GENERAL SUMMARY

Project Name: 8200 Tristar Drive, Irving Texas
Project ID: 30012025
Scope: GC

ACE SERVICES

BUILDING GSF	1,262		
DIVISION NO.	**DESCRIPTION**	**TOTAL DIV. COST**	**TOTAL DIV. COST (PER SF)**
1000	GENERAL REQUIREMENTS	$ 6,400	$ 5.07
2000	EXISTING CONDITION	$ 632	$ 0.50
6000	WOOD, PLASTIC & COMPONENTS	$ 4,292	$ 3.40
7000	THERMAL AND MOISTURE PROTECTION	$ 3,347	$ 2.65
8000	OPENINGS	$ 16,502	$ 13.08
9000	FINISHES	$ 44,039	$ 34.90
12000	FURNISHING	$ 2,111	$ 1.67
22000	PLUMBING	$ 2,614	$ 2.07
26000	ELECTRICAL	$ 10,268	$ 8.14
	TOTAL TRADE COST	**$ 90,205**	**$ 71**
OVERHEAD AND PROFIT	**15%**	$ 13,530.70	$ 10.72
INSURANCE	**2%**	$ 1,353	$ 1.07
CONTINGENCY	**5%**	$ 4,510	$ 3.57
TAX	**5%**	$ 4,059	$ 3.22
	SUGGESTED BID	**$ 113,658**	**$ 90.06**

DETAILED BREAKDOWN OF ITEMS

Project Name: 8200 Tristar Drive, Irving Texas
Project ID: 1005-18
Scope: GC

Date: 30-Jan-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			GENERAL REQUIREMENTS										
1			Permits	LS	1	0%	1	25.000	$ 40.00	$ 1,000.00	$ -	$ 1,000.00	$ 1,000
2			Supervision and Coordination	LS	1	0%	1	65.000	$ 40.00	$ 2,600.00	$ -	$ 2,600.00	$ 2,600
3			Submittals and Shop drawings	LS	1	0%	1	0.000	$ 40.00	$ -	$ -	$ -	$ -
4			Final Cleaning	LS	1	0%	1	0.000	$ 40.00	$ -	$ -	$ -	$ -
5			Mobilization Costs	LS	1	0%	1	30.000	$ 40.00	$ 1,200.00	$ -	$ 1,200.00	$ 1,200
6			Temporary Control & Facilities	LS	1	0%	1	40.000	$ 40.00	$ 1,600.00	$ -	$ 1,600.00	$ 1,600
7			Scaffolding	LS	1	0%	1	0.000	$ 40.00	$ -	$ -	$ -	$ -
												SUBTOTAL $	**6,400**
			EXISTING CONDITION										
			DEMOLITION										
8			Remove 6' x 7' Double Leaf Door W/Frame	EA	1	0%	1	4.150	$ 44.90	$ 186.34	$ -	$ 186.34	$ 186
9			Remove 3' x 7' Single Leaf Door W/Frame	EA	2	0%	2	3.200	$ 44.90	$ 143.68	$ -	$ 143.68	$ 287
10	**Sheet 1**	**Plan Notes**	Remove 3'-8" W x 3' H Window	EA	1	0%	1	2.850	$ 44.90	$ 127.97	$ -	$ 127.97	$ 128
			PATCH AND REPAIR										
11			Patch And Repair Wall @ Cased Opening	SF	27	10%	30	0.015	$ 44.90	$ 0.67	$ 0.35	$ 1.02	$ 30
												SUBTOTAL $	**632**
			WOOD, PLASTIC & COMPOSITES										
			FINISH CARPENTARY										
			MILLWORK										
12			1' D Wall Mounted Cabinets	LF	11	10%	12	1.050	$ 43.50	$ 45.68	$ 128.65	$ 174.33	$ 2,109
13	**Sheet 1**	**Plan Notes**	2' D Kitchen Base Cabinets	LF	9	10%	10	1.250	$ 43.50	$ 54.38	$ 144.00	$ 198.38	$ 1,964
			ARCHITECTURAL WOOD WORK										
			TRIM										
14			Trim @ Cased Openings	LF	54	10%	59	0.033	$ 43.50	$ 1.44	$ 2.24	$ 3.68	$ 218
												SUBTOTAL $	**4,292**
			THERMAL AND MOISTURE PROTECTION										
			INSULATION										
15	**Sheet 1**	**Plan Notes**	R-30 Ceiling Insulation	SF	1171	10%	1288	0.017	$ 44.03	$ 0.75	$ 1.85	$ 2.60	$ 3,347
												SUBTOTAL $	**3,347**
			OPENINGS										
			DOORS										
16			Size: (2) 3'-6" W x 7'-0" H x 1-3/4" Thk Type: Double Leaf Door Material: Solid Core Paint Grade Wood	EA	1	0%	1	11.148	$ 54.50	$ 607.54	$ 1,592.50	$ 2,200.04	$ 2,200
17			Size: 3'-0" W x 7'-0" H x 1-3/4" Thk Type: Single Leaf Material: Solid Core Paint Grade Wood	EA	5	0%	5	5.964	$ 54.50	$ 325.04	$ 745.50	$ 1,070.54	$ 5,353
18	**Sheet 1**	**Plan Notes**	Size: 3'-6" W x 7'-0" H x 1-3/4" Thk Type: Single Leaf Material: Solid Core Paint Grade Wood	EA	1	0%	1	6.958	$ 54.50	$ 379.21	$ 869.75	$ 1,248.96	$ 1,249
			HARDWARES										

