ 246.40    | \$ 320.00 | \$ 566.40    | \$ 565    |  |  |
| CONTINUOUS FOOTING              |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| 16                              |             |            | CP-1 Continuous Concrete Footing reinf. w/ (2)#5 Top And Bottom<br>Size: 1'-6" W x 2'-0" D x 215' L | CY   | 24       | 10%     | 26                     | 3.200           | \$ 77.00       | \$ 246.40    | \$ 320.00 | \$ 566.40    | \$ 14,884 |  |  |
| TIE BEAM                        |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| 17                              |             |            | Tie Beam reinf. w/ (2)#5 Top And Bottom<br>Size: 1'-0" W x 1'-0" D x 27' L                          | CY   | 1        | 10%     | 1.1                    | 3.200           | \$ 77.00       | \$ 246.40    | \$ 320.00 | \$ 566.40    | \$ 623    |  |  |
| SLAB                            |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| 18                              |             |            | Isolation Joint As:<br>-1/2" Fiberboard                                                             | LF   | 35       | 10%     | 39                     | 0.035           | \$ 77.00       | \$ 2.70      | \$ 0.55   | \$ 3.25      | \$ 125    |  |  |
| 19                              |             |            | 4" Thk Concrete Slab On Grade W/#4 @ 16" O.C E.W                                                    | SF   | 1183     | 10%     | 1301                   | 0.039           | \$ 77.00       | \$ 3.01      | \$ 3.91   | \$ 6.92      | \$ 9,008  |  |  |
| 20                              |             |            | 15 mil polyethylene vapor barrier                                                                   | SF   | 1183     | 10%     | 1301                   | 0.002           | \$ 77.00       | \$ 0.15      | \$ 0.23   | \$ 0.38      | \$ 500    |  |  |
| 21                              |             |            | Compacted Fill                                                                                      | SF   | 1183     | 10%     | 1301                   | 0.008           | \$ 77.00       | \$ 0.62      | \$ 0.71   | \$ 1.33      | \$ 1,726  |  |  |
| 22                              |             |            | 5/8" Dia Anchor Bolts @ 48" O.C                                                                     | EA   | 54       | 0%      | 54                     | 0.135           | \$ 77.00       | \$ 10.40     | \$ 11.32  | \$ 21.72     | \$ 1,167  |  |  |
| CONCRETE FINISHES               |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| SEALED CONCRETE                 |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| 23                              |             |            | Sealed Concrete                                                                                     | SF   | 30       | 10%     | 33                     | 0.033           | \$ 77.00       | \$ 2.54      | \$ 0.93   | \$ 3.47      | \$ 115    |  |  |
| SUBTOTAL                        |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           | \$           | 30,178    |  |  |
| METAL                           |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| ARCHITECTURAL METAL FABRICATION |             |            |                                                                                                     |      |          |         |                        |                 |                |              |           |              |           |  |  |
| 24                              | A1.0-A6.0   | Plan Notes | 1-1/4" O.D Galvanized Steel Pipe Hand Rail                                                          | LF   | 50       | 10%     | 55                     | 0.350           | \$ 86.86       | \$ 30.40     | \$ 27.12  | \$ 57.52     | \$ 3,164  |  |  |
| 25                              |             |            | 1-1/4" O.D Galvanized Steel Pipe Guard Rail (38" H)                                                 | LF   | 71       | 10%     | 78                     | 0.600           | \$ 86.86       | \$ 52.12     | \$ 48.71  | \$ 100.83    | \$ 7,875  |  |  |
| 26                              |             |            | 1-1/4" O.D Galvanized Steel Pipe Guard Rail (42" H)                                                 | LF   | 35       | 10%     | 39                     | 0.650           | \$ 86.86       | \$ 56.46     | \$ 55.40  | \$ 111.86    | \$ 4,307  |  |  |

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Date: 26-Dec-24

| SR #        | Drawing # | Detail # | DESCRIPTION | UNIT | QUANTITY | WASTAGE | QUANTITY W/ WASTAGE | UNIT MANHOUR | HOURLY WAGE | LABOR COST | MAT. COST | UNIT COST | SUB COST |
|-------------|-----------|----------|-------------|------|----------|---------|---------------------|--------------|-------------|------------|-----------|-----------|----------|
|             |           |          |             |      |          |         |                     |              |             |            |           |           |          |
| SUBTOTAL \$ |           |          |             |      |          |         |                     |              |             |            |           |           | 15,345   |

## WOOD, PLASTIC & COMPOSITES

|    |             |            |                                                                                                                   |    |      |     |      |       |          |          |          |           |          |
|----|-------------|------------|-------------------------------------------------------------------------------------------------------------------|----|------|-----|------|-------|----------|----------|----------|-----------|----------|
|    |             |            | <b>BEAMS</b>                                                                                                      |    |      |     |      |       |          |          |          |           |          |
| 27 |             |            | 4 x 10 Flush Beam                                                                                                 | LF | 24   | 10% | 27   | 0.065 | \$ 74.50 | \$ 4.84  | \$ 7.79  | \$ 12.63  | \$ 338   |
| 28 |             |            | 6 x 10 Flush Beam                                                                                                 | LF | 41   | 10% | 45   | 0.085 | \$ 74.50 | \$ 6.33  | \$ 13.65 | \$ 19.98  | \$ 904   |
| 29 |             |            | 4 x 12 Flush Beam                                                                                                 | LF | 101  | 10% | 111  | 0.068 | \$ 74.50 | \$ 5.07  | \$ 9.23  | \$ 14.30  | \$ 1,590 |
| 30 |             |            | 3-1/2" x 11-1/4" Flush LVL Beam                                                                                   | LF | 21   | 10% | 23   | 0.141 | \$ 74.50 | \$ 10.50 | \$ 23.49 | \$ 33.99  | \$ 783   |
| 31 |             |            | 5-1/4" x 11-1/4" Flush LVL Beam                                                                                   | LF | 33   | 10% | 36   | 0.195 | \$ 74.50 | \$ 14.53 | \$ 32.50 | \$ 47.03  | \$ 1,690 |
| 32 |             |            | 5-1/4" x 11-7/8" Flush LVL Beam                                                                                   | LF | 10   | 10% | 11   | 0.195 | \$ 74.50 | \$ 14.53 | \$ 32.50 | \$ 47.03  | \$ 534   |
| 33 |             |            | 4 x 8 Beam                                                                                                        | LF | 13   | 10% | 14   | 0.060 | \$ 74.50 | \$ 4.47  | \$ 6.23  | \$ 10.70  | \$ 153   |
|    |             |            | <b>HEADER</b>                                                                                                     |    |      |     |      |       |          |          |          |           |          |
| 34 |             |            | 6 x 6 Header                                                                                                      | LF | 119  | 10% | 131  | 0.062 | \$ 74.50 | \$ 4.62  | \$ 7.01  | \$ 11.63  | \$ 1,518 |
| 35 |             |            | 6 x 8 Header                                                                                                      | LF | 3    | 10% | 4    | 0.082 | \$ 74.50 | \$ 6.11  | \$ 11.24 | \$ 17.35  | \$ 63    |
| 36 |             |            | 4 x 6 Header                                                                                                      | LF | 18   | 10% | 20   | 0.058 | \$ 74.50 | \$ 4.32  | \$ 4.67  | \$ 8.99   | \$ 178   |
|    |             |            | <b>POSTS</b>                                                                                                      |    |      |     |      |       |          |          |          |           |          |
| 37 |             |            | 6 x 6 Wood Post (8' H)                                                                                            | EA | 8    | 0%  | 8    | 0.496 | \$ 74.50 | \$ 36.95 | \$ 56.08 | \$ 93.03  | \$ 744   |
| 38 |             |            | 4 x 6 Wood Post (8' H)                                                                                            | EA | 31   | 0%  | 31   | 0.464 | \$ 74.50 | \$ 34.57 | \$ 37.36 | \$ 71.93  | \$ 2,230 |
| 39 |             |            | 4 x 8 Wood Post (8' H)                                                                                            | EA | 1    | 0%  | 1    | 0.480 | \$ 74.50 | \$ 35.76 | \$ 49.84 | \$ 85.60  | \$ 86    |
| 40 |             |            | 4 x 4 Wood Post (8' H)                                                                                            | EA | 2    | 0%  | 2    | 0.440 | \$ 74.50 | \$ 32.78 | \$ 24.96 | \$ 57.74  | \$ 115   |
|    |             |            | <b>STUDS</b>                                                                                                      |    |      |     |      |       |          |          |          |           |          |
| 41 |             |            | (2) 2 x 6 Wall Studs (8' H)                                                                                       | EA | 49   | 0%  | 49   | 0.608 | \$ 74.50 | \$ 45.30 | \$ 24.80 | \$ 70.10  | \$ 3,435 |
| 42 |             |            | (2) 2 x 4 Wall Studs (8' H)                                                                                       | EA | 9    | 0%  | 9    | 0.576 | \$ 74.50 | \$ 42.91 | \$ 22.56 | \$ 65.47  | \$ 589   |
|    |             |            | <b>STAIRS</b>                                                                                                     |    |      |     |      |       |          |          |          |           |          |
| 43 |             |            | 11" D x 3' W Wood Treads                                                                                          | EA | 28   | 0%  | 28   | 0.750 | \$ 74.50 | \$ 55.88 | \$ 42.10 | \$ 97.98  | \$ 2,743 |
| 44 |             |            | 7" H Wood Riser                                                                                                   | EA | 29   | 0%  | 29   | 0.700 | \$ 74.50 | \$ 52.15 | \$ 38.95 | \$ 91.10  | \$ 2,642 |
|    |             |            | Note: As Per Structure We Have Added Wood Stairs But In Architecture Details It Is Metal Stairs So Kindly Confirm |    |      |     |      |       |          |          |          |           |          |
|    |             |            | <b>RAFTERS</b>                                                                                                    |    |      |     |      |       |          |          |          |           |          |
| 45 |             |            | RR-1<br>-2 x 12 Roof Rafters @ 16" O.C                                                                            | LF | 934  | 10% | 1027 | 0.044 | \$ 74.50 | \$ 3.28  | \$ 2.16  | \$ 5.44   | \$ 5,586 |
|    |             |            | <b>JOISTS</b>                                                                                                     |    |      |     |      |       |          |          |          |           |          |
| 46 | S0.10-SD3.0 | Plan Notes | FJ-1<br>-2 x 12 Floor Joists @ 16" O.C                                                                            | LF | 1519 | 10% | 1671 | 0.044 | \$ 74.50 | \$ 3.28  | \$ 2.16  | \$ 5.44   | \$ 9,085 |
| 47 |             |            | DJ-1<br>-2 x 10 Deck Joists @ 16" O.C                                                                             | LF | 226  | 10% | 249  | 0.042 | \$ 74.50 | \$ 3.13  | \$ 2.05  | \$ 5.18   | \$ 1,289 |
| 48 |             |            | 2 x 12 Rim Joist                                                                                                  | LF | 445  | 10% | 490  | 0.044 | \$ 74.50 | \$ 3.28  | \$ 2.16  | \$ 5.44   | \$ 2,662 |
| 49 |             |            | 2 x 8 Landing Joists @ 16" O.C                                                                                    | LF | 32   | 10% | 35   | 0.040 | \$ 74.50 | \$ 2.98  | \$ 1.92  | \$ 4.90   | \$ 170   |
|    |             |            | <b>STAIR STRINGER</b>                                                                                             |    |      |     |      |       |          |          |          |           |          |
| 50 |             |            | 2 x 16 Stair Stringer                                                                                             | LF | 67   | 10% | 73   | 0.050 | \$ 74.50 | \$ 3.73  | \$ 3.70  | \$ 7.43   | \$ 545   |
|    |             |            | <b>BLOCKING</b>                                                                                                   |    |      |     |      |       |          |          |          |           |          |
| 51 |             |            | 2 x 6 Wood Blocking                                                                                               | LF | 174  | 10% | 191  | 0.038 | \$ 74.50 | \$ 2.83  | \$ 1.55  | \$ 4.38   | \$ 839   |
|    |             |            | <b>CONNECTIONS</b>                                                                                                |    |      |     |      |       |          |          |          |           |          |
| 52 |             |            | Simpson A35                                                                                                       | EA | 138  | 0%  | 138  | 0.038 | \$ 74.50 | \$ 2.83  | \$ 0.59  | \$ 3.42   | \$ 473   |
| 53 |             |            | Simpson SSTB24                                                                                                    | EA | 8    | 0%  | 8    | 0.275 | \$ 74.50 | \$ 20.49 | \$ 26.99 | \$ 47.48  | \$ 380   |
| 54 |             |            | Simpson SSTB28                                                                                                    | EA | 16   | 0%  | 16   | 0.275 | \$ 74.50 | \$ 20.49 | \$ 36.73 | \$ 57.22  | \$ 915   |
| 55 |             |            | Simpson SB1 x 30                                                                                                  | EA | 6    | 0%  | 6    | 0.400 | \$ 74.50 | \$ 29.80 | \$ 71.99 | \$ 101.79 | \$ 611   |
| 56 |             |            | Simpson H2.5A                                                                                                     | EA | 94   | 0%  | 94   | 0.045 | \$ 74.50 | \$ 3.35  | \$ 0.44  | \$ 3.79   | \$ 356   |
| 57 |             |            | CS 16 @ 48" O.C                                                                                                   | EA | 9    | 0%  | 9    | 0.075 | \$ 74.50 | \$ 5.59  | \$ 7.63  | \$ 13.22  | \$ 122   |
| 58 |             |            | (3) CS-14                                                                                                         | EA | 31   | 0%  | 31   | 0.090 | \$ 74.50 | \$ 6.71  | \$ 18.68 | \$ 25.39  | \$ 787   |
| 59 |             |            | (2) CMST-14                                                                                                       | EA | 10   | 0%  | 10   | 0.100 | \$ 74.50 | \$ 7.45  | \$ 20.77 | \$ 28.22  | \$ 282   |
|    |             |            | <b>SHEATHING</b>                                                                                                  |    |      |     |      |       |          |          |          |           |          |
| 60 |             |            | 15/32" APA Rated Roof Sheathing                                                                                   | SF | 1242 | 10% | 1366 |       |          |          |          |           |          |
| 61 |             |            | No of Sheets (4x8)                                                                                                | EA | 43   | 0%  | 43   | 0.640 | \$ 74.50 | \$ 47.68 | \$ 33.60 | \$ 81.28  | \$ 3,470 |

