

GENERAL SUMMARY

PROJECT NAME: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



ACE SERVICES

SITE GSF	97,307		
BUILDING GSF	44,300		
DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS	\$ 326,200	\$ 7.36
3000	CONCRETE	\$ 722,644	\$ 16.31
5000	METAL	\$ 182,938	\$ 4.13
6000	WOOD, PLASTIC & COMPONENTS	\$ 94,198	\$ 2.13
8000	OPENINGS	\$ 579,357	\$ 13.08
9000	FINISHES	\$ 1,243,447	\$ 28.07
10000	SPECIALITIES	\$ 18,265	\$ 0.41
12000	FURNISHING	\$ 20,389	\$ 0.46
13000	SPECIAL CONSTRUCTION	\$ 1,986,388	\$ 44.84
22000	PLUMBING	\$ 256,064	\$ 5.78
23000	HVAC	\$ 353,356	\$ 7.98
26000	ELECTRICAL	\$ 433,841	\$ 9.79
28000	ELECTRONIC SAFETY AND SECURITY	\$ 4,415	\$ 0.10
31000	EARTHWORK	\$ 142,513	\$ 1.46
32000	EXTERIOR IMPROVEMENT	\$ 400,742	\$ 4.12
33000	UTILITIES	\$ 196,040	\$ 2.01
	TOTAL TRADE COST	\$ 6,960,800	\$ 148
OVERHEAD AND PROFIT	15%	\$ 1,044,120	\$ 22.21
INSURANCE	1.5%	\$ 104,412	\$ 2.22
CONTINGENCY	2%	\$ 139,216	\$ 2.96
TAX	4.5%	\$ 313,236	\$ 6.66
	SUGGESTED BID	\$ 8,561,784	\$ 182.09

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



Date: 9/1/2025

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	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	70.000	\$ 40.00	\$ 2,800.00	\$ -	\$ 2,800.00	\$ 2,800
5			Mobilization Costs	LS	1	0%	1	320.000	\$ 40.00	\$ 12,800.00	\$ -	\$ 12,800.00	\$ 12,800
6			Temporary Control & Facilities	LS	1	0%	1	475.000	\$ 40.00	\$ 19,000.00	\$ -	\$ 19,000.00	\$ 19,000
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL \$	34,600

EARTHWORK													
	C1.1-C4.1	Plan Notes	GRADING										
8			Total Cut	CY	3095	10%	3405	0.200	\$ 105.00	\$ 21.00	\$ -	\$ 21.00	\$ 71,495
9			Total Fill	CY	2044	10%	2248	0.135	\$ 105.00	\$ 14.18	\$ -	\$ 14.18	\$ 31,871
			SITE CLEARING AND GRUBBING										
10			Clearing And Grubbing Of Site -Removal Of Vegetation And Debris	SF	97307	10%	107038	0.003	\$ 105.00	\$ 0.30	\$ -	\$ 0.30	\$ 32,593
			EROSION AND SEDIMENT CONTROL										
			SILT FENCE										
11			Filter Fabric Silt Fence @ 36" H -Fence Posts @ 6' O.C (EA : 235) -Wire Mesh Backing	LF	1412	10%	1553	0.036	\$ 46.90	\$ 1.69	\$ 0.76	\$ 2.45	\$ 3,803
12			6" W x 6" D Trench	CY	13	10%	14	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 202
			CONSTRUCTION ENTRANCE										
13			Stabilized Construction Entrance -6" Thk 3-5" Crushed Stone -Filter Fabric Over Entire Area	SF	1322	10%	1454	0.011	\$ 46.90	\$ 0.52	\$ 1.13	\$ 1.65	\$ 2,393
			INLET PROTECTION										
14			Silt Fence Fabric With Wire Mesh Backing Around Inlets -2" x 2" Wooden Stakes Or Steel T Posts	LF	41	10%	45	0.042	\$ 46.90	\$ 1.97	\$ 1.48	\$ 3.45	\$ 156
												SUBTOTAL \$	142,513

EXTERIOR IMPROVEMENTS													
PAVEMENTS AND SIDEWALKS													
CONCRETE PAVEMENT & SIDEWALK													
15			6" Thk Medium Duty Concrete Pavement -4000 PSI Strength	SF	13629	10%	14992	0.052	\$ 46.90	\$ 2.44	\$ 5.19	\$ 7.63	\$ 114,370
16			#4 Bar @ 18" O.C E.W	LBS	12139	10%	13353	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 22,479
17			6" Thk Compacted Lime Base	CY	252	10%	278	0.375	\$ 46.90	\$ 17.59	\$ 42.10	\$ 59.69	\$ 16,571
18			3/16" W x 1.5" D Expansion Joint -Poured Joint Sealant Compound -16" L Dowel Bar @ 18" OC	LF	454	10%	500	0.032	\$ 46.90	\$ 1.50	\$ 0.54	\$ 2.04	\$ 1,020
19			3/16" W x 1.5" D Control Joint -Poured Joint Sealant Compound	LF	1363	10%	1499	0.042	\$ 46.90	\$ 1.97	\$ -	\$ 1.97	\$ 2,953
20			6" Thk Compacted Subgrade	SF	13629	10%	14992	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 3,516
21			5" Thk Standard Duty Concrete Pavement -3500 PSI Strength	SF	11790	10%	12969	0.048	\$ 46.90	\$ 2.25	\$ 4.92	\$ 7.17	\$ 93,003
22			#3 Bar @ 18" O.C E.W	LBS	5911	10%	6502	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 10,946

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
Project ID: 1005-43
Scope: GC



Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
23	C1.1-C4.1	Plan Notes	6" Thk Compacted Lime Base	CY	218	10%	240	0.375	\$ 46.90	\$ 17.59	\$ 42.10	\$ 59.69	\$ 14,335
24			3/16" W x 1.25" D Expansion Joint -Poured Joint Sealant Compound -16" L Dowel Bar @ 18" OC	LF	393	10%	432	0.032	\$ 46.90	\$ 1.50	\$ 0.54	\$ 2.04	\$ 882
25			3/16" W x 1.25" D Control Joint -Poured Joint Sealant Compound	LF	1179	10%	1297	0.042	\$ 46.90	\$ 1.97	\$ -	\$ 1.97	\$ 2,555
26			6" Thk Compacted Subgrade	SF	11790	10%	12969	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 3,041
27			4" Thk Concrete Sidewalk -3000 PSI Strength	SF	4352	10%	4787	0.042	\$ 46.90	\$ 1.97	\$ 4.14	\$ 6.11	\$ 29,249
28			#3 Bar @ 18" O.C E.W	LBS	2182	10%	2400	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 4,040
29			3/16" W x 1" D Expansion Joint -Poured Joint Sealant Compound -16" L Dowel Bar @ 18" OC	LF	145	10%	160	0.032	\$ 46.90	\$ 1.50	\$ 0.54	\$ 2.04	\$ 326
30			3/16" W x 1" D Control Joint -Poured Joint Sealant Compound	LF	435	10%	479	0.042	\$ 46.90	\$ 1.97	\$ -	\$ 1.97	\$ 943
31			6" Thk Compacted Subgrade	SF	4352	10%	4787	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 1,123
32			CONCRETE CURB AND GUTTER										
33			6" W x 12" H Concrete Curb W/Gutter (1) #3 Bar Continuous	LF	1124	10%	1236	0.145	\$ 46.90	\$ 6.80	\$ 16.54	\$ 23.34	\$ 28,858
			Note: Details Are Assumed Plz Verify	LBS	423	10%	465	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 783
			TRAFFIC COATING AND PAINTING										
34			4" W Yellow Painted Parking Stripping	LF	265	10%	292	0.011	\$ 46.90	\$ 0.52	\$ 1.05	\$ 1.57	\$ 456
35			4" W White Painted Parking Stripping Note: 2 Coats Of Paint	LF	1040	10%	1144	0.011	\$ 46.90	\$ 0.52	\$ 1.05	\$ 1.57	\$ 1,791
36			White Painted "No Parking" Letter	EA	2	0%	2	0.480	\$ 46.90	\$ 22.51	\$ 25.69	\$ 48.20	\$ 96
37			White Painted Handicapped Parking Symbol	EA	4	0%	4	0.480	\$ 46.90	\$ 22.51	\$ 25.69	\$ 48.20	\$ 193
38			SIGNAGES 12" W x 18" H Handicapped Parking Sign W/Van Accessible Sign -Mounted On 1-1/2" Standard Galvanized Steel Pipe	EA	4	0%	4	1.450	\$ 46.90	\$ 68.01	\$ 156.30	\$ 224.31	\$ 897
39			12" Dia x 1'-6" H Concrete Footing For Sign Post	CY	0.2	10%	0	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 72
40			Excavation	CY	2	10%	2	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 24
41			Formwork	SF	38	10%	41	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 68
42			Backfill	CY	1	10%	2	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 14
43			6" Dia Steel Pipe Concrete Filled Bollards (3' H)	EA	6	0%	6	2.400	\$ 46.90	\$ 112.56	\$ 273.20	\$ 385.76	\$ 2,315
44			12" Dia x 3'-0" H Concrete Footing For Steel Bollards	CY	1	10%	1	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 217
45			Excavation	CY	5	10%	5	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 73
46			Formwork	SF	113	10%	124	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 204
47			Backfill	CY	4	10%	5	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 43
			Note: Bollards And Their Details Are Assumed, Plz Verify										
			MISC										
48			Concrete Construction Entrance	SF	991	10%	1090	0.011	\$ 46.90	\$ 0.52	\$ 1.13	\$ 1.65	\$ 1,794
49			Gravel Exit Road	SF	2619	10%	2881	0.009	\$ 46.90	\$ 0.42	\$ 0.88	\$ 1.30	\$ 3,751
50			DUMPSTER ENCLOSURE 24" W x 18"D x 50' L Concrete Footing	CY	6	10%	6	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 2,305
51			(2)#4 Cont. At Top And Bottom	LBS	134	10%	147	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 247