DETAILED BREAKDOWN OF ITEMS

Project Name: 8200 Tristar Drive, Irving Texas
Project ID: 1005-18
Scope: GC

ACE SERVICES

Date: 30-Jan-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
19			Door Hardwares As	EA	7	0%	7	1.750	$ 54.50	$ 95.38	$ 225.00	$ 320.38	$ 2,243
			WINDOWS										
20			5' W x 4' H -1/4" Tempered Glass Window	EA	5	0%	5	7.000	$ 54.50	$ 381.50	$ 710.00	$ 1,091.50	$ 5,458
												SUBTOTAL	**$ 16,502**
			FINISHES										
			DRY WALL ASSEMBLIES										
21			**6" Metal Stud Wall As:**	SF	1335	**LF**	89	**H**	15				
			5/8" Gypsum Board On Both Sides	SF	2670								
22			No of Sheets (4x8)	EA	92	0%	92	0.384	$ 43.50	$ 16.70	$ 16.48	$ 33.18	$ 3,046
23			Tapping	LF	1335	10%	1469	0.007	$ 43.50	$ 0.30	$ 0.02	$ 0.32	$ 477
24			Joint Compound	LBS	347	10%	382	0.030	$ 43.50	$ 1.31	$ 0.35	$ 1.66	$ 632
25			Screws	EA	4406	0%	4406	0.002	$ 43.50	$ 0.09	$ 0.02	$ 0.11	$ 471
26			6" Metal Stud @ 10' L	EA	67	0%	67	0.380	$ 43.50	$ 16.53	$ 16.90	$ 33.43	$ 2,237
27			6" Metal Runner At Top @ 10' L	EA	9	0%	9	0.380	$ 43.50	$ 16.53	$ 16.90	$ 33.43	$ 298
28			6" Metal Runner At Bottom @ 10' L	EA	9	0%	9	0.380	$ 43.50	$ 16.53	$ 16.90	$ 33.43	$ 298
29			R-13 Batt Insulation	SF	1335	10%	1469	0.011	$ 43.50	$ 0.48	$ 0.82	$ 1.30	$ 1,907
30			Sealant @ All Penetrations	LF	356	10%	392	0.014	$ 43.50	$ 0.61	$ 0.10	$ 0.71	$ 278
31			**3-5/8" Metal Stud Wall As:**	SF	1290	**LF**	129	**H**	10				
			5/8" Gypsum Board On Both Sides	SF	2580								
32			No of Sheets (4x8)	EA	89	0%	89	0.384	$ 43.50	$ 16.70	$ 16.48	$ 33.18	$ 2,943
33			Tapping	LF	1290	10%	1419	0.007	$ 43.50	$ 0.30	$ 0.02	$ 0.32	$ 460
34			Joint Compound	LBS	335	10%	369	0.030	$ 43.50	$ 1.31	$ 0.35	$ 1.66	$ 611
35			Screws	EA	4257	0%	4257	0.002	$ 43.50	$ 0.09	$ 0.02	$ 0.11	$ 455
36			3-5/8" Metal Stud @ 10' L	EA	97	0%	97	0.360	$ 43.50	$ 15.66	$ 13.70	$ 29.36	$ 2,848
37			3-5/8" Metal Runner At Top @ 10' L	EA	13	0%	13	0.360	$ 43.50	$ 15.66	$ 13.70	$ 29.36	$ 379
38			3-5/8" Metal Runner At Bottom @ 10' L	EA	13	0%	13	0.360	$ 43.50	$ 15.66	$ 13.70	$ 29.36	$ 379
39			R-13 Batt Insulation	SF	1290	10%	1419	0.011	$ 43.50	$ 0.48	$ 0.82	$ 1.30	$ 1,843
40			Sealant @ All Penetrations	LF	516	10%	568	0.014	$ 43.50	$ 0.61	$ 0.10	$ 0.71	$ 402
41			**3-5/8" Metal Stud Wall Infill As:**	SF	12	**LF**	4	**H**	3				
			5/8" Gypsum Board On Both Sides	SF	24								
42			No of Sheets (4x8)	EA	1	0%	1	0.384	$ 43.50	$ 16.70	$ 16.48	$ 33.18	$ 27
43	**Sheet 1**	**Plan Notes**	Tapping	LF	12	10%	13	0.007	$ 43.50	$ 0.30	$ 0.02	$ 0.32	$ 4
44			Joint Compound	LBS	3	10%	3	0.030	$ 43.50	$ 1.31	$ 0.35	$ 1.66	$ 6
45			Screws	EA	40	0%	40	0.002	$ 43.50	$ 0.09	$ 0.02	$ 0.11	$ 4
46			3-5/8" Metal Stud @ 8' L	EA	3	0%	3	0.360	$ 43.50	$ 15.66	$ 13.70	$ 29.36	$ 88
47			3-5/8" Metal Runner At Top @ 10' L	EA	1	0%	1	0.360	$ 43.50	$ 15.66	$ 13.70	$ 29.36	$ 29
48			3-5/8" Metal Runner At Bottom @ 10' L	EA	1	0%	1	0.360	$ 43.50	$ 15.66	$ 13.70	$ 29.36	$ 29
49			R-13 Batt Insulation	SF	12	10%	13	0.011	$ 43.50	$ 0.48	$ 0.82	$ 1.30	$ 17
50			Sealant @ All Penetrations	LF	16	10%	18	0.014	$ 43.50	$ 0.61	$ 0.10	$ 0.71	$ 12
			CEILING FINISHES										
			ACT CEILING										
51			Acoustic Ceiling Tile W/15/16 Grid System	SF	1171	10%	1288	0.036	$ 43.50	$ 1.57	$ 3.35	$ 4.91	$ 6,331
			FLOOR FINISHES										
52			Carpet Flooring	SF	677	10%	745	0.035	$ 46.50	$ 1.63	$ 3.13	$ 4.76	$ 3,543
53			Luxury Vinyl Tile Flooring	SF	495	10%	545	0.040	$ 46.50	$ 1.86	$ 4.29	$ 6.15	$ 3,349