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|--------------------|-----------|----------|------------------------------------------|------|----------|---------|---------------------|--------------|-------------|------------|-----------|-----------|---------------|
| 62                 |           |          | Nailing                                  | EA   | 3202     | 0%      | 3202                | 0.002        | \$ 74.50    | \$ 0.15    | \$ 0.02   | \$ 0.17   | \$ 541        |
| 63                 |           |          | 19/32" APA Rated Sub Floor Sheathing     | SF   | 2363     | 10%     | 2599                |              |             |            |           |           |               |
| 64                 |           |          | No of Sheets (4x8)                       | EA   | 81       | 0%      | 81                  | 0.640        | \$ 74.50    | \$ 47.68   | \$ 29.44  | \$ 77.12  | \$ 6,264      |
| 65                 |           |          | Nailing                                  | EA   | 6092     | 0%      | 6092                | 0.002        | \$ 74.50    | \$ 0.15    | \$ 0.02   | \$ 0.17   | \$ 1,030      |
|                    |           |          | <b>FINISH CARPENTRY</b>                  |      |          |         |                     |              |             |            |           |           |               |
|                    |           |          | <b>MILLWORK</b>                          |      |          |         |                     |              |             |            |           |           |               |
| 66                 |           |          | 1'-6" D Closet W/Shelving And Hanger Rod | LF   | 39       | 10%     | 43                  | 1.553        | \$ 74.50    | \$ 115.68  | \$ 194.10 | \$ 309.78 | \$ 13,290     |
| 67                 |           |          | 1'-0" D Closet W/Shelving And Hanger Rod | LF   | 5        | 10%     | 6                   | 1.304        | \$ 74.50    | \$ 97.15   | \$ 163.00 | \$ 260.15 | \$ 1,431      |
| <b>SUBTOTAL \$</b> |           |          |                                          |      |          |         |                     |              |             |            |           |           | <b>70,464</b> |

## THERMAL AND MOISTURE PROTECTION

|                    |  |  |                                                          |    |      |     |      |       |          |           |             |             |               |
|--------------------|--|--|----------------------------------------------------------|----|------|-----|------|-------|----------|-----------|-------------|-------------|---------------|
|                    |  |  | <b>INSULATION</b>                                        |    |      |     |      |       |          |           |             |             |               |
| 68                 |  |  | R-38 Roof Insulation                                     | SF | 1191 | 10% | 1310 | 0.025 | \$ 65.85 | \$ 1.65   | \$ 2.35     | \$ 4.00     | \$ 5,235      |
| 69                 |  |  | R-38 Ceiling Insulation                                  | SF | 1884 | 10% | 2072 | 0.025 | \$ 65.85 | \$ 1.65   | \$ 2.35     | \$ 4.00     | \$ 8,282      |
|                    |  |  | <b>EXTERIOR FINISHES</b>                                 |    |      |     |      |       |          |           |             |             |               |
| 70                 |  |  | 3/4" Cementitious Stucco                                 | SF | 3636 | 10% | 4000 | 0.055 | \$ 65.85 | \$ 3.62   | \$ 1.59     | \$ 5.21     | \$ 20,845     |
|                    |  |  | <b>DAMP-PROOFING</b>                                     |    |      |     |      |       |          |           |             |             |               |
| 71                 |  |  | Dex-O-Tex Weather wear Promenade Deck Covering @ Balcony | SF | 279  | 10% | 307  | 0.035 | \$ 65.85 | \$ 2.30   | \$ 1.75     | \$ 4.05     | \$ 1,244      |
|                    |  |  | <b>ROOFING</b>                                           |    |      |     |      |       |          |           |             |             |               |
| 72                 |  |  | TPO Single Ply Class A Roofing System                    | SF | 1191 | 10% | 1310 | 0.016 | \$ 65.85 | \$ 1.05   | \$ 1.84     | \$ 2.89     | \$ 3,791      |
| 73                 |  |  | 1/4" Cover Board                                         | SF | 1191 | 10% | 1310 | 0.012 | \$ 65.85 | \$ 0.79   | \$ 0.92     | \$ 1.71     | \$ 2,241      |
|                    |  |  | <b>ROOF ACCESSORIES</b>                                  |    |      |     |      |       |          |           |             |             |               |
| 74                 |  |  | Roof Downspout (27'-8" H)                                | EA | 5    | 0%  | 5    | 1.522 | \$ 65.85 | \$ 100.21 | \$ 143.61   | \$ 243.82   | \$ 1,219      |
| 75                 |  |  | 8" W x 8" H Roof Scupper                                 | EA | 5    | 0%  | 5    | 0.920 | \$ 65.85 | \$ 60.58  | \$ 85.19    | \$ 145.77   | \$ 729        |
| 76                 |  |  | 2'-6" X 1'-9" Roof Access Hatch                          | EA | 1    | 0%  | 1    | 8.250 | \$ 65.85 | \$ 543.26 | \$ 1,639.30 | \$ 2,182.56 | \$ 2,183      |
|                    |  |  | <b>SHEET METAL FLASHING AND TRIMS</b>                    |    |      |     |      |       |          |           |             |             |               |
| 77                 |  |  | 10" W x 6" H Pre Finished Metal Coping                   | LF | 149  | 10% | 164  | 0.068 | \$ 65.85 | \$ 4.48   | \$ 7.00     | \$ 11.48    | \$ 1,881      |
| 78                 |  |  | Pre Finished Metal Flashing                              | LF | 149  | 10% | 164  | 0.045 | \$ 65.85 | \$ 2.96   | \$ 4.12     | \$ 7.08     | \$ 1,161      |
| <b>SUBTOTAL \$</b> |  |  |                                                          |    |      |     |      |       |          |           |             |             | <b>48,811</b> |