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
52			8" x 8" x 16" CMU Block Wall @ 8' H -Fully Grouted Cells At Vertical Reinforcement	SF	400	10%	440	0.140	\$ 46.90	\$ 6.57	\$ 4.50	\$ 11.07	\$ 4,869
53			#5 Vertical Reinforcement @ 48" O.C	LBS	104	10%	115	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 193
54			Horizontal Reinforcement As 9-Guage Truss Type Joint Reinforcement Equal To Durowall @ 16" O.C	LF	301	10%	331	0.006	\$ 46.90	\$ 0.28	\$ 0.56	\$ 0.84	\$ 278
55			8" CMU Bond Beam -Fully Grouted Cell	LF	50	10%	55	0.180	\$ 46.90	\$ 8.44	\$ 5.20	\$ 13.64	\$ 750
56			(2)#5 Cont. Bars	LBS	104	10%	115	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 193
57			11'W x 7'-0" H Enclosure Gate	EA	2	0%	2	8.547	\$ 46.90	\$ 400.85	\$ 1,424.50	\$ 1,825.35	\$ 3,651
58			Dumpster Enclosures	EA	2	0%	2	12.200	\$ 46.90	\$ 572.18	\$ 1,850.00	\$ 2,422.18	\$ 4,844
			Note: All Dumpster Details Are Assumed As No Details Were Given For Dumpster So Plz Verify										
			LANDSCAPE										
59			Landscape Area	SF	48248	10%	53073	0.005	\$ 46.90	\$ 0.23	\$ 0.15	\$ 0.38	\$ 20,406
SUBTOTAL \$													400,742

UTILITIES

PIPING													
PIPES AND SLEEVES													
60			2" Dia Sch 40 PVC Water Service Line	LF	130	10%	143	0.075	\$ 75.30	\$ 5.67	\$ 4.95	\$ 10.62	\$ 1,523
61			6" Dia C900 Water Pipe	LF	396	10%	436	0.151	\$ 75.30	\$ 11.34	\$ 9.90	\$ 21.24	\$ 9,255
62			18" Dia HDPE Storm Pipe	LF	251	10%	276	0.452	\$ 75.30	\$ 34.02	\$ 30.80	\$ 64.82	\$ 17,903
63			24" Dia HDPE Storm Pipe	LF	26	10%	29	0.602	\$ 75.30	\$ 45.36	\$ 41.07	\$ 86.43	\$ 2,518
64			18" Dia RCP Storm Outlet Pipe	LF	68	10%	75	0.272	\$ 75.30	\$ 20.48	\$ 41.30	\$ 61.78	\$ 4,606
ONSITE WASTEWATER DISPOSAL SYSTEM													
DRIP LINE SEPTIC SYSTEM													
65			1" Dia PVC Sch 40 Drip Line Supply And Return Piping	LF	2000	10%	2200	0.050	\$ 75.30	\$ 3.78	\$ 1.85	\$ 5.63	\$ 12,386
66			Filter Box	EA	1	0%	1	1.750	\$ 75.30	\$ 131.78	\$ 214.00	\$ 345.78	\$ 346
67			500 Gal Pump Tank	EA	1	0%	1	16.500	\$ 75.30	\$ 1,242.45	\$ 2,225.00	\$ 3,467.45	\$ 3,467
68			500 Gal Dosing Tank	EA	1	0%	1	16.500	\$ 75.30	\$ 1,242.45	\$ 2,845.00	\$ 4,087.45	\$ 4,087
69			500 Gal Trash Tank	EA	1	0%	1	18.000	\$ 75.30	\$ 1,355.40	\$ 3,670.00	\$ 5,025.40	\$ 5,025
70			Clearstream 500 NC	EA	1	0%	1	28.500	\$ 75.30	\$ 2,146.05	\$ 14,200.00	\$ 16,346.05	\$ 16,346
STORMWATER MANAGEMENT													
STORMWATER DETENTION PONDS													
71			Excavation For Pond	CY	688	10%	757	0.300	\$ 75.30	\$ 22.59	\$ -	\$ 22.59	\$ 17,096
72			6"-8" Rock Rip Rap	SF	29	10%	32	0.015	\$ 75.30	\$ 1.13	\$ 1.44	\$ 2.57	\$ 82
73			Precast Concrete Vertical Headwall @ 3' H	EA	1	0%	1	6.200	\$ 75.30	\$ 466.86	\$ 1,012.00	\$ 1,478.86	\$ 1,479
74			4' W Concrete Flume Sloped To Pond Bottom	LF	89	10%	98	0.208	\$ 75.30	\$ 15.66	\$ 20.76	\$ 36.42	\$ 3,566
75			36" x 72" TPS Precast Standard Junction Box W/No Lid	EA	1	0%	1	19.250	\$ 75.30	\$ 1,449.53	\$ 5,760.00	\$ 7,209.53	\$ 7,210
76			8" Thk Concrete Retaining Wall @ 6' H And 233' L	CY	35	10%	38	2.500	\$ 75.30	\$ 188.25	\$ 260.00	\$ 448.25	\$ 17,105
77			Vertical Bars #5 @ 12" O.C Each Face	LBS	2916	10%	3208	0.015	\$ 75.30	\$ 1.13	\$ 0.98	\$ 2.11	\$ 6,767
78			Horizontal Bars #4 @ 12" O.C Each Face	LBS	1868	10%	2055	0.015	\$ 75.30	\$ 1.13	\$ 0.98	\$ 2.11	\$ 4,334
79			3' W x 1' D Concrete Footing For Wall	CY	26	10%	28	2.500	\$ 75.30	\$ 188.25	\$ 260.00	\$ 448.25	\$ 12,765
80			#5 Cont. Reinforcement At Top And Bottom @ 12" O.C	LBS	1458	10%	1604	0.015	\$ 75.30	\$ 1.13	\$ 0.98	\$ 2.11	\$ 3,383
81			#5 Transverse Reinforcement At Top And Bottom @ 12" O.C	LBS	1458	10%	1604	0.015	\$ 75.30	\$ 1.13	\$ 0.98	\$ 2.11	\$ 3,383

C1.1-C4.1

Plan Notes

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
 Project ID: 1005-43
 Scope: GC



Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
			Note: Retaining Wall Details Are Assumed Plz Verify											
			STRUCTURES											
			STORM INLETS											
82			4' x 4' Grate Inlet (4' D)	EA	1	0%	1	9.200	\$ 75.30	\$ 692.76	\$ 1,095.30	\$ 1,788.06	\$ 1,788	
83			4' x 4' Grate Inlet (7' D)	EA	1	0%	1	15.450	\$ 75.30	\$ 1,163.39	\$ 1,916.78	\$ 3,080.16	\$ 3,080	
			MISC											
84			1" Water Service Meter	EA	4	0%	4	1.250	\$ 75.30	\$ 94.13	\$ 128.00	\$ 222.13	\$ 889	
85			6" x 2" Tee	EA	4	0%	4	0.450	\$ 75.30	\$ 33.89	\$ 49.25	\$ 83.14	\$ 333	
86			6" End Cap	EA	1	0%	1	0.420	\$ 75.30	\$ 31.63	\$ 44.10	\$ 75.73	\$ 76	
87			45 Deg Water Pipe Bends	EA	2	0%	2	0.360	\$ 75.30	\$ 27.11	\$ 31.87	\$ 58.97	\$ 118	
88			11.25 Deg Water Pipe Bend	EA	1	0%	1	0.530	\$ 75.30	\$ 39.91	\$ 47.80	\$ 87.71	\$ 88	
89			12" x 6" Tapping Sleeve	EA	1	0%	1	3.889	\$ 75.30	\$ 292.84	\$ 1,079.00	\$ 1,371.84	\$ 1,372	
90			6" Gate Valve	EA	1	0%	1	10.200	\$ 75.30	\$ 768.06	\$ 1,541.08	\$ 2,309.14	\$ 2,309	
91			12" Valve	EA	2	0%	2	16.300	\$ 75.30	\$ 1,227.39	\$ 3,290.00	\$ 4,517.39	\$ 9,035	
92			6" Valve	EA	1	0%	1	10.200	\$ 75.30	\$ 768.06	\$ 1,541.08	\$ 2,309.14	\$ 2,309	
93			12" x 6" Tee	EA	1	0%	1	1.000	\$ 75.30	\$ 75.30	\$ 110.82	\$ 186.12	\$ 186	
94			Fire Hydrant	EA	1	0%	1	15.000	\$ 75.30	\$ 1,129.50	\$ 4,100.00	\$ 5,229.50	\$ 5,230	
95			60 Deg Storm Pipe Bend	EA	1	0%	1	0.790	\$ 75.30	\$ 59.49	\$ 71.70	\$ 131.19	\$ 131	
			TRENCHING											
96			Trenching	CY	225	10%	248	0.300	\$ 75.30	\$ 22.59	\$ -	\$ 22.59	\$ 5,591	
97			Backfill -Clean Gravel	CY	198	10%	218	0.225	\$ 75.30	\$ 16.94	\$ 23.80	\$ 40.74	\$ 8,874	
										SUBTOTAL \$		196,040		
PROJECTED COST														\$773,895
										OVERHEAD AND PROFIT		15%	\$116,084	
										INSURANCE		2%	\$11,608	
										CONTINGENCY		2%	\$15,478	
										TAX		4.5%	\$34,825	

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
Project ID: 1005-43
Scope: GC



ACE SERVICES

Date: 9/1/2025

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	55.000	\$ 40.00	\$ 2,200.00	\$ -	\$ 2,200.00	\$ 2,200
2			Supervision and Coordination	LS	1	0%	1	690.000	\$ 40.00	\$ 27,600.00	\$ -	\$ 27,600.00	\$ 27,600
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	85.000	\$ 40.00	\$ 3,400.00	\$ -	\$ 3,400.00	\$ 3,400
5			Mobilization Costs	LS	1	0%	1	400.000	\$ 40.00	\$ 16,000.00	\$ -	\$ 16,000.00	\$ 16,000
6			Temporary Control & Facilities	LS	1	0%	1	500.000	\$ 40.00	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 20,000
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 69,200

CONCRETE														
			GRADE BEAM											
8	A0.2-S200	Plan Notes	26" Depth x 12" Width x 876 Grade Beam-3000PSI	CY	70	10%	77	2,500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 29,081	
9			Reinf w/ 2-#5 Top&Bottom	LBS	3655	10%	4020	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 6,768	
10			#3 Vert.Dowel @ 36" O.C	LBS	549	10%	604	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 1,017	
11			Excavation	CY	210	10%	231	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 3,254	
12			Backfill	CY	140	10%	154	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 1,446	
13			Formwork	SF	3784	10%	4163	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 6,833	
			PAD FOOTINGS											
14			2' L x 2'W x 2'-2" D Footing-3000PSI	CY	7	10%	7	2,500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 2,789	
15			Reinf 6-#5 Horizontal Bar Both Direction Top& Bottom	LBS	526	10%	578	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 973	
16			Reinf w/ #4 Vertical Bar	LBS	214	10%	235	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 396	
17			Excavation	CY	13	10%	15	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 208	
18			Backfill	CY	7	10%	7	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 69	
19			Formwork	SF	363	10%	399	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 655	
			SLAB											
20			5" Thk Concrete Slab On Grade -3000 PSI Note: Strength Assumed	SF	9410	10%	10351	0.048	\$ 46.90	\$ 2.25	\$ 4.92	\$ 7.17	\$ 74,229	
21			1" D 1/8" W Sawcut Control Joint @ 15' O.C	LF	1255	10%	1380	0.042	\$ 46.90	\$ 1.97	\$ -	\$ 1.97	\$ 2,719	
22			Reinforce w #4 Horizontal @16" O.C Both Direction	LBS	9452	10%	10398	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 17,505	
23			6 Mil Polyethylene Vapor Barrier	SF	9410	10%	10351	0.002	\$ 46.90	\$ 0.09	\$ 0.27	\$ 0.36	\$ 3,766	
24			Compacted Subgrade	SF	9410	10%	10351	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 2,427	
												SUBTOTAL	\$ 154,135	

METALS													
			BEAM										
25	A0.2-S200	Plan Notes	W12x14 Beam	LBS	5824	10%	6406	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 17,823
			WELD PLATES										
26			D1: Corner Column Plate Size: 8" x 15" x 1/2" Thk Plate (4 EA)	LBS	67	10%	74	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 206
27			D2: Corner Column Plate Size: 4" x 5" x 1/2" Thk Plate (38 EA)	LBS	105	10%	115	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 321
28			D3: Column Sidewall Plate Size: 8" x 15" x 1/2" Thk Plate (12 EA)	LBS	202	10%	222	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 618

DETAILED BREAKDOWN OF ITEMS

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
29			D4: Column Sidewall Plate Size: 8" x 15" x 1/2" Thk Plate (6 EA)	LBS	101	10%	111	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 309
30			D5: End Wall Middle Plate Size: 8" x 15" x 1/2" Thk Plate (1 EA)	LBS	17	10%	19	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 52
			COLUMN										
31			W8x15 Column Post (16 EA) (Ht 18'-0")	LBS	4320	10%	4752	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 13,220
32			W8x15 Column Post (5 EA) (Ht 26'-0")	LBS	1950	10%	2145	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 5,967
SUBTOTAL												\$	38,516

WOOD, PLASTIC & COMPOSITES

			PLYWOOD SHEATHING										
	A0.2-S200	Plan Notes	1/2" Treated Plywood Sheathing	SF	1489								
33			No of Sheets (4x8)	EA	51	0%	51	0.640	\$ 43.50	\$ 27.84	\$ 35.84	\$ 63.68	\$ 3,259
34			Screws	EA	3839	0%	3839	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 411
			HEADER										
35			(2) 2"x6"x41" Note: Quantities Are Not Multiplied	EA	28	0%	28	0.260	\$ 43.50	\$ 11.30	\$ 10.32	\$ 21.61	\$ 605
36			(2) 2"x8"x 52" Note: Quantities Are Not Multiplied	EA	7	0%	7	0.347	\$ 43.50	\$ 15.08	\$ 15.34	\$ 30.42	\$ 213
37			(2) 2"x12"x169" Note: Quantities Are Not Multiplied	EA	7	0%	7	1.239	\$ 43.50	\$ 53.91	\$ 59.71	\$ 113.62	\$ 795
			JOISTS										
38			14" TJI 210 Ceiling Joist @ 16" O.C	LF	1117	10%	1228	0.065	\$ 43.50	\$ 2.83	\$ 6.25	\$ 9.08	\$ 11,149
39			14" Rim Board	LF	420	10%	462	0.035	\$ 43.50	\$ 1.52	\$ 2.70	\$ 4.22	\$ 1,951
	FINISH CARPENTRY												
	DOOR TRIM												
40	Door Trims	LF	913	10%	1004	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 3,370		
	WINDOW TRIM												
41	Window Trims	LF	238	10%	262	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 878		
												SUBTOTAL \$	22,632