DETAILED BREAKDOWN OF ITEMS

Project Name: 8200 Tristar Drive, Irving Texas
Project ID: 1005-18
Scope: GC

Date: 30-Jan-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			BASE FINISHES										
54			4" H Rubber Cove Base	LF	375	10%	413	0.028	$ 46.50	$ 1.30	$ 1.91	$ 3.21	$ 1,325
			PAINTING										
			WALL PAINT										
55			Paint @ Walls -1 Coat Primer And 2 Coat Finish	SF	6075	10%	6683	0.020	$ 41.41	$ 0.83	$ 0.40	$ 1.23	$ 8,207
			DOOR PAINT										
56			Paint @ Doors -1 Coat Primer And 2 Coat Finish	SF	419	10%	461	0.025	$ 41.41	$ 1.04	$ 0.45	$ 1.49	$ 685
57			Paint @ Trim -1 Coat Primer And 2 Coat Finish	LF	247	10%	272	0.018	$ 41.41	$ 0.75	$ 0.80	$ 1.55	$ 420
												SUBTOTAL $	**44,039**
			FURNISHING										
			COUNTERTOP										
58	Sheet 1	Plan Notes	Kitchen Countertop **-Stone Countertop To Be Assumed**	SF	17	10%	19	0.390	$ 54.50	$ 21.26	$ 80.90	$ 102.16	$ 1,910
			BACKSPLASH										
59			4" H Backsplash	LF	9	10%	10	0.125	$ 54.50	$ 6.81	$ 13.46	$ 20.27	$ 201
												SUBTOTAL $	**2,111**
			PLUMBING										
			PIPING										
60	Sheet 1	Plan Notes	Allowance For Water Pipes (SF : 284)	LS	1	0%	1	10.792	$ 75.30	$ 812.64	$ 908.80	$ 1,721.44	$ 1,721
			PLUMBING FIXTURES										
61			Kitchen Sink	EA	1	0%	1	4.500	$ 75.30	$ 338.85	$ 554.00	$ 892.85	$ 893
												SUBTOTAL $	**2,614**
			ELECTRICAL										
62			Allowance for Electrical Wiring And Conduiting (SF : 1262)	LS	1	0%	1	40.000	$ 78.20	$ 3,128.00	$ 1,008.00	$ 4,136.00	$ 4,136
			LIGHTING										
63	Sheet 1	Plan Notes	2' x 4' LED Flat Panel Lights	EA	18	0%	18	1.430	$ 78.20	$ 111.83	$ 129.41	$ 241.24	$ 4,342
			POWER										
64			Quad Receptacle	EA	15	0%	15	0.990	$ 78.20	$ 77.42	$ 32.80	$ 110.22	$ 1,653
65			Duplex Receptacle	EA	2	0%	2	0.610	$ 78.20	$ 47.70	$ 20.33	$ 68.03	$ 136
												SUBTOTAL $	**10,268**
			PROJECTED COST										**$90,205**
											OVERHEAD AND PROFIT	**15%**	**$13,531**
											INSURANCE	**1.5%**	**$1,353**
											CONTINGENCY	**5%**	**$4,510**
											TAX	**4.5%**	**$4,059**