## OPENINGS

|    |  |  |                                                                                                       |    |    |    |    |        |          |           |             |             |           |
|----|--|--|-------------------------------------------------------------------------------------------------------|----|----|----|----|--------|----------|-----------|-------------|-------------|-----------|
|    |  |  | <b>DOORS</b>                                                                                          |    |    |    |    |        |          |           |             |             |           |
| 79 |  |  | Size: 3'-0" W x 6'-8" H x 1-3/4" Thk<br>Material: Hollow Metal<br>Type: Hinged<br>Fire Rating: 60 Min | EA | 11 | 0% | 11 | 8.932  | \$ 77.00 | \$ 687.80 | \$ 1,116.56 | \$ 1,804.36 | \$ 19,848 |
| 80 |  |  | Size: 3'-0" W x 6'-8" H x 1-3/4" Thk<br>Material: MDF<br>Type: Hinged                                 | EA | 2  | 0% | 2  | 5.203  | \$ 77.00 | \$ 400.60 | \$ 650.33   | \$ 1,050.93 | \$ 2,102  |
| 81 |  |  | Size: 2'-6" W x 6'-8" H x 1-3/4" Thk<br>Material: MDF<br>Type: Hinged                                 | EA | 4  | 0% | 4  | 4.336  | \$ 77.00 | \$ 333.83 | \$ 541.94   | \$ 875.77   | \$ 3,503  |
| 82 |  |  | Size: 2'-4" W x 6'-8" H x 1-3/4" Thk<br>Material: MDF<br>Type: Hinged                                 | EA | 4  | 0% | 4  | 4.041  | \$ 77.00 | \$ 311.13 | \$ 505.09   | \$ 816.22   | \$ 3,265  |
| 83 |  |  | Size: 5'-4" W x 6'-8" H x 1-3/4" Thk<br>Material: MDF<br>Type: Tempered Glass Sliding                 | EA | 10 | 0% | 10 | 10.097 | \$ 77.00 | \$ 777.43 | \$ 1,262.06 | \$ 2,039.50 | \$ 20,395 |
| 84 |  |  | Size: 2'-6" W x 6'-8" H x 1-3/4" Thk<br>Material: MDF<br>Type: Hinged W/Louver                        | EA | 1  | 0% | 1  | 4.736  | \$ 77.00 | \$ 364.65 | \$ 591.96   | \$ 956.61   | \$ 957    |
| 85 |  |  | Size: 3'-6" W x 6'-8" H x 1-3/4" Thk<br>Material: MDF<br>Type: Bi-Pass                                | EA | 4  | 0% | 4  | 6.070  | \$ 77.00 | \$ 467.37 | \$ 758.71   | \$ 1,226.08 | \$ 4,904  |

# DETAILED BREAKDOWN OF ITEMS

Project Name: 2325 Comstock San Diego, CA 92111  
Project ID: 26122024  
Scope: GC



**ACE SERVICES**  
DESIGN - ESTIMATE - DELIVER

Date: 26-Dec-24

| SR #        | Drawing # | Detail #   | DESCRIPTION                                                                                                         | UNIT | QUANTITY | WASTAGE | QUANTITY<br>W/ WASTAGE | UNIT<br>MANHOUR | HOURLY<br>WAGE | LABOR COST | MAT. COST   | UNIT COST   | SUB COST  |  |
|-------------|-----------|------------|---------------------------------------------------------------------------------------------------------------------|------|----------|---------|------------------------|-----------------|----------------|------------|-------------|-------------|-----------|--|
| 86          | A1.0-A6.0 | Plan Notes | Size: 7'-4" W x 6'-8" H x 1-3/4" Thk<br>Material: MDF<br>Type: Bi-Pass                                              | EA   | 2        | 0%      | 2                      | 11.123          | \$ 77.00       | \$ 856.45  | \$ 1,588.96 | \$ 2,445.41 | \$ 4,891  |  |
| 87          |           |            | Size: 3'-0" W x 6'-8" H x 1-3/4" Thk<br>Material: MDF<br>Type: Foldable                                             | EA   | 4        | 0%      | 4                      | 5.203           | \$ 77.00       | \$ 400.60  | \$ 650.33   | \$ 1,050.93 | \$ 4,204  |  |
| 88          |           |            | Size: 2'-4" W x 6'-8" H x 1-3/4" Thk<br>Material: MDF<br>Type: Pocket Door                                          | EA   | 2        | 0%      | 2                      | 4.041           | \$ 77.00       | \$ 311.13  | \$ 505.09   | \$ 816.22   | \$ 1,632  |  |
| 89          |           |            | Size: 2'-8" W x 6'-8" H x 1-3/4" Thk<br>Material: MDF<br>Type: Pocket Door                                          | EA   | 2        | 0%      | 2                      | 4.630           | \$ 77.00       | \$ 356.53  | \$ 578.79   | \$ 935.32   | \$ 1,871  |  |
|             |           |            | HARDWARES                                                                                                           |      |          |         |                        |                 |                |            |             |             |           |  |
| 90          |           |            | Door Hardwares As                                                                                                   | EA   | 46       | 0%      | 46                     | 1.750           | \$ 77.00       | \$ 134.75  | \$ 225.00   | \$ 359.75   | \$ 16,549 |  |
|             |           |            | WINDOWS                                                                                                             |      |          |         |                        |                 |                |            |             |             |           |  |
| 91          |           |            | Tag W1:<br>-2'-6" W x 1' H<br>-Slider Tempered Glass Double Pan Vinyl Window<br>-20 Min Fire Rating<br>-U Value 0.3 | EA   | 2        | 0%      | 2                      | 1.313           | \$ 77.00       | \$ 101.06  | \$ 88.75    | \$ 189.81   | \$ 380    |  |
| 92          |           |            | Tag W2:<br>-4'-6" W x 3' H<br>-Slider Tempered Glass Double Pan Vinyl Window<br>-20 Min Fire Rating<br>-U Value 0.3 | EA   | 6        | 0%      | 6                      | 4.725           | \$ 77.00       | \$ 363.83  | \$ 479.25   | \$ 843.08   | \$ 5,058  |  |
| 93          |           |            | Tag W3:<br>-2'-6" W x 3' H<br>-Slider Tempered Glass Double Pan Vinyl Window<br>-20 Min Fire Rating<br>-U Value 0.3 | EA   | 6        | 0%      | 6                      | 2.625           | \$ 77.00       | \$ 202.13  | \$ 266.25   | \$ 468.38   | \$ 2,810  |  |
|             |           |            |                                                                                                                     |      |          |         |                        |                 |                |            |             |             |           |  |
| SUBTOTAL \$ |           |            |                                                                                                                     |      |          |         |                        |                 |                |            |             | 92,368      |           |  |
| FINISHES    |           |            |                                                                                                                     |      |          |         |                        |                 |                |            |             |             |           |  |
|             |           |            | DRY WALL ASSEMBLIES                                                                                                 |      |          |         |                        |                 |                |            |             |             |           |  |
| 94          |           |            | Shear Wall SW As:                                                                                                   | SF   | 2392     | LF      | 299                    | H               | 8              |            |             |             |           |  |
|             |           |            | One Layer of 5/8" Gypsum Board on Single Side                                                                       | SF   | 2392     |         |                        |                 |                |            |             |             |           |  |
| 95          |           |            | No of Sheets (4x8)                                                                                                  | EA   | 82       | 0%      | 82                     | 0.384           | \$ 74.50       | \$ 28.61   | \$ 16.48    | \$ 45.09    | \$ 3,707  |  |
| 96          |           |            | Tapping                                                                                                             | LF   | 1196     | 10%     | 1316                   | 0.007           | \$ 74.50       | \$ 0.52    | \$ 0.02     | \$ 0.54     | \$ 712    |  |
| 97          |           |            | Joint Compound                                                                                                      | LBS  | 311      | 10%     | 342                    | 0.025           | \$ 74.50       | \$ 1.86    | \$ 0.25     | \$ 2.11     | \$ 723    |  |
| 98          |           |            | Screws                                                                                                              | EA   | 3947     | 0%      | 3947                   | 0.002           | \$ 74.50       | \$ 0.15    | \$ 0.02     | \$ 0.17     | \$ 667    |  |
|             |           |            | 3/8" APA Rated Sheathing @ One Side                                                                                 | SF   | 2392     |         |                        |                 |                |            |             |             |           |  |
| 99          |           |            | No of Sheets (4x8)                                                                                                  | EA   | 82       | 0%      | 82                     | 0.640           | \$ 74.50       | \$ 47.68   | \$ 29.44    | \$ 77.12    | \$ 6,341  |  |
| 100         |           |            | Screws                                                                                                              | EA   | 6167     | 0%      | 6167                   | 0.002           | \$ 74.50       | \$ 0.15    | \$ 0.02     | \$ 0.17     | \$ 1,042  |  |
| 101         |           |            | 2 x 6 Wood Studs @ 8' L                                                                                             | EA   | 225      | 0%      | 225                    | 0.304           | \$ 74.50       | \$ 22.65   | \$ 12.40    | \$ 35.05    | \$ 7,879  |  |
| 102         |           |            | 2 x 6 Double Wooden Plate At Top @ 10' L                                                                            | EA   | 60       | 0%      | 60                     | 0.380           | \$ 74.50       | \$ 28.31   | \$ 15.50    | \$ 43.81    | \$ 2,620  |  |
| 103         |           |            | 2 x 6 Wooden Plate At Bottom @ 10' L                                                                                | EA   | 30       | 0%      | 30                     | 0.380           | \$ 74.50       | \$ 28.31   | \$ 15.50    | \$ 43.81    | \$ 1,310  |  |
| 104         |           |            | R-21 Insulation                                                                                                     | SF   | 2392     | 10%     | 2631                   | 0.011           | \$ 74.50       | \$ 0.82    | \$ 0.95     | \$ 1.77     | \$ 4,656  |  |
| 105         |           |            | Sealant @ All Penetrations                                                                                          | LF   | 1196     | 10%     | 1316                   | 0.014           | \$ 74.50       | \$ 1.04    | \$ 0.10     | \$ 1.14     | \$ 1,504  |  |
|             |           |            |                                                                                                                     |      |          |         |                        |                 |                |            |             |             |           |  |
| 106         |           |            | Exterior Wall As (1 HR) :                                                                                           | SF   | 3544     | LF      | 443                    | H               | 8              |            |             |             |           |  |
|             |           |            | One Layer of 5/8" Type X Gypsum Board on Single Side                                                                | SF   | 3544     |         |                        |                 |                |            |             |             |           |  |
|             |           |            | No of Sheets (4x8)                                                                                                  | EA   | 122      | 0%      | 122                    | 0.384           | \$ 74.50       | \$ 28.61   | \$ 17.12    | \$ 45.73    | \$ 5,571  |  |
| 107         |           |            | Tapping                                                                                                             | LF   | 1772     | 10%     | 1949                   | 0.007           | \$ 74.50       | \$ 0.52    | \$ 0.02     | \$ 0.54     | \$ 1,055  |  |
| 109         |           |            | Joint Compound                                                                                                      | LBS  | 461      | 10%     | 507                    | 0.025           | \$ 74.50       | \$ 1.86    | \$ 0.25     | \$ 2.11     | \$ 1,071  |  |
| 110         |           |            | Screws                                                                                                              | EA   | 5848     | 0%      | 5848                   | 0.002           | \$ 74.50       | \$ 0.15    | \$ 0.02     | \$ 0.17     | \$ 988    |  |