OPENINGS	
----------	--

			DOORS										
42	A0.2-S200	Plan Notes	3'-0" x 6'-8" Insulated Metal Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	28	0%	28	8.870	\$ 54.50	\$ 483.42	\$ 1,108.55	\$ 1,591.97	\$ 44,575
43			12'-0" x 14'-0" Insulated Metal Over Head Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	7	0%	7	33.510	\$ 54.50	\$ 1,826.30	\$ 8,376.48	\$ 10,202.78	\$ 71,419
			HARDWARES										
44			Doors Hardware	EA	35	0%	35	2.500	\$ 54.50	\$ 136.25	\$ 350.00	\$ 486.25	\$ 17,019
			WINDOWS										
45			3'-0" W x 4'-0" L Glass Window - 0'-1 3/4" THK	EA	7	0%	7	4.200	\$ 54.50	\$ 228.90	\$ 426.00	\$ 654.90	\$ 4,584
			Note: Door And Window's Material Is Assumed.										
												SUBTOTAL \$	137,598

FINISHES	
----------	--

[illegible]

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
46			DEMISING FIRE WALL	SF	7680	LF	320	H	24.0				
			One Layer of 5/8" 2-Hr Fire-Rated Gypsum Board on Both Side	SF	30720								
47			No of Sheets (4x8)	EA	2112	0%	2112	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 72,450
48			Tapping	LF	15360	10%	16896	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 5,483
49			Joint Compound	LBS	3994	10%	4393	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 7,270
50			Screws	EA	50688	0%	50688	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 5,424
51			2 x 4 Wood Studs @ 24' L	EA	241	0%	241	0.864	\$ 43.50	\$ 37.58	\$ 34.08	\$ 71.66	\$ 17,242
52			2 x 4 Double Wooden Plate At Top @ 10' L	EA	64	0%	64	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,911
53			2 x 4 Wooden Plate At Bottom @ 10' L	EA	32	0%	32	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 956
54			Mineral Wool Insulation	SF	7680	10%	8448	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 10,970
55			Acoustic Sealant	LF	1280	10%	1408	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 998
56			INTERIOR STUD WALL	SF	774	LF	86	H	9.0				
			One Layer of 5/8" Moisture Resistant Gypsum Board on one side	SF	774								
57			No of Sheets (4x8)	EA	53	0%	53	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 1,825
58			Tapping	LF	387	10%	426	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 138
59			Joint Compound	LBS	101	10%	111	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 183
60			Screws	EA	1277	0%	1277	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 137
			One Layer of 5/8" Gypsum Board on one side	SF	774								
61			No of Sheets (4x8)	EA	53	0%	53	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 1,766
62			Tapping	LF	387	10%	426	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 138
63			Joint Compound	LBS	101	10%	111	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 183
64			Screws	EA	1277	0%	1277	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 137
65			2 x 4 Wood Studs @ 9' L	EA	65	0%	65	0.324	\$ 43.50	\$ 14.09	\$ 12.78	\$ 26.87	\$ 1,738
66			2 x 4 Double Wooden Plate At Top @ 10' L	EA	17	0%	17	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 514
67			2 x 4 Wooden Plate At Bottom @ 10' L	EA	9	0%	9	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 257
68			Mineral Wool Insulation	SF	774	10%	851	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1,106
69			Acoustic Sealant	LF	344	10%	378	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 268
70			INTERIOR STUD WALL	SF	5500	LF	250	H	22.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	11000								
71			No of Sheets (4x8)	EA	756	0%	756	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 25,095
72			Tapping	LF	5500	10%	6050	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,963
73			Joint Compound	LBS	1430	10%	1573	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 2,603
74			Screws	EA	18150	0%	18150	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,942
75			2 x 4 Wood Studs @ 22' L	EA	188	0%	188	0.792	\$ 43.50	\$ 34.45	\$ 31.24	\$ 65.69	\$ 12,348
76			2 x 4 Double Wooden Plate At Top @ 10' L	EA	50	0%	50	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,493
77			2 x 4 Wooden Plate At Bottom @ 10' L	EA	25	0%	25	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 747
78			Mineral Wool Insulation	SF	5500	10%	6050	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 7,856
79			Acoustic Sealant	LF	1000	10%	1100	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 780
			CEILING FINISHES										
			GYPSUM BOARD CEILING										
			5/8" Gypsum Board Ceiling	SF	1138	10%	1252						
80			No of Sheets (4x8)	EA	156	0%	156	0.480	\$ 43.50	\$ 20.88	\$ 29.44	\$ 50.32	\$ 7,874
81			Tapping	LF	569	10%	626	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 203
82			Joint Compound	LBS	148	10%	163	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 269
83			Screws	EA	1878	0%	1878	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 201
			MOISTURE RESISTANT - GYPSUM BOARD CEILING										
			5/8" Gypsum Board Ceiling - Moisture Resistant	SF	280	10%	308						
84			No of Sheets (4x8)	EA	39	0%	39	0.480	\$ 43.50	\$ 20.88	\$ 33.60	\$ 54.48	\$ 2,097
85			Tapping	LF	140	10%	154	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 50

A0.2-S200

Plan Notes

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
88			Joint Compound	LBS	36	10%	40	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 66
89			Screws	EA	462	0%	462	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 49
			FLOOR FINISHES										
			FLOORING										
90			Sealed Concrete	SF	7360	10%	8096	0.033	\$ 46.50	\$ 1.53	\$ 0.93	\$ 2.46	\$ 19,953
91			Luxury Vinyl Tile	SF	1170	10%	1287	0.040	\$ 46.50	\$ 1.86	\$ 4.39	\$ 6.25	\$ 8,044
92			Ceramic Tile	SF	280	10%	308	0.075	\$ 46.50	\$ 3.49	\$ 4.88	\$ 8.37	\$ 2,577
			WALL BASE										
93			6" H Ceramic Wall Base	LF	171	10%	188	0.038	\$ 46.50	\$ 1.77	\$ 2.84	\$ 4.61	\$ 867
94			6" H Rubber Wall Base	LF	1375	10%	1513	0.032	\$ 46.50	\$ 1.49	\$ 1.85	\$ 3.34	\$ 5,049
			TRANSITION STRIPS										
95			Sealed Concrete To Luxury Vinyl Tile Transition Strip	LF	42	10%	46	0.048	\$ 46.50	\$ 2.23	\$ 4.12	\$ 6.35	\$ 293
			Note: Flooring Material , Wall Base And Transitions Strips Are Assumed										
			PAINTING										
			WALL PAINT										
96			Paint @ Wall 1 Coat Primer and 2-Coat Paint	SF	43268	10%	47595	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 58,456
			CEILING PAINT										
97			Paint @ Gypsum Board Ceiling 1 Coat Primer and 2 Coat Paint	SF	1418	10%	1560	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 1,916
98			Paint @ Exposed Ceiling 1 Coat Primer and 2 Coat Paint	SF	7310	10%	8041	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 9,876
			COLUMN PAINT										
99			W8x15 Column (Ht 18'-0")	EA	16	0%	16	0.630	\$ 41.41	\$ 26.09	\$ 26.10	\$ 52.19	\$ 835
100			W8x15 Column (Ht 26'-0")	EA	5	0%	5	0.910	\$ 41.41	\$ 37.68	\$ 37.70	\$ 75.38	\$ 377
			DOOR'S PAINT										
101			Paint @ Door	SF	1118	10%	1230	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 1,950
102			Paint @ Door Frame	SF	740	10%	814	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 1,290
			TRIMS PAINT										
103			Paint @ Door's Trims	LF	913	10%	1004	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 1,552
104			Paint @ Window's Trim	LF	238	10%	262	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 405
			Note: Paints On Walls, Ceiling, Column, Doors And Windows Are Assumed										
SUBTOTAL \$													310,169
SPECIALITIES													
			BATHROOM ACCESSORIES										
105			Soap Dispenser	EA	7	0%	7	0.450	\$ 54.50	\$ 24.53	\$ 38.40	\$ 62.93	\$ 440
106			Tissue Paper Holder	EA	7	0%	7	0.550	\$ 54.50	\$ 29.98	\$ 55.10	\$ 85.08	\$ 596
107			Sanitary Napkin Disposal	EA	7	0%	7	0.660	\$ 54.50	\$ 35.97	\$ 54.65	\$ 90.62	\$ 634
108			Towel Dispenser	EA	7	0%	7	0.550	\$ 54.50	\$ 29.98	\$ 75.10	\$ 105.08	\$ 736
109			24" x 36" Wall Mirror	EA	7	0%	7	1.350	\$ 54.50	\$ 73.58	\$ 134.90	\$ 208.48	\$ 1,459
110			36" ADA Grab Bar	EA	7	0%	7	0.620	\$ 54.50	\$ 33.79	\$ 38.75	\$ 72.54	\$ 508
SUBTOTAL \$													4,373
FURNISHING													
			CABINETS										
111	A2.3-A4.0	Plan Notes	Linen Cabinets Size 42" Height x 12" Deep x 36" Width	EA	7	0%	7	3.920	\$ 54.50	\$ 213.64	\$ 489.42	\$ 703.06	\$ 4,921

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
 Project ID: 1005-43
 Scope: GC



Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
------	-----------	----------	-------------	------	----------	---------	------------------------	------------------	----------------	------------	-----------	-----------	----------

SUBTOTAL \$ 4,921

SPECIAL CONSTRUCTION

METAL BUILDING SYSTEM													
112	A2.3-A4.0	Plan Notes	Pre-Engineered Metal Building 60'x 130' Ridge Height: 25' Eave Height: 16' - Corrugated Metal Panels@ Exterior Wall And Roof -Roof Accessories -12x25C Roof Purlins @ 4' O.C -3x3 Sq. Tube Flush Front Wall Girt -8x25C End Wall Girt -CB0250 -Canopy (424 SF)	SF	9360	10%	10296	0.280	\$ 55.10	\$ 15.43	\$ 25.28	\$ 40.71	\$ 419,130

SUBTOTAL \$ 419,130

PLUMBING

PIPING													
113	E0.1-M0.3	Plan Notes	4" Sanitary Sewer Pipe Material: Cast Iron Note: Material Assumed	LF	105	10%	116	0.233	\$ 75.30	\$ 17.54	\$ 25.18	\$ 42.73	\$ 4,935
114			2" Sanitary Sewer Pipe Material: Cast Iron Note: Material Assumed	LF	147	10%	162	0.190	\$ 75.30	\$ 14.31	\$ 13.99	\$ 28.30	\$ 4,576
115			3" Vent Pipe Material: Cast Iron Note: Material Assumed	LF	135	10%	149	0.211	\$ 75.30	\$ 15.89	\$ 18.89	\$ 34.77	\$ 5,164
116			3/4" CW Cold Water Pipe Material: Copper Type L Note: Pipe Material Assumed	LF	924	10%	1016	0.110	\$ 75.30	\$ 8.28	\$ 6.02	\$ 14.30	\$ 14,538
117			PLUMBING FIXTURES										
118			Water Clean Out	EA	7	0%	7	0.950	\$ 75.30	\$ 71.54	\$ 88.12	\$ 159.66	\$ 1,118
			Shutoff Valve	EA	7	0%	7	0.422	\$ 75.30	\$ 31.75	\$ 35.14	\$ 66.89	\$ 468
119			K-3578 Barrington, Comfort Two Piece Elongated Toilet MFG: Kohler	EA	7	0%	7	4.330	\$ 75.30	\$ 326.05	\$ 1,043.85	\$ 1,369.90	\$ 9,589
120			Greenwich Wall-Mount Bathroom Sink MFG: Kohler	EA	7	0%	7	4.750	\$ 75.30	\$ 357.68	\$ 340.60	\$ 698.28	\$ 4,888
121			Double Cleanout	EA	7	0%	7	1.480	\$ 75.30	\$ 111.44	\$ 219.00	\$ 330.44	\$ 2,313
122			Frost Free Hose Bib	EA	7	0%	7	1.250	\$ 75.30	\$ 94.13	\$ 191.00	\$ 285.13	\$ 1,996
123			2" Hub Drain For Water Heater T&P Piping	EA	7	0%	7	1.180	\$ 75.30	\$ 88.85	\$ 176.99	\$ 265.84	\$ 1,861
124			Electric Point Of Use Water Heater	EA	7	0%	7	6.190	\$ 75.30	\$ 466.11	\$ 629.30	\$ 1,095.41	\$ 7,668
125			Double Check Backflow Preventer Valve	EA	7	0%	7	4.200	\$ 75.30	\$ 316.26	\$ 504.00	\$ 820.26	\$ 5,742

SUBTOTAL \$ 64,855

HVAC

DUCTS													
126			16" Supply Air Spiral DBL Wall Insulated Duct	LF	112	10%	123	0.603	\$ 76.25	\$ 45.97	\$ 26.69	\$ 72.66	\$ 8,952

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
 Project ID: 1005-43
 Scope: GC



Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
127	E0.1-M0.3	Plan Notes	8" Supply Air Spiral DBL Wall Insulated Duct Note: Assumed	LF	28	10%	31	0.301	\$ 76.25	\$ 22.98	\$ 13.35	\$ 36.33	\$ 1,119
128			4" Exhaust Spiral DBL Wall Insulated Duct Note: Assumed	LF	140	10%	154	0.151	\$ 76.25	\$ 11.49	\$ 6.67	\$ 18.17	\$ 2,798
129			Duct Vent	EA	14	0%	14	0.650	\$ 76.25	\$ 49.56	\$ 65.13	\$ 114.69	\$ 1,606
			AIR DEVICES AND EQUIPMENT										
130			Thermostat	EA	7	0%	7	1.450	\$ 76.25	\$ 110.56	\$ 164.92	\$ 275.48	\$ 1,928
131			Exhaust Fan	EA	7	0%	7	1.620	\$ 76.25	\$ 123.53	\$ 220.90	\$ 344.43	\$ 2,411
132			Exterior Vent Exhaust Hood	EA	7	0%	7	4.200	\$ 76.25	\$ 320.25	\$ 618.00	\$ 938.25	\$ 6,568
133			M01 20" x 25" Steel Return Air Filter Grille In White MFG: Everbilt Model: E190RF20x25	EA	5	0%	5	0.839	\$ 76.25	\$ 63.97	\$ 76.27	\$ 140.24	\$ 701
134			M02 2-Ton R32 Multi-Position ECM -Based Air Handler With Internal TXV MFG: Goodman	EA	7	0%	7	10.080	\$ 76.25	\$ 768.60	\$ 4,032.00	\$ 4,800.60	\$ 33,604
135			M03 Energy Efficient R-32 Split System Air Conditioner MFG: Goodman Model: GLXS4BA1810	EA	7	0%	7	7.300	\$ 76.25	\$ 556.63	\$ 1,823.00	\$ 2,379.63	\$ 16,657
136			M04 Electric Heat Kit MFG: Goodman Model: HKTSD05X1	EA	5	0%	5	1.450	\$ 76.25	\$ 110.56	\$ 115.90	\$ 226.46	\$ 1,132

ELECTRICAL

			WIRING										
137	E0.1-M0.3	Plan-Notes	Allowance For Electrical Wiring(9407 SF)	LS	1	0%	1	283.360	\$ 78.20	\$ 22,158.75	\$ 7,286.40	\$ 29,445.15	\$ 29,445
			LIGHTING										
138			LED Light	EA	7	0%	7	1.060	\$ 78.20	\$ 82.89	\$ 95.50	\$ 178.39	\$ 1,249
139			5 Blade Ceiling Fan	EA	7	0%	7	2.610	\$ 78.20	\$ 204.10	\$ 289.30	\$ 493.40	\$ 3,454
140			8'-Led Shop Light	EA	29	0%	29	2.800	\$ 78.20	\$ 218.96	\$ 399.00	\$ 617.96	\$ 17,921
141			Flush Mount Dome Light	EA	2	0%	2	3.330	\$ 78.20	\$ 260.41	\$ 475.00	\$ 735.41	\$ 1,471
142			Vanity Wall Sconce	EA	7	0%	7	0.940	\$ 78.20	\$ 73.51	\$ 85.12	\$ 158.63	\$ 1,110
143			Wall Service Light	EA	25	0%	25	0.860	\$ 78.20	\$ 67.25	\$ 77.36	\$ 144.61	\$ 3,615
			POWER										
144			Coax Cable Outlet	EA	7	0%	7	0.560	\$ 78.20	\$ 43.79	\$ 18.50	\$ 62.29	\$ 436
145	E0.1-M0.3	Plan-Notes	Duplex Outlet	EA	37	0%	37	0.610	\$ 78.20	\$ 47.70	\$ 20.33	\$ 68.03	\$ 2,517
146			Interior-GFCI Outlet	EA	60	0%	60	0.680	\$ 78.20	\$ 53.18	\$ 22.54	\$ 75.72	\$ 4,543
147			Water Proof Outlet	EA	7	0%	7	0.820	\$ 78.20	\$ 64.12	\$ 27.12	\$ 91.24	\$ 639
			LIGHTING CONTROL										
148			3-Ways Switch	EA	33	0%	33	0.980	\$ 78.20	\$ 76.64	\$ 32.50	\$ 109.14	\$ 3,601
149			PDS-E Single Pole Switch	EA	28	0%	28	1.720	\$ 78.20	\$ 134.50	\$ 68.41	\$ 202.91	\$ 5,682