# DETAILED BREAKDOWN OF ITEMS

Project Name: 2325 Comstock San Diego, CA 92111  
Project ID: 26122024  
Scope: GC



**ACE SERVICES**  
DESIGN • ESTIMATE • DELIVER

Date: 26-Dec-24

| SR # | Drawing # | Detail # | DESCRIPTION                                         | UNIT | QUANTITY | WASTAGE | QUANTITY W/ WASTAGE | UNIT MANHOUR | HOURLY WAGE | LABOR COST | MAT. COST | UNIT COST | SUB COST  |
|------|-----------|----------|-----------------------------------------------------|------|----------|---------|---------------------|--------------|-------------|------------|-----------|-----------|-----------|
|      |           |          | Fire Rated Flameblock OSB Sheathing @ Exterior Side | SF   | 3544     |         |                     |              |             |            |           |           |           |
| 111  |           |          | No of Sheets (4x8)                                  | EA   | 122      | 0%      | 122                 | 0.640        | \$ 74.50    | \$ 47.68   | \$ 41.28  | \$ 88.96  | \$ 10,838 |
| 112  |           |          | Screws                                              | EA   | 9137     | 0%      | 9137                | 0.002        | \$ 74.50    | \$ 0.15    | \$ 0.02   | \$ 0.17   | \$ 1,544  |
| 113  |           |          | 2 x 6 Wood Studs @ 8' L                             | EA   | 333      | 0%      | 333                 | 0.304        | \$ 74.50    | \$ 22.65   | \$ 12.40  | \$ 35.05  | \$ 11,674 |
| 114  |           |          | 2 x 6 Double Wooden Plate At Top @ 10' L            | EA   | 89       | 0%      | 89                  | 0.380        | \$ 74.50    | \$ 28.31   | \$ 15.50  | \$ 43.81  | \$ 3,882  |
| 115  |           |          | 2 x 6 Wooden Plate At Bottom @ 10' L                | EA   | 44       | 0%      | 44                  | 0.380        | \$ 74.50    | \$ 28.31   | \$ 15.50  | \$ 43.81  | \$ 1,941  |
| 116  |           |          | R-21 Insulation                                     | SF   | 3544     | 10%     | 3898                | 0.011        | \$ 74.50    | \$ 0.82    | \$ 0.95   | \$ 1.77   | \$ 6,898  |
| 117  |           |          | Moisture Barrier                                    | SF   | 3544     | 10%     | 3898                | 0.002        | \$ 74.50    | \$ 0.15    | \$ 0.18   | \$ 0.33   | \$ 1,283  |
| 118  |           |          | Sealant @ All Penetrations                          | LF   | 886      | 10%     | 975                 | 0.014        | \$ 74.50    | \$ 1.04    | \$ 0.10   | \$ 1.14   | \$ 1,114  |
| 119  |           |          | <b>2 x 6 Interior Stud Wall As:(1 HR)</b>           | SF   | 1656     |         | 207                 | <b>H</b>     | 8           |            |           |           |           |
|      |           |          | (3) Layer of 5/8" Type X Gypsum Board               | SF   | 4968     |         |                     |              |             |            |           |           |           |
| 120  |           |          | No of Sheets (4x8)                                  | EA   | 171      | 0%      | 171                 | 0.384        | \$ 74.50    | \$ 28.61   | \$ 17.12  | \$ 45.73  | \$ 7,809  |
| 121  |           |          | Tapping                                             | LF   | 2484     | 10%     | 2732                | 0.007        | \$ 74.50    | \$ 0.52    | \$ 0.02   | \$ 0.54   | \$ 1,480  |
| 122  |           |          | Joint Compound                                      | LBS  | 646      | 10%     | 710                 | 0.025        | \$ 74.50    | \$ 1.86    | \$ 0.25   | \$ 2.11   | \$ 1,501  |
| 123  |           |          | Screws                                              | EA   | 8197     | 0%      | 8197                | 0.002        | \$ 74.50    | \$ 0.15    | \$ 0.02   | \$ 0.17   | \$ 1,385  |
| 124  |           |          | 2 x 6 Wood Studs @ 8' L                             | EA   | 156      | 0%      | 156                 | 0.304        | \$ 74.50    | \$ 22.65   | \$ 12.40  | \$ 35.05  | \$ 5,455  |
| 125  |           |          | 2 x 6 Double Wooden Plate At Top @ 10' L            | EA   | 41       | 0%      | 41                  | 0.380        | \$ 74.50    | \$ 28.31   | \$ 15.50  | \$ 43.81  | \$ 1,814  |
| 126  |           |          | 2 x 6 Wooden Plate At Bottom @ 10' L                | EA   | 21       | 0%      | 21                  | 0.380        | \$ 74.50    | \$ 28.31   | \$ 15.50  | \$ 43.81  | \$ 907    |
| 127  |           |          | 6" Fiberglass Insulation                            | SF   | 1656     | 10%     | 1822                | 0.011        | \$ 74.50    | \$ 0.82    | \$ 0.92   | \$ 1.74   | \$ 3,169  |
| 128  |           |          | 1/2" Resilient Channel @ 24" O.C                    | LF   | 828      | 10%     | 911                 | 0.025        | \$ 74.50    | \$ 1.86    | \$ 1.28   | \$ 3.14   | \$ 2,862  |
| 129  |           |          | Sealant @ All Penetrations                          | LF   | 828      | 10%     | 911                 | 0.014        | \$ 74.50    | \$ 1.04    | \$ 0.10   | \$ 1.14   | \$ 1,041  |
| 130  |           |          | <b>2 x 4 Interior Stud Wall As: (1 HR)</b>          | SF   | 488      |         | 61                  | <b>H</b>     | 8           |            |           |           |           |
|      |           |          | (3) Layer of 5/8" Type X Gypsum Board               | SF   | 1464     |         |                     |              |             |            |           |           |           |
| 131  |           |          | No of Sheets (4x8)                                  | EA   | 50       | 0%      | 50                  | 0.384        | \$ 74.50    | \$ 28.61   | \$ 17.12  | \$ 45.73  | \$ 2,301  |
| 132  |           |          | Tapping                                             | LF   | 732      | 10%     | 805                 | 0.007        | \$ 74.50    | \$ 0.52    | \$ 0.02   | \$ 0.54   | \$ 436    |
| 133  |           |          | Joint Compound                                      | LBS  | 190      | 10%     | 209                 | 0.025        | \$ 74.50    | \$ 1.86    | \$ 0.25   | \$ 2.11   | \$ 442    |
| 134  |           |          | Screws                                              | EA   | 2416     | 0%      | 2416                | 0.002        | \$ 74.50    | \$ 0.15    | \$ 0.02   | \$ 0.17   | \$ 408    |
| 135  |           |          | 2 x 4 Wood Studs @ 8' L                             | EA   | 46       | 0%      | 46                  | 0.288        | \$ 74.50    | \$ 21.46   | \$ 11.28  | \$ 32.74  | \$ 1,501  |
| 136  |           |          | 2 x 4 Double Wooden Plate At Top @ 10' L            | EA   | 12       | 0%      | 12                  | 0.360        | \$ 74.50    | \$ 26.82   | \$ 14.10  | \$ 40.92  | \$ 499    |
| 137  |           |          | 2 x 4 Wooden Plate At Bottom @ 10' L                | EA   | 6        | 0%      | 6                   | 0.360        | \$ 74.50    | \$ 26.82   | \$ 14.10  | \$ 40.92  | \$ 250    |
| 138  |           |          | 6" Fiberglass Insulation                            | SF   | 488      | 10%     | 537                 | 0.011        | \$ 74.50    | \$ 0.82    | \$ 0.92   | \$ 1.74   | \$ 934    |
| 139  |           |          | 1/2" Resilient Channel @ 24" O.C                    | LF   | 244      | 10%     | 268                 | 0.025        | \$ 74.50    | \$ 1.86    | \$ 1.28   | \$ 3.14   | \$ 843    |
| 140  |           |          | Sealant @ All Penetrations                          | LF   | 244      | 10%     | 268                 | 0.014        | \$ 74.50    | \$ 1.04    | \$ 0.10   | \$ 1.14   | \$ 307    |
| 141  |           |          | <b>2 x 6 Interior Stud Wall As:</b>                 | SF   | 40       |         | 5                   | <b>H</b>     | 8           |            |           |           |           |
|      |           |          | One Layer of 5/8" Gypsum Board on Both Sides        | SF   | 80       |         |                     |              |             |            |           |           |           |
| 142  |           |          | No of Sheets (4x8)                                  | EA   | 3        | 0%      | 3                   | 0.384        | \$ 74.50    | \$ 28.61   | \$ 16.48  | \$ 45.09  | \$ 124    |
| 143  |           |          | Tapping                                             | LF   | 40       | 10%     | 44                  | 0.007        | \$ 74.50    | \$ 0.52    | \$ 0.02   | \$ 0.54   | \$ 24     |
| 144  |           |          | Joint Compound                                      | LBS  | 10       | 10%     | 11                  | 0.025        | \$ 74.50    | \$ 1.86    | \$ 0.25   | \$ 2.11   | \$ 24     |
| 145  |           |          | Screws                                              | EA   | 132      | 0%      | 132                 | 0.002        | \$ 74.50    | \$ 0.15    | \$ 0.02   | \$ 0.17   | \$ 22     |
| 146  |           |          | 2 x 6 Wood Studs @ 8' L                             | EA   | 4        | 0%      | 4                   | 0.304        | \$ 74.50    | \$ 22.65   | \$ 12.40  | \$ 35.05  | \$ 132    |
| 147  |           |          | 2 x 6 Double Wooden Plate At Top @ 10' L            | EA   | 1        | 0%      | 1                   | 0.380        | \$ 74.50    | \$ 28.31   | \$ 15.50  | \$ 43.81  | \$ 44     |
| 148  |           |          | 2 x 6 Wooden Plate At Bottom @ 10' L                | EA   | 1        | 0%      | 1                   | 0.380        | \$ 74.50    | \$ 28.31   | \$ 15.50  | \$ 43.81  | \$ 22     |
| 149  |           |          | R-21 Insulation                                     | SF   | 40       | 10%     | 44                  | 0.011        | \$ 74.50    | \$ 0.82    | \$ 0.95   | \$ 1.77   | \$ 78     |
| 150  |           |          | Sealant @ All Penetrations                          | LF   | 20       | 10%     | 22                  | 0.014        | \$ 74.50    | \$ 1.04    | \$ 0.10   | \$ 1.14   | \$ 25     |
| 151  |           |          | <b>2 x 4 Interior Stud Wall As:</b>                 | SF   | 1344     |         | 168                 | <b>H</b>     | 8           |            |           |           |           |
|      |           |          | One Layer of 5/8" Gypsum Board on Both Sides        | SF   | 2688     |         |                     |              |             |            |           |           |           |
| 152  |           |          | No of Sheets (4x8)                                  | EA   | 92       | 0%      | 92                  | 0.384        | \$ 74.50    | \$ 28.61   | \$ 16.48  | \$ 45.09  | \$ 4,166  |
| 153  |           |          | Tapping                                             | LF   | 1344     | 10%     | 1478                | 0.007        | \$ 74.50    | \$ 0.52    | \$ 0.02   | \$ 0.54   | \$ 801    |
| 154  |           |          | Joint Compound                                      | LBS  | 349      | 10%     | 384                 | 0.025        | \$ 74.50    | \$ 1.86    | \$ 0.25   | \$ 2.11   | \$ 812    |
| 155  |           |          | Screws                                              | EA   | 4435     | 0%      | 4435                | 0.002        | \$ 74.50    | \$ 0.15    | \$ 0.02   | \$ 0.17   | \$ 750    |
| 156  |           |          | 2 x 4 Wood Studs @ 8' L                             | EA   | 126      | 0%      | 126                 | 0.288        | \$ 74.50    | \$ 21.46   | \$ 11.28  | \$ 32.74  | \$ 4,135  |
| 157  |           |          | 2 x 4 Double Wooden Plate At Top @ 10' L            | EA   | 34       | 0%      | 34                  | 0.360        | \$ 74.50    | \$ 26.82   | \$ 14.10  | \$ 40.92  | \$ 1,375  |
| 158  |           |          | 2 x 4 Wooden Plate At Bottom @ 10' L                | EA   | 17       | 0%      | 17                  | 0.360        | \$ 74.50    | \$ 26.82   | \$ 14.10  | \$ 40.92  | \$ 687    |

A1.0-A6.0

Plan Notes

# DETAILED BREAKDOWN OF ITEMS

Project Name: 2325 Comstock San Diego, CA 92111  
Project ID: 26122024  
Scope: GC



**ACE SERVICES**  
DESIGN • ESTIMATE • DELIVER

Date: 26-Dec-24

| SR #                | Drawing # | Detail # | DESCRIPTION                                                                 | UNIT | QUANTITY | WASTAGE | QUANTITY W/ WASTAGE | UNIT MANHOUR | HOURLY WAGE | LABOR COST | MAT. COST   | UNIT COST   | SUB COST       |
|---------------------|-----------|----------|-----------------------------------------------------------------------------|------|----------|---------|---------------------|--------------|-------------|------------|-------------|-------------|----------------|
| 159                 |           |          | R-21 Insulation                                                             | SF   | 1344     | 10%     | 1478                | 0.011        | \$ 74.50    | \$ 0.82    | \$ 0.95     | \$ 1.77     | \$ 2,616       |
| 160                 |           |          | Sealant @ All Penetrations                                                  | LF   | 672      | 10%     | 739                 | 0.014        | \$ 74.50    | \$ 1.04    | \$ 0.10     | \$ 1.14     | \$ 845         |
|                     |           |          | <b>CEILING FINISHES</b>                                                     |      |          |         |                     |              |             |            |             |             |                |
|                     |           |          | <b>GYPSUM BOARD:</b>                                                        |      |          |         |                     |              |             |            |             |             |                |
|                     |           |          | 5/8" Type X Gypsum Board Ceiling                                            | SF   | 3075     |         |                     |              |             |            |             |             |                |
| 161                 |           |          | No of Sheets (4x8)                                                          | EA   | 106      | 0%      | 106                 | 0.384        | \$ 74.50    | \$ 28.61   | \$ 17.12    | \$ 45.73    | \$ 4,834       |
| 162                 |           |          | Tapping                                                                     | LF   | 1538     | 10%     | 1691                | 0.007        | \$ 74.50    | \$ 0.52    | \$ 0.02     | \$ 0.54     | \$ 916         |
| 163                 |           |          | Joint Compound                                                              | LBS  | 400      | 10%     | 440                 | 0.025        | \$ 74.50    | \$ 1.86    | \$ 0.25     | \$ 2.11     | \$ 929         |
| 164                 |           |          | Screws                                                                      | EA   | 5074     | 0%      | 5074                | 0.002        | \$ 74.50    | \$ 0.15    | \$ 0.02     | \$ 0.17     | \$ 857         |
| 165                 |           |          | 1/2" Resilient Channel @ 24" O.C                                            | LF   | 1538     | 10%     | 1691                | 0.025        | \$ 74.50    | \$ 1.86    | \$ 1.28     | \$ 3.14     | \$ 5,315       |
|                     |           |          | <b>FLOOR FINISHES</b>                                                       |      |          |         |                     |              |             |            |             |             |                |
| 166                 |           |          | Vinyl Plank Flooring                                                        | SF   | 2377     | 10%     | 2615                | 0.040        | \$ 64.50    | \$ 2.58    | \$ 3.39     | \$ 5.97     | \$ 15,610      |
| 167                 |           |          | Note: Assumed<br>Tile Flooring @ Bathrooms<br>-Ceramic Tiles To Be Assumed  | SF   | 272      | 10%     | 299                 | 0.075        | \$ 64.50    | \$ 4.84    | \$ 6.09     | \$ 10.93    | \$ 3,270       |
|                     |           |          | <b>BASE FINISHES</b>                                                        |      |          |         |                     |              |             |            |             |             |                |
| 168                 |           |          | 6" H Vinyl Wall Base                                                        | LF   | 612      | 10%     | 673                 | 0.030        | \$ 64.50    | \$ 1.94    | \$ 1.91     | \$ 3.85     | \$ 2,588       |
| 169                 |           |          | Note: Assumed<br>6" H Rubber Base                                           | LF   | 24       | 10%     | 26                  | 0.028        | \$ 64.50    | \$ 1.81    | \$ 1.85     | \$ 3.66     | \$ 97          |
|                     |           |          | <b>WALL FINISHES</b>                                                        |      |          |         |                     |              |             |            |             |             |                |
|                     |           |          | <b>WALL TILES</b>                                                           |      |          |         |                     |              |             |            |             |             |                |
| 170                 |           |          | Wall Tiles @ Bathrooms<br>-Ceramic Wall Tiles To Be Assumed                 | SF   | 1256     | 10%     | 1382                | 0.075        | \$ 64.50    | \$ 4.84    | \$ 6.09     | \$ 10.93    | \$ 15,097      |
|                     |           |          | <b>PAINTING</b>                                                             |      |          |         |                     |              |             |            |             |             |                |
|                     |           |          | <b>WALL PAINT</b>                                                           |      |          |         |                     |              |             |            |             |             |                |
| 171                 |           |          | Paint @ Walls<br>-1 Coat Primer And 2 Coat Finish                           | SF   | 11144    | 10%     | 12258               | 0.020        | \$ 47.45    | \$ 0.95    | \$ 0.40     | \$ 1.35     | \$ 16,537      |
| 172                 |           |          | <b>CEILING PAINT</b><br>Paint @ Ceiling<br>-1 Coat Primer And 2 Coat Finish | SF   | 3075     | 10%     | 3383                | 0.020        | \$ 47.45    | \$ 0.95    | \$ 0.40     | \$ 1.35     | \$ 4,563       |
| <b>SUBTOTAL \$</b>  |           |          |                                                                             |      |          |         |                     |              |             |            |             |             | <b>201,657</b> |
| <b>SPECIALITIES</b> |           |          |                                                                             |      |          |         |                     |              |             |            |             |             |                |
|                     |           |          | <b>BATHROOM ACCESSORIES</b>                                                 |      |          |         |                     |              |             |            |             |             |                |
| 173                 |           |          | 24" x 36" Wall Mirror                                                       | EA   | 8        | 0%      | 8                   | 1.250        | \$ 77.00    | \$ 96.25   | \$ 111.00   | \$ 207.25   | \$ 1,658       |
| 174                 |           |          | 36" Grab Bar                                                                | EA   | 8        | 0%      | 8                   | 0.620        | \$ 77.00    | \$ 47.74   | \$ 38.75    | \$ 86.49    | \$ 692         |
| 175                 |           |          | 42" Grab Bar                                                                | EA   | 8        | 0%      | 8                   | 0.620        | \$ 77.00    | \$ 47.74   | \$ 42.91    | \$ 90.65    | \$ 725         |
| 176                 |           |          | Soap Dispenser                                                              | EA   | 8        | 0%      | 8                   | 0.480        | \$ 77.00    | \$ 36.96   | \$ 38.90    | \$ 75.86    | \$ 607         |
| 177                 |           |          | Tissue Paper Holder                                                         | EA   | 8        | 0%      | 8                   | 0.550        | \$ 77.00    | \$ 42.35   | \$ 53.42    | \$ 95.77    | \$ 766         |
| 178                 |           |          | Sanitary Napkin Disposal                                                    | EA   | 8        | 0%      | 8                   | 0.730        | \$ 77.00    | \$ 56.21   | \$ 83.10    | \$ 139.31   | \$ 1,114       |
|                     |           |          | <b>SHOWER ENCLOSURE</b>                                                     |      |          |         |                     |              |             |            |             |             |                |
| 179                 |           |          | 3'-6" x 4' Tempered Glass Shower Enclosure                                  | EA   | 2        | 0%      | 2                   | 8.250        | \$ 77.00    | \$ 635.25  | \$ 1,258.50 | \$ 1,893.75 | \$ 3,788       |
| 180                 |           |          | 2'-6" x 5'-7" Tempered Glass Shower Enclosure                               | EA   | 2        | 0%      | 2                   | 8.891        | \$ 77.00    | \$ 684.63  | \$ 1,356.33 | \$ 2,040.96 | \$ 4,082       |
| 181                 |           |          | 2'-6" x 6'-0" Tempered Glass Shower Enclosure                               | EA   | 4        | 0%      | 4                   | 9.350        | \$ 77.00    | \$ 719.95  | \$ 1,426.30 | \$ 2,146.25 | \$ 8,585       |
| <b>SUBTOTAL \$</b>  |           |          |                                                                             |      |          |         |                     |              |             |            |             |             | <b>22,017</b>  |
| <b>EQUIPMENTS</b>   |           |          |                                                                             |      |          |         |                     |              |             |            |             |             |                |
|                     |           |          | <b>EQUIPMENTS</b>                                                           |      |          |         |                     |              |             |            |             |             |                |
| 182                 |           |          | Washer<br>-By Owner, -Only Install                                          | EA   | 5        | 0%      | 5                   | 3.400        | \$ 77.00    | \$ 261.80  | \$ -        | \$ 261.80   | \$ 1,309       |