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
 Project ID: 1005-43
 Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
150			Single Pole Switch	EA	3	0%	3	0.560	\$ 78.20	\$ 43.79	\$ 18.50	\$ 62.29	\$ 187
			POWER DISTIBUTION										
151			Panel 'P1-P9' 120/240 V, 1 PH, 3W,200A BKR (20/1): EA 6 BKR (30/2): EA 3	EA	1	0%	1	4.750	\$ 78.20	\$ 371.45	\$ 943.56	\$ 1,315.01	\$ 1,315
SUBTOTAL \$													77,185
ELECTRONIC SAFETY AND SECURITY													
			FIRE SENSORS AND DETECTOR										
152	E0.1-M0.3	Plan Notes	Smoke Detector	EA	7	0%	7	1.280	\$ 78.20	\$ 100.10	\$ 52.19	\$ 152.29	\$ 1,066
SUBTOTAL \$													1,066
PROJECTED COST													
OVERHEAD AND PROFIT												15%	\$1,381,255
INSURANCE												2%	\$207,188
CONTINGENCY												2%	\$20,719
TAX												4.5%	\$27,625
													\$62,156



DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



ACE SERVICES

Date: 9/1/2025

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	65.000	\$ 40.00	\$ 2,600.00	\$ -	\$ 2,600.00	\$ 2,600
2			Supervision and Coordination	LS	1	0%	1	950.000	\$ 40.00	\$ 38,000.00	\$ -	\$ 38,000.00	\$ 38,000
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	90.000	\$ 40.00	\$ 3,600.00	\$ -	\$ 3,600.00	\$ 3,600
5			Mobilization Costs	LS	1	0%	1	600.000	\$ 40.00	\$ 24,000.00	\$ -	\$ 24,000.00	\$ 24,000
6			Temporary Control & Facilities	LS	1	0%	1	775.000	\$ 40.00	\$ 31,000.00	\$ -	\$ 31,000.00	\$ 31,000
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 99,200

CONCRETE

			GRADE BEAM										
8	A0.2-S200	Plan Notes	26" Depth x 12" Width x 1400 Footing-3000PSI	CY	112	10%	123	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 46,477
9			Reinf w/ 2-#5 Top&Bottom	LBS	5841	10%	6425	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 10,816
10			#3 Vert.Dowel @ 36" O.C	LBS	877	10%	965	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 1,625
11			Excavation	CY	336	10%	370	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 5,200
12			Backfill	CY	224	10%	246	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 2,311
13			Formwork	SF	6048	10%	6653	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 10,921
			PAD FOOTINGS										
14			2' L x 2'W x 2'-2" D Footing-3000PSI	CY	10	10%	11	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 3,984
15			Reinf 6-#5 Horizontal Bar Both Direction Top& Bottom	LBS	751	10%	826	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 1,391
16			Reinf w/ #4 Vertical Bar	LBS	224	10%	247	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 416
17			Excavation	CY	19	10%	21	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 297
18			Backfill	CY	10	10%	11	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 99
19			Formwork	SF	518	10%	570	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 936
			SLAB										
20			5" Thk Concrete Slab On Grade -3000 PSI Note: Strength Assumed	SF	16280	10%	17908	0.048	\$ 46.90	\$ 2.25	\$ 4.92	\$ 7.17	\$ 128,422
21			1" D 1/8" W Sawcut Control Joint @ 15' O.C	LF	2171	10%	2388	0.042	\$ 46.90	\$ 1.97	\$ -	\$ 1.97	\$ 4,703
22			Reinforce w #4 Horizontal @16"	LBS	16353	10%	17989	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 30,284
23			6 Mil Polyethylene Vapor Barrier	SF	16280	10%	17908	0.002	\$ 46.90	\$ 0.09	\$ 0.27	\$ 0.36	\$ 6,515
24			Compacted Subgrade	SF	16280	10%	17908	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 4,199
												SUBTOTAL	\$ 258,596

METALS

			BEAM										
25	A0.2-S200	Plan Notes	W12x14 Beam	LBS	11200	10%	12320	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 34,274
			WELD PLATES										
26			D1: Corner Column Plate Size: 8" x 15" x 1/2" Thk Plate (4 EA)	LBS	67	10%	74	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 206
27			D2: Corner Column Plate Size: 4" x 5" x 1/2" Thk Plate (54 EA)	LBS	149	10%	164	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 456
28			D3: Column Sidewall Plate Size: 8" x 15" x 1/2" Thk Plate (18 EA)	LBS	303	10%	333	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 927

[illegible]

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



 **ACE SERVICES**

Date: 9/1/2025

[illegible]

	SUBTOTAL	\$	64,838
--	----------	----	--------

WOOD, PLASTIC & COMPOSITES	
----------------------------	--

[illegible]

	SUBTOTAL	\$	30,683
--	----------	----	--------

OPENINGS	
----------	--

[illegible]

	SUBTOTAL	\$	185,224
--	----------	----	---------

FINISHES	
1	Paint
2	Stain
3	Sealant
4	Grout
5	Tile
6	Carpet
7	Hardwood
8	Concrete
9	Plaster
10	Insulation
11	Roofing
12	Foundation
13	Windows
14	Doors
15	Handrails
16	Lighting
17	Electrical
18	Plumbing
19	HVAC
20	Fireproofing
21	Acoustic
22	Security
23	Accessibility
24	Landscaping
25	Site Work
26	Foundation
27	Roofing
28	Exterior Walls
29	Interior Walls
30	Floors
31	Stairs
32	Elevators
33	Handrails
34	Lighting
35	Electrical
36	Plumbing
37	HVAC
38	Fireproofing
39	Acoustic
40	Security
41	Accessibility
42	Landscaping
43	Site Work
44	Foundation
45	Roofing
46	Exterior Walls
47	Interior Walls
48	Floors
49	Stairs
50	Elevators
51	Handrails
52	Lighting
53	Electrical
54	Plumbing
55	HVAC
56	Fireproofing
57	Acoustic
58	Security
59	Accessibility
60	Landscaping
61	Site Work
62	Foundation
63	Roofing
64	Exterior Walls
65	Interior Walls
66	Floors
67	Stairs
68	Elevators
69	Handrails
70	Lighting
71	Electrical
72	Plumbing
73	HVAC
74	Fireproofing
75	Acoustic
76	Security
77	Accessibility
78	Landscaping
79	Site Work
80	Foundation
81	Roofing
82	Exterior Walls
83	Interior Walls
84	Floors
85	Stairs
86	Elevators
87	Handrails
88	Lighting
89	Electrical
90	Plumbing
91	HVAC
92	Fireproofing
93	Acoustic
94	Security
95	Accessibility
96	Landscaping
97	Site Work
98	Foundation
99	Roofing
100	Exterior Walls

[illegible]