## DETAILED BREAKDOWN OF ITEMS

Project Name: 2325 Comstock San Diego, CA 92111  
 Project ID: 26122024  
 Scope: GC



Date: 26-Dec-24

| SR #     | Drawing # | Detail #   | DESCRIPTION                            | UNIT | QUANTITY | WASTAGE | QUANTITY<br>W/ WASTAGE | UNIT<br>MANHOUR | HOURLY<br>WAGE | LABOR COST | MAT. COST   | UNIT COST   | SUB COST  |
|----------|-----------|------------|----------------------------------------|------|----------|---------|------------------------|-----------------|----------------|------------|-------------|-------------|-----------|
| 183      | A1.0-A6.0 | Plan Notes | Dryer<br>-Only Install                 | EA   | 5        | 0%      | 5                      | 3.200           | \$ 77.00       | \$ 246.40  | \$ -        | \$ 246.40   | \$ 1,232  |
| 184      |           |            | Refrigerator                           | EA   | 8        | 0%      | 8                      | 5.400           | \$ 77.00       | \$ 415.80  | \$ 1,250.00 | \$ 1,665.80 | \$ 13,326 |
| 185      |           |            | Dishwasher<br>-By Owner, -Only Install | EA   | 8        | 0%      | 8                      | 4.750           | \$ 77.00       | \$ 365.75  | \$ -        | \$ 365.75   | \$ 2,926  |
| 186      |           |            | Stainless Steel Electric Cooking Range | EA   | 8        | 0%      | 8                      | 5.130           | \$ 77.00       | \$ 395.01  | \$ 809.00   | \$ 1,204.01 | \$ 9,632  |
|          |           |            |                                        |      |          |         |                        |                 |                |            |             |             |           |
| SUBTOTAL |           |            |                                        |      |          |         |                        |                 |                |            |             | \$          | 28,425    |

| FURNISHING |  |
|------------|--|
|------------|--|

|     |           |            |                                   |    |     |     |     |       |          |           |             |             |           |
|-----|-----------|------------|-----------------------------------|----|-----|-----|-----|-------|----------|-----------|-------------|-------------|-----------|
|     |           |            | COUNTERTOP                        |    |     |     |     |       |          |           |             |             |           |
| 187 | A1.0-A6.0 | Plan Notes | Kitchen Countertop                |    |     |     |     |       |          |           |             |             |           |
|     |           |            | -Stone Countertop To Be Assumed   | SF | 128 | 10% | 141 | 0.390 | \$ 77.00 | \$ 30.03  | \$ 83.50    | \$ 113.53   | \$ 15,985 |
| 188 |           |            | Vanity Countertop W/Base Cabinets | SF | 43  | 10% | 47  | 0.390 | \$ 77.00 | \$ 30.03  | \$ 83.50    | \$ 113.53   | \$ 5,370  |
|     |           |            | BACKSPLASH                        |    |     |     |     |       |          |           |             |             |           |
| 189 |           |            | 4" H Backsplash                   | LF | 89  | 10% | 98  | 0.110 | \$ 77.00 | \$ 8.47   | \$ 11.41    | \$ 19.88    | \$ 1,946  |
|     |           |            | KITCHEN ISLAND                    |    |     |     |     |       |          |           |             |             |           |
| 190 |           |            | 3' x 6' Kitchen Island            | EA | 4   | 0%  | 4   | 6.300 | \$ 77.00 | \$ 485.10 | \$ 1,312.20 | \$ 1,797.30 | \$ 7,189  |
|     |           |            |                                   |    |     |     |     |       |          |           |             | SUBTOTAL \$ | 30,490    |

**PLUMBING**

|     |           |            |                                                                        |    |      |     |      |       |           |           |             |             |           |  |  |  |
|-----|-----------|------------|------------------------------------------------------------------------|----|------|-----|------|-------|-----------|-----------|-------------|-------------|-----------|--|--|--|
|     |           |            | PIPING                                                                 |    |      |     |      |       |           |           |             |             |           |  |  |  |
|     |           |            | WATER PIPES                                                            |    |      |     |      |       |           |           |             |             |           |  |  |  |
| 191 |           |            | 1" Dia Cold Water Pipe                                                 | LF | 332  | 10% | 365  | 0.124 | \$ 102.24 | \$ 12.68  | \$ 7.33     | \$ 20.01    | \$ 7.307  |  |  |  |
| 192 |           |            | 1" Dia Hot Water Pipe                                                  | LF | 318  | 10% | 350  | 0.124 | \$ 102.24 | \$ 12.68  | \$ 7.33     | \$ 20.01    | \$ 6.999  |  |  |  |
| 193 |           |            | 3/4" Dia Cold Water Pipe                                               | LF | 86   | 10% | 95   | 0.110 | \$ 102.24 | \$ 11.25  | \$ 6.02     | \$ 17.27    | \$ 1.633  |  |  |  |
| 194 |           |            | 3/4" Dia Hot Water Pipe                                                | LF | 45   | 10% | 50   | 0.110 | \$ 102.24 | \$ 11.25  | \$ 6.02     | \$ 17.27    | \$ 855    |  |  |  |
| 195 |           |            | 1/2" Dia Cold Water Pipe                                               | LF | 51   | 10% | 56   | 0.104 | \$ 102.24 | \$ 10.63  | \$ 3.46     | \$ 14.09    | \$ 791    |  |  |  |
| 196 |           |            | 1/2" Dia Hot Water Pipe                                                | LF | 36   | 10% | 40   | 0.104 | \$ 102.24 | \$ 10.63  | \$ 3.46     | \$ 14.09    | \$ 558    |  |  |  |
| 197 |           |            | 2" Dia Cold Water Pipe                                                 | LF | 159  | 10% | 175  | 0.200 | \$ 102.24 | \$ 20.45  | \$ 18.69    | \$ 39.14    | \$ 6,845  |  |  |  |
|     |           |            | All Piping To Be Copper Type " L "                                     |    |      |     |      |       |           |           |             |             |           |  |  |  |
|     |           |            | INSULATION                                                             |    |      |     |      |       |           |           |             |             |           |  |  |  |
| 198 |           |            | 1/2" Thk Premolded Fiberglass Insulation                               | LF | 572  | 10% | 629  | 0.045 | \$ 102.24 | \$ 4.60   | \$ 1.28     | \$ 5.88     | \$ 3,700  |  |  |  |
| 199 |           |            | 1-1/2" Thk Premolded Fiberglass Insulation                             | LF | 1027 | 10% | 1130 | 0.067 | \$ 102.24 | \$ 6.85   | \$ 2.10     | \$ 8.95     | \$ 10,111 |  |  |  |
|     |           |            | VENT PIPES                                                             |    |      |     |      |       |           |           |             |             |           |  |  |  |
| 200 |           |            | 2" Dia Vent Pipe                                                       | LF | 57   | 10% | 63   | 0.190 | \$ 102.24 | \$ 19.43  | \$ 4.95     | \$ 24.38    | \$ 1,528  |  |  |  |
|     |           |            | WASTEGE PIPES                                                          |    |      |     |      |       |           |           |             |             |           |  |  |  |
| 201 |           |            | 4" Dia Drain Waste Pipe                                                | LF | 228  | 10% | 251  | 0.233 | \$ 102.24 | \$ 23.82  | \$ 9.90     | \$ 33.72    | \$ 8,457  |  |  |  |
| 202 |           |            | 3" Dia Drain Waste Pipe                                                | LF | 218  | 10% | 240  | 0.211 | \$ 102.24 | \$ 21.57  | \$ 7.43     | \$ 29.00    | \$ 6,954  |  |  |  |
| 203 |           |            | 2" Dia Drain Waste Pipe                                                | LF | 69   | 10% | 76   | 0.190 | \$ 102.24 | \$ 19.43  | \$ 4.95     | \$ 24.38    | \$ 1,850  |  |  |  |
|     |           |            | PLUMBING FIXTURES                                                      |    |      |     |      |       |           |           |             |             |           |  |  |  |
| 204 | P1.0-P4.0 | Plan Notes | Water Closet<br>-Brand And Model Per Architect/Owner                   | EA | 8    | 0%  | 8    | 4.330 | \$ 102.24 | \$ 442.70 | \$ 462.10   | \$ 904.80   | \$ 7,238  |  |  |  |
| 205 |           |            | Lavatory<br>-Brand And Model Per Architect/Owner                       | EA | 8    | 0%  | 8    | 4.750 | \$ 102.24 | \$ 485.64 | \$ 495.00   | \$ 980.64   | \$ 7,845  |  |  |  |
| 206 |           |            | Sink<br>-By Owner                                                      | EA | 8    | 0%  | 8    | 4.500 | \$ 102.24 | \$ 460.08 | \$ 554.00   | \$ 1,014.08 | \$ 8,113  |  |  |  |
| 207 |           |            | Hose Bib<br>-By Owner                                                  | EA | 1    | 0%  | 1    | 1.630 | \$ 102.24 | \$ 166.65 | \$ 119.80   | \$ 286.45   | \$ 286    |  |  |  |
|     |           |            | WATER HEATER                                                           |    |      |     |      |       |           |           |             |             |           |  |  |  |
| 208 |           |            | WH-1<br>-Rheem Proph50 T2 RH375-S0<br>-50 Gal Storage<br>-4500 Wattage | EA | 9    | 0%  | 9    | 8.250 | \$ 102.24 | \$ 843.48 | \$ 2,668.00 | \$ 3,511.48 | \$ 31,603 |  |  |  |
|     |           |            | MISC                                                                   |    |      |     |      |       |           |           |             |             |           |  |  |  |



# DETAILED BREAKDOWN OF ITEMS

Project Name: 2325 Comstock San Diego, CA 92111  
Project ID: 26122024  
Scope: GC



**ACE SERVICES**  
DESIGN • ESTIMATE • DELIVER

Date: 26-Dec-24

| SR #                     | Drawing # | Detail # | DESCRIPTION                                                                                 | UNIT | QUANTITY | WASTAGE | QUANTITY W/ WASTAGE | UNIT MANHOUR | HOURLY WAGE | LABOR COST   | MAT. COST    | UNIT COST          | SUB COST       |
|--------------------------|-----------|----------|---------------------------------------------------------------------------------------------|------|----------|---------|---------------------|--------------|-------------|--------------|--------------|--------------------|----------------|
| 209                      |           |          | 2" Water Meter                                                                              | EA   | 1        | 0%      | 1                   | 1.450        | \$ 102.24   | \$ 148.25    | \$ 139.18    | \$ 287.43          | \$ 287         |
| 210                      |           |          | 2" Backflow Preventer<br>-Febco Model# LF 825Y                                              | EA   | 1        | 0%      | 1                   | 5.400        | \$ 102.24   | \$ 552.10    | \$ 1,120.20  | \$ 1,672.30        | \$ 1,672       |
| 211                      |           |          | Shut Up Valve                                                                               | EA   | 5        | 0%      | 5                   | 0.930        | \$ 102.24   | \$ 95.08     | \$ 47.14     | \$ 142.22          | \$ 711         |
| 212                      |           |          | Floor Cleanout                                                                              | EA   | 1        | 0%      | 1                   | 1.180        | \$ 102.24   | \$ 120.64    | \$ 88.19     | \$ 208.83          | \$ 209         |
| 213                      |           |          | Water Sub Meter                                                                             | EA   | 8        | 0%      | 8                   | 1.250        | \$ 102.24   | \$ 127.80    | \$ 129.80    | \$ 257.60          | \$ 2,061       |
| 214                      |           |          | 3" Roof Dian W/ 3" Overflow Roof Drain                                                      | EA   | 7        | 0%      | 7                   | 1.280        | \$ 102.24   | \$ 130.87    | \$ 163.50    | \$ 294.37          | \$ 2,061       |
|                          |           |          |                                                                                             |      |          |         |                     |              |             |              |              | <b>SUBTOTAL \$</b> | <b>119,675</b> |
| <b>HVAC</b>              |           |          |                                                                                             |      |          |         |                     |              |             |              |              |                    |                |
| <b>DUCTS</b>             |           |          |                                                                                             |      |          |         |                     |              |             |              |              |                    |                |
| 215                      |           |          | 4" Dia Flexible Duct                                                                        | LF   | 24       | 10%     | 26                  | 0.060        | \$ 101.30   | \$ 6.11      | \$ 2.43      | \$ 8.53            | \$ 226         |
| 216                      |           |          | 5" Dia Flexible Duct                                                                        | LF   | 172      | 10%     | 189                 | 0.075        | \$ 101.30   | \$ 7.63      | \$ 3.03      | \$ 10.67           | \$ 2,016       |
| 217                      |           |          | 6" Dia Flexible Duct                                                                        | LF   | 36       | 10%     | 40                  | 0.090        | \$ 101.30   | \$ 9.16      | \$ 3.64      | \$ 12.80           | \$ 511         |
| 218                      |           |          | 3/4" Dia Condensate Pipe                                                                    | LF   | 183      | 10%     | 201                 | 0.110        | \$ 101.30   | \$ 11.14     | \$ 6.02      | \$ 17.16           | \$ 3,453       |
| <b>INSULATION</b>        |           |          |                                                                                             |      |          |         |                     |              |             |              |              |                    |                |
| 219                      |           |          | 2" Thk Fiberglass Duct Insulation                                                           | SF   | 351      | 10%     | 386                 | 0.045        | \$ 101.30   | \$ 4.56      | \$ 1.12      | \$ 5.68            | \$ 2,192       |
| <b>EXHAUST FAN</b>       |           |          |                                                                                             |      |          |         |                     |              |             |              |              |                    |                |
| 220                      |           |          | Exhaust Fan (EF-1)<br>-Panasonic Model#FV-08110VSS1<br>-52 CFM<br>-120V/1 Ph<br>Weight 9Lbs | EA   | 8        | 0%      | 8                   | 1.177        | \$ 101.30   | \$ 119.22    | \$ 106.99    | \$ 226.21          | \$ 1,810       |
| 221                      |           |          | Exhaust Fan (SF-A)<br>-Broan Model# AER80<br>-80 CFM<br>-115V/1 Ph<br>Weight 10Lbs          | EA   | 8        | 0%      | 8                   | 1.716        | \$ 101.30   | \$ 173.83    | \$ 156.00    | \$ 329.83          | \$ 2,639       |
| 222                      |           |          | Exhaust Fan (DBF-1)<br>-Fantech Model#Dedpv-705<br>-168 CFM<br>-115V/1 Ph<br>Weight 10Lbs   | EA   | 2        | 0%      | 2                   | 3.069        | \$ 101.30   | \$ 310.88    | \$ 383.61    | \$ 694.49          | \$ 1,389       |
| <b>OUTDOOR HEAT PUMP</b> |           |          |                                                                                             |      |          |         |                     |              |             |              |              |                    |                |
| 223                      |           |          | HP-1<br>-11800 BTUH<br>-Carrier 38MARBQ09<br>208V/3 Ph                                      | EA   | 8        | 0%      | 8                   | 5.625        | \$ 101.30   | \$ 569.81    | \$ 1,875.00  | \$ 2,444.81        | \$ 19,559      |
| <b>FAN COIL UNIT</b>     |           |          |                                                                                             |      |          |         |                     |              |             |              |              |                    |                |
| 224                      |           |          | FC-1<br>-335 CFM<br>-Carrier 38MARBQ09<br>208V/1 Ph                                         | EA   | 8        | 0%      | 8                   | 3.141        | \$ 101.30   | \$ 318.15    | \$ 1,046.88  | \$ 1,365.02        | \$ 10,920      |
| <b>MISC</b>              |           |          |                                                                                             |      |          |         |                     |              |             |              |              |                    |                |
| 225                      |           |          | Thermostat                                                                                  | EA   | 8        | 0%      | 8                   | 1.450        | \$ 101.30   | \$ 146.89    | \$ 214.00    | \$ 360.89          | \$ 2,887       |
|                          |           |          |                                                                                             |      |          |         |                     |              |             |              |              | <b>SUBTOTAL \$</b> | <b>47,601</b>  |
| <b>ELECTRICAL</b>        |           |          |                                                                                             |      |          |         |                     |              |             |              |              |                    |                |
| 226                      |           |          | Allowance for Electrical Wiring And Conduiting (3100 SF)                                    | LS   | 1        | 0%      | 1                   | 414.400      | \$ 92.00    | \$ 38,124.80 | \$ 10,656.00 | \$ 48,780.80       | \$ 48,781      |
| <b>LIGHTING</b>          |           |          |                                                                                             |      |          |         |                     |              |             |              |              |                    |                |
| 227                      |           |          | Tag A1<br>-Banito<br>-Ceiling Fan<br>-60 WATT                                               | EA   | 8        | 0%      | 8                   | 2.450        | \$ 92.00    | \$ 225.40    | \$ 439.99    | \$ 665.39          | \$ 5,323       |

# DETAILED BREAKDOWN OF ITEMS

Project Name: 2325 Comstock San Diego, CA 92111  
Project ID: 26122024  
Scope: GC