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
46	A0.2-S200	Plan Notes	DEMISING FIRE WALL	SF	11520	LF	480	H	24.0				
			One Layer of 5/8" 2-Hr Fire-Rated Gypsum Board on Both Side	SF	46080								
47			No of Sheets (4x8)	EA	3168	0%	3168	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 108,675
48			Tapping	LF	23040	10%	25344	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 8,224
49			Joint Compound	LBS	5990	10%	6589	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 10,906
50			Screws	EA	76032	0%	76032	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 8,135
51			2 x 4 Wood Studs @ 24' L	EA	361	0%	361	0.864	\$ 43.50	\$ 37.58	\$ 34.08	\$ 71.66	\$ 25,864
52			2 x 4 Double Wooden Plate At Top @ 10' L	EA	96	0%	96	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 2,867
53			2 x 4 Wooden Plate At Bottom @ 10' L	EA	48	0%	48	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,433
54			Mineral Wool Insulation	SF	11520	10%	12672	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 16,455
55			Acoustic Sealant	LF	1920	10%	2112	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,497
56			INTERIOR STUD WALL	SF	1701	LF	189	H	9.0				
			One Layer of 5/8" Moisture Resistant Gypsum Board on one side	SF	1701								
57			No of Sheets (4x8)	EA	117	0%	117	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 4,012
58			Tapping	LF	851	10%	936	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 304
59			Joint Compound	LBS	221	10%	243	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 403
60			Screws	EA	2807	0%	2807	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 300
			One Layer of 5/8" Gypsum Board on one side	SF	1701								
61			No of Sheets (4x8)	EA	117	0%	117	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 3,881
62			Tapping	LF	851	10%	936	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 304
63			Joint Compound	LBS	221	10%	243	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 403
64			Screws	EA	2807	0%	2807	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 300
65			2 x 4 Wood Studs @ 9' L	EA	142	0%	142	0.324	\$ 43.50	\$ 14.09	\$ 12.78	\$ 26.87	\$ 3,819
66			2 x 4 Double Wooden Plate At Top @ 10' L	EA	38	0%	38	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,129
67			2 x 4 Wooden Plate At Bottom @ 10' L	EA	19	0%	19	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 564
68			Mineral Wool Insulation	SF	1701	10%	1871	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 2,430
69			Acoustic Sealant	LF	756	10%	832	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 590
70			INTERIOR STUD WALL	SF	4752	LF	216	H	22.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	9504								
71			No of Sheets (4x8)	EA	653	0%	653	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 21,682
72			Tapping	LF	4752	10%	5227	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,696
73			Joint Compound	LBS	1236	10%	1359	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 2,249
74			Screws	EA	15682	0%	15682	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,678
75			2 x 4 Wood Studs @ 22' L	EA	162	0%	162	0.792	\$ 43.50	\$ 34.45	\$ 31.24	\$ 65.69	\$ 10,669
76			2 x 4 Double Wooden Plate At Top @ 10' L	EA	43	0%	43	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,290
77			2 x 4 Wooden Plate At Bottom @ 10' L	EA	22	0%	22	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 645
78			Mineral Wool Insulation	SF	4752	10%	5227	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 6,788
79			Acoustic Sealant	LF	864	10%	950	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 674
			CEILING FINISHES										
			GYPSUM BOARD CEILING										
80			5/8" Gypsum Board Ceiling	SF	1440	10%	1584						
81			No of Sheets (4x8)	EA	198	0%	198	0.480	\$ 43.50	\$ 20.88	\$ 29.44	\$ 50.32	\$ 9,963
82			Tapping	LF	720	10%	792	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 257
83			Joint Compound	LBS	187	10%	206	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 341
84			Screws	EA	2376	0%	2376	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 254
			MOISTURE RESISTANT - GYPSUM BOARD CEILING										
85			5/8" Gypsum Board Ceiling - Moisture Resistant	SF	387	10%	426						
86			No of Sheets (4x8)	EA	53	0%	53	0.480	\$ 43.50	\$ 20.88	\$ 33.60	\$ 54.48	\$ 2,899
87			Tapping	LF	194	10%	213	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 69

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
88			Joint Compound	LBS	50	10%	55	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 92
89			Screws	EA	639	0%	639	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 68
			FLOOR FINISHES										
			FLOORING										
90			Sealed Concrete	SF	13356	10%	14692	0.033	\$ 46.50	\$ 1.53	\$ 0.93	\$ 2.46	\$ 36,207
91			Luxury Vinyl Tile	SF	1458	10%	1604	0.040	\$ 46.50	\$ 1.86	\$ 4.39	\$ 6.25	\$ 10,024
92			Ceramic Tile	SF	378	10%	416	0.075	\$ 46.50	\$ 3.49	\$ 4.88	\$ 8.37	\$ 3,479
			WALL BASE										
93			6" H Ceramic Wall Base	LF	207	10%	228	0.038	\$ 46.50	\$ 1.77	\$ 2.84	\$ 4.61	\$ 1,049
94			6" H Rubber Wall Base	LF	1980	10%	2178	0.032	\$ 46.50	\$ 1.49	\$ 1.85	\$ 3.34	\$ 7,270
			TRANSITION STRIPS										
95			Sealed Concrete To Luxury Vinyl Tile Transition Strip	LF	144	10%	158	0.048	\$ 46.50	\$ 2.23	\$ 4.12	\$ 6.35	\$ 1,006
			Note: Flooring Material , Wall Base And Transitions Strips Are Assumed										
			PAINTING										
			WALL PAINT										
96			Paint @ Wall 1 Coat Primer and 2-Coat Paint	SF	58986	10%	64885	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 79,691
			CEILING PAINT										
97			Paint @ Gypsum Board Ceiling 1 Coat Primer and 2 Coat Paint	SF	1827	10%	2010	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 2,468
98			Paint @ Exposed Ceiling 1 Coat Primer and 2 Coat Paint	SF	13356	10%	14692	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 18,044
			COLUMN PAINT										
99			W8x15 Column (Ht 18'-0")	EA	20	0%	20	0.630	\$ 41.41	\$ 26.09	\$ 26.10	\$ 52.19	\$ 1,044
100			W8x15 Column (Ht 26'-0")	EA	10	0%	10	0.910	\$ 41.41	\$ 37.68	\$ 37.70	\$ 75.38	\$ 754

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			DOOR'S PAINT										
101			Paint @ Door	SF	4224	10%	4646	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 7,366
102			Paint @ Door Frame	SF	652	10%	717	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 1,137
			TRIMS PAINT										
103			Paint @ Door's Trims	LF	1305	10%	1436	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 2,218
104			Paint @ Window's Trim	LF	306	10%	337	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 520
			Note: Paints On Walls, Ceiling, Doors And Windows Are Assumed										

SUBTOTAL \$ 436,085

SPECIALITIES

			BATHROOM ACCESSORIES										
105			Soap Dispenser	EA	9	0%	9	0.450	\$ 54.50	\$ 24.53	\$ 38.40	\$ 62.93	\$ 566
106			Tissue Paper Holder	EA	9	0%	9	0.550	\$ 54.50	\$ 29.98	\$ 55.10	\$ 85.08	\$ 766
107			Sanitary Napkin Disposal	EA	9	0%	9	0.660	\$ 54.50	\$ 35.97	\$ 54.65	\$ 90.62	\$ 816
108			Towel Dispenser	EA	9	0%	9	0.550	\$ 54.50	\$ 29.98	\$ 75.10	\$ 105.08	\$ 946
109			24" x 36" Wall Mirror	EA	9	0%	9	1.350	\$ 54.50	\$ 73.58	\$ 134.90	\$ 208.48	\$ 1,876
110			36" ADA Grab Bar	EA	9	0%	9	0.620	\$ 54.50	\$ 33.79	\$ 38.75	\$ 72.54	\$ 653

SUBTOTAL \$ 5,622

FURNISHING

			CABINETS										
111	A0.2-S200	Plan Notes	Linen Cabinets Size 42" Height x 12" Deep x 36" Width	EA	9	0%	9	3.920	\$ 54.50	\$ 213.64	\$ 489.42	\$ 703.06	\$ 6,328

SUBTOTAL \$ 6,328

SPECIAL CONSTRUCTION

			METAL BUILDING SYSTEM										
112	A2.3-A4.0	Plan Notes	Pre-Engineered Metal Building 60'x 270' Ridge Height: 25' Eave Height: 16' - Corrugated Metal Panels@ Exterior Wall And Roof -Roof Accessories -12x25C Roof Purlins @ 4' O.C -3x3 Sq. Tube Flush Front Wall Girt -8x25C End Wall Girt -CB0250 -Canopy (570 SF)	SF	16280	10%	17908	0.280	\$ 55.10	\$ 15.43	\$ 25.28	\$ 40.71	\$ 728,999

SUBTOTAL \$ 728,999

PLUMBING

			PIPING										
113			4" Sanitary Sewer Pipe Material: Cast Iron	LF	153	10%	168	0.233	\$ 75.30	\$ 17.54	\$ 25.18	\$ 42.73	\$ 7,191
114			3" Vent Pipe Material: Cast Iron	LF	184	10%	202	0.190	\$ 75.30	\$ 14.31	\$ 13.99	\$ 28.30	\$ 5,727
115			2" Sanitary Sewer Pipe Material: Cast Iron	LF	513	10%	564	0.211	\$ 75.30	\$ 15.89	\$ 18.89	\$ 34.77	\$ 19,623

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
 Project ID: 1005-43
 Scope: GC



Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
116	E0.1-M0.3	Plan Notes	3/4" Portable Water Pipe Material: Copper Type L	LF	972	10%	1069	0.110	\$ 75.30	\$ 8.28	\$ 6.02	\$ 14.30	\$ 15,293
			Note: Pipe Material Assumed										
			PLUMBING FIXTURES										
117			Water Clean Out	EA	9	0%	9	0.950	\$ 75.30	\$ 71.54	\$ 88.12	\$ 159.66	\$ 1,437
118			Shutoff Valve	EA	9	0%	9	0.422	\$ 75.30	\$ 31.75	\$ 35.14	\$ 66.89	\$ 602
119			K-3578 Barrington,Comfort Two Piece Elongated Toilet MFG: Kohler	EA	9	0%	9	4.330	\$ 75.30	\$ 326.05	\$ 1,043.85	\$ 1,369.90	\$ 12,329
120			Greenwich Wall-Mount Bathroom Sink MFG: Kohler	EA	9	0%	9	4.750	\$ 75.30	\$ 357.68	\$ 340.60	\$ 698.28	\$ 6,284
121			Electric Tankless Water Heater -13KW At 240 Volts MFG: Ecosmart	EA	9	0%	9	6.190	\$ 75.30	\$ 466.11	\$ 219.00	\$ 685.11	\$ 6,166
122			Double Cleanout	EA	9	0%	9	1.480	\$ 75.30	\$ 111.44	\$ 219.00	\$ 330.44	\$ 2,974
123			K-9132 Shower Drain MFG: Kohler	EA	13	0%	13	1.280	\$ 75.30	\$ 96.38	\$ 132.10	\$ 228.48	\$ 2,970
124			Frost Free Hose Bib	EA	9	0%	9	1.250	\$ 75.30	\$ 94.13	\$ 191.00	\$ 285.13	\$ 2,566
125			2" Hub Drain For Water Heater T&P Piping	EA	9	0%	9	1.180	\$ 75.30	\$ 88.85	\$ 176.99	\$ 265.84	\$ 2,393
126			Electric Point Of Use Water Heater	EA	9	0%	9	6.190	\$ 75.30	\$ 466.11	\$ 629.30	\$ 1,095.41	\$ 9,859
127			Double Check Backflow Preventer Valve	EA	9	0%	9	4.200	\$ 75.30	\$ 316.26	\$ 504.00	\$ 820.26	\$ 7,382

HVAC

			DUCTS											
128	E0.1-M0.3	Plan Notes	16" Supply Air Spiral DBL Wall Insulated Duct	LF	112	10%	123	0.603	\$ 76.25	\$ 45.97	\$ 26.69	\$ 72.66	\$ 8,952	
129			8" Supply Air Spiral DBL Wall Insulated Duct Note: Assumed	LF	36	10%	40	0.301	\$ 76.25	\$ 22.98	\$ 13.35	\$ 36.33	\$ 1,439	
130			4" Exhaust Spiral DBL Wall Insulated Duct Note: Assumed	LF	180	10%	198	0.151	\$ 76.25	\$ 11.49	\$ 6.67	\$ 18.17	\$ 3,597	
131			12 x6 Duct Vent	EA	18	0%	18	0.300	\$ 76.25	\$ 22.88	\$ 15.98	\$ 38.86	\$ 699	
			AIR DEVICES AND EQUIPMENT											
132			Thermostat	EA	9	0%	9	1.450	\$ 76.25	\$ 110.56	\$ 164.92	\$ 275.48	\$ 2,479	
133			Exhaust Fan EF	EA	9	0%	9	1.620	\$ 76.25	\$ 123.53	\$ 220.90	\$ 344.43	\$ 3,100	
134			Exterior Vent Exhaust Hood	EA	9	0%	9	4.200	\$ 76.25	\$ 320.25	\$ 618.00	\$ 938.25	\$ 8,444	
135			M01 2-Ton R32 Multi-Position ECM -Based Air Handler With Internal TXV MFG: Goodman	EA	9	0%	9	10.080	\$ 76.25	\$ 768.60	\$ 4,032.00	\$ 4,800.60	\$ 43,205	
136			M02 Energy Efficient R-32 Split System Air Conditioner MFG: Goodman Model: GLXS4BA1810	EA	9	0%	9	7.300	\$ 76.25	\$ 556.63	\$ 1,823.00	\$ 2,379.63	\$ 21,417	
137			M03 Electric Heat Kit MFG: Goodman Model: HKTSD05X1	EA	9	0%	9	1.450	\$ 76.25	\$ 110.56	\$ 115.90	\$ 226.46	\$ 2,038	

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
 Project ID: 1005-43
 Scope: GC



Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
138			M04 20" x 25" Steel Return Air Filter Grille In White MFG: Everbilt Model: E190RF20x25	EA	9	0%	9	0.839	\$ 76.25	\$ 63.97	\$ 76.27	\$ 140.24	\$ 1,262
139			M05 Round Louver Exhaust 9x9 Round Supply Vent	EA	18	0%	18	0.750	\$ 76.25	\$ 57.19	\$ 63.00	\$ 120.19	\$ 2,163

SUBTOTAL \$ 98,796

ELECTRICAL

ELECTRICAL													
140	E0.1-M0.3	Plan-Notes	WIRING	LS	1	0%	1	424.480	\$ 78.20	\$ 33,194.34	\$ 10,915.20	\$ 44,109.54	\$ 44,110
			Allowance For Electrical Wiring (16280 SF)										
141			LIGHTING	EA	9	0%	9	1.060	\$ 78.20	\$ 82.89	\$ 95.50	\$ 178.39	\$ 1,606
142			LED Light	EA	9	0%	9	2.610	\$ 78.20	\$ 204.10	\$ 289.30	\$ 493.40	\$ 4,441
143			Ceiling Fan - Mid-Body Modern	EA	46	0%	46	2.800	\$ 78.20	\$ 218.96	\$ 399.00	\$ 617.96	\$ 28,426
144			8'-Led Shop Light	EA	16	0%	16	5.400	\$ 78.20	\$ 422.28	\$ 900.00	\$ 1,322.28	\$ 21,156
145			PDS-E Flush Dome	EA	18	0%	18	0.940	\$ 78.20	\$ 73.51	\$ 85.12	\$ 158.63	\$ 2,855
146			Main Street Wall Sconce	EA	6	0%	6	4.430	\$ 78.20	\$ 346.43	\$ 737.55	\$ 1,083.98	\$ 6,504
147			Double Wall Sconce	EA	5	0%	5	2.340	\$ 78.20	\$ 182.99	\$ 292.00	\$ 474.99	\$ 2,375
148			K-27742-SC02 TERRET 15 1/2"	EA	2	0%	2	3.890	\$ 78.20	\$ 304.20	\$ 555.00	\$ 859.20	\$ 1,718
149			Wall Globe	EA									
150			Brimmed Pendant	EA	49	0%	49	0.760	\$ 78.20	\$ 59.43	\$ 25.25	\$ 84.68	\$ 4,149
151			POWER	EA	105	0%	105	0.820	\$ 78.20	\$ 64.12	\$ 27.12	\$ 91.24	\$ 9,581
152			PDS-E-Duplex	EA	7	0%	7	0.890	\$ 78.20	\$ 69.60	\$ 29.36	\$ 98.96	\$ 693
153			GFCI Weatherproof Receptacle	EA	10	0%	10	5.400	\$ 78.20	\$ 422.28	\$ 1,113.00	\$ 1,535.28	\$ 15,353
154			Electric Meter	EA	9	0%	9	7.300	\$ 78.20	\$ 570.86	\$ 2,200.00	\$ 2,770.86	\$ 24,938
155			Electric Panel Recessed	EA	8	0%	8	0.150	\$ 78.20	\$ 11.73	\$ 6.88	\$ 18.61	\$ 149
156			Television Jack	EA	56	0%	56	0.980	\$ 78.20	\$ 76.64	\$ 32.50	\$ 109.14	\$ 6,112
157			LIGHTING CONTROL	EA	16	0%	16	1.070	\$ 78.20	\$ 83.67	\$ 35.65	\$ 119.32	\$ 1,909
			3-Ways Switch	EA	7	0%	7	0.560	\$ 78.20	\$ 43.79	\$ 18.50	\$ 62.29	\$ 436
158			Switch (Decorator)	EA									
			Single Pole Switch	EA									