**ACE SERVICES**  
DESIGN • ESTIMATE • DELIVER

Date: 26-Dec-24

| SR #                           | Drawing # | Detail #   | DESCRIPTION                                                                                       | UNIT | QUANTITY | WASTAGE | QUANTITY<br>W/ WASTAGE | UNIT<br>MANHOUR | HOURLY<br>WAGE | LABOR COST  | MAT. COST   | UNIT COST   | SUB COST  |  |  |
|--------------------------------|-----------|------------|---------------------------------------------------------------------------------------------------|------|----------|---------|------------------------|-----------------|----------------|-------------|-------------|-------------|-----------|--|--|
| 228                            | E0.1-E3.1 | Plan Notes | Tag L4<br>-XTRALIGHT LIGHTING<br>-LXEM-4-35-RFP-HL-U-ELL14-H-T<br>-Wall Mounted Light<br>-39 Watt | EA   | 26       | 0%      | 26                     | 3.184           | \$ 92.00       | \$ 292.93   | \$ 398.00   | \$ 690.93   | \$ 17,964 |  |  |
| 229                            |           |            | Tag R7<br>-EPISTAR<br>-CEA3501S-K-15W-840-TD-FO2<br>-Recessed Downlight<br>-15 Watt               | EA   | 71       | 0%      | 71                     | 2.020           | \$ 92.00       | \$ 185.86   | \$ 252.53   | \$ 438.39   | \$ 31,126 |  |  |
| 230                            |           |            | Tag L5<br>-Broan<br>-Exhaust Fan And Light Combo<br>-100 Watt                                     | EA   | 8        | 0%      | 8                      | 1.859           | \$ 92.00       | \$ 171.03   | \$ 169.00   | \$ 340.03   | \$ 2,720  |  |  |
| 231                            |           |            | Tag L3<br>-Lithonia Lighting<br>-OLWP LED SWW2 120 PE DDB<br>-Wall Pack LED<br>-18.5 Watt         | EA   | 7        | 0%      | 7                      | 1.237           | \$ 92.00       | \$ 113.76   | \$ 112.41   | \$ 226.17   | \$ 1,583  |  |  |
|                                |           |            | LIGHTING CONTROL                                                                                  |      |          |         |                        |                 |                |             |             |             |           |  |  |
| 232                            |           |            | Wall Mounted Occupancy Sensor                                                                     | EA   | 33       | 0%      | 33                     | 1.210           | \$ 92.00       | \$ 111.32   | \$ 47.25    | \$ 158.57   | \$ 5,233  |  |  |
| 233                            |           |            | Ceiling Mounted Occupancy Sensor                                                                  | EA   | 3        | 0%      | 3                      | 1.280           | \$ 92.00       | \$ 117.76   | \$ 52.19    | \$ 169.95   | \$ 510    |  |  |
| 234                            |           |            | Single Pole Switch                                                                                | EA   | 4        | 0%      | 4                      | 0.555           | \$ 92.00       | \$ 51.06    | \$ 18.50    | \$ 69.56    | \$ 278    |  |  |
| 235                            |           |            | Time Clock                                                                                        | EA   | 7        | 0%      | 7                      | 1.850           | \$ 92.00       | \$ 170.20   | \$ 375.00   | \$ 545.20   | \$ 3,816  |  |  |
| 236                            |           |            | Dimmer Switch                                                                                     | EA   | 20       | 0%      | 20                     | 1.084           | \$ 92.00       | \$ 99.72    | \$ 36.13    | \$ 135.85   | \$ 2,717  |  |  |
|                                |           |            | DISTRIBUTION SYSTEM                                                                               |      |          |         |                        |                 |                |             |             |             |           |  |  |
| 237                            |           |            | Panel A<br>-240/120V , 1 Phase , 3 Wire , 200 A                                                   | EA   | 1        | 0%      | 1                      | 4.500           | \$ 92.00       | \$ 414.00   | \$ 820.00   | \$ 1,234.00 | \$ 1,234  |  |  |
| 238                            |           |            | Panel B<br>-240/120V , 1 Phase , 3 Wire , 200 A                                                   | EA   | 1        | 0%      | 1                      | 4.500           | \$ 92.00       | \$ 414.00   | \$ 820.00   | \$ 1,234.00 | \$ 1,234  |  |  |
| 239                            |           |            | Panel C<br>-240/120V , 1 Phase , 3 Wire , 200 A                                                   | EA   | 1        | 0%      | 1                      | 4.500           | \$ 92.00       | \$ 414.00   | \$ 820.00   | \$ 1,234.00 | \$ 1,234  |  |  |
| 240                            |           |            | Panel H<br>-240/120V , 1 Phase , 3 Wire , 100 A                                                   | EA   | 1        | 0%      | 1                      | 4.200           | \$ 92.00       | \$ 386.40   | \$ 374.00   | \$ 760.40   | \$ 760    |  |  |
| 241                            |           |            | MB- Meter Bank<br>-800A Bus, 120/240V, 1 Phase, 3Wire                                             | EA   | 1        | 0%      | 1                      | 13.250          | \$ 92.00       | \$ 1,219.00 | \$ 3,950.00 | \$ 5,169.00 | \$ 5,169  |  |  |
|                                |           |            | POWER                                                                                             |      |          |         |                        |                 |                |             |             |             |           |  |  |
| 242                            |           |            | Duplex Receptacle                                                                                 | EA   | 149      | 0%      | 149                    | 0.610           | \$ 92.00       | \$ 56.11    | \$ 20.33    | \$ 76.44    | \$ 11,390 |  |  |
| 243                            |           |            | Weather Resistant Duplex Receptacle                                                               | EA   | 4        | 0%      | 4                      | 0.874           | \$ 92.00       | \$ 80.37    | \$ 29.12    | \$ 109.49   | \$ 438    |  |  |
| 244                            |           |            | 30A/2P Nema-3R Disconnect Switch                                                                  | EA   | 25       | 0%      | 25                     | 1.280           | \$ 92.00       | \$ 117.76   | \$ 65.21    | \$ 182.97   | \$ 4,574  |  |  |
|                                |           |            |                                                                                                   |      |          |         |                        |                 |                |             |             | SUBTOTAL \$ | 146.085   |  |  |
| ELECTRONIC SAFETY AND SECURITY |           |            |                                                                                                   |      |          |         |                        |                 |                |             |             |             |           |  |  |
|                                | E0.1-E3.1 | Plan Notes | SMOKE SENSING FIRE DETECTORS                                                                      |      |          |         |                        |                 |                |             |             |             |           |  |  |
| 245                            |           |            | Smoke Detector                                                                                    | EA   | 16       | 0%      | 16                     | 1.280           | \$ 92.00       | \$ 117.76   | \$ 52.19    | \$ 169.95   | \$ 2,719  |  |  |
|                                |           |            | CARBON MONOXIDE DETECTION SENSOR                                                                  |      |          |         |                        |                 |                |             |             |             |           |  |  |
| 246                            |           |            | Carbon Monoxide Alarm                                                                             | EA   | 12       | 0%      | 12                     | 1.420           | \$ 92.00       | \$ 130.64   | \$ 85.12    | \$ 215.76   | \$ 2,589  |  |  |
|                                |           |            |                                                                                                   |      |          |         |                        |                 |                |             |             | SUBTOTAL \$ | 5.308     |  |  |
| EXTERIOR IMPROVEMENTS          |           |            |                                                                                                   |      |          |         |                        |                 |                |             |             |             |           |  |  |
|                                |           |            | CONCRETE RAMP                                                                                     |      |          |         |                        |                 |                |             |             |             |           |  |  |
|                                |           |            | CONCRETE RAMP                                                                                     |      |          |         |                        |                 |                |             |             |             |           |  |  |
| 247                            |           |            | Concrete Ramp                                                                                     | SF   | 374      | 10%     | 411                    | 0.063           | \$ 77.00       | \$ 4.85     | \$ 5.93     | \$ 10.77    | \$ 4,432  |  |  |
| 248                            |           |            | Concrete Landing                                                                                  | SF   | 134      | 10%     | 147                    | 0.063           | \$ 77.00       | \$ 4.85     | \$ 5.93     | \$ 10.77    | \$ 1,588  |  |  |

## DETAILED BREAKDOWN OF ITEMS

Project Name: 2325 Comstock San Diego, CA 92111  
 Project ID: 26122024  
 Scope: GC



Date: 26-Dec-24

| SR # | Drawing # | Detail #   | DESCRIPTION                                                              | UNIT | QUANTITY | WASTAGE | QUANTITY<br>W/ WASTAGE | UNIT<br>MANHOUR | HOURLY<br>WAGE | LABOR COST | MAT. COST | UNIT COST   | SUB COST |
|------|-----------|------------|--------------------------------------------------------------------------|------|----------|---------|------------------------|-----------------|----------------|------------|-----------|-------------|----------|
|      | A1.0-A6.0 | Plan Notes | LANDSCAPING                                                              |      |          |         |                        |                 |                |            |           |             |          |
|      |           |            | TREES                                                                    |      |          |         |                        |                 |                |            |           |             |          |
| 249  |           |            | Botanic Name: Magnolia Grandiflora Little Gem<br>Size: 24" Container Box | EA   | 2        | 0%      | 2                      | 3.750           | \$ 77.00       | \$ 288.75  | \$ 329.99 | \$ 618.74   | \$ 1,237 |
|      |           |            |                                                                          |      |          |         |                        |                 |                |            |           |             |          |
|      |           |            |                                                                          |      |          |         |                        |                 |                |            |           | SUBTOTAL \$ | 7,258    |

[illegible][illegible]

|  |                |           |
|--|----------------|-----------|
|  | PROJECTED COST | \$913,080 |
|--|----------------|-----------|

|  |                |           |
|--|----------------|-----------|
|  | PROJECTED COST | \$913,080 |
|--|----------------|-----------|

|  |                     |      |           |
|--|---------------------|------|-----------|
|  | OVERHEAD AND PROFIT | 20%  | \$182,616 |
|  | INSURANCE           | 2%   | \$13,696  |
|  | CONTINGENCY         | 0%   | \$0       |
|  | TAX                 | 4.5% | \$41,089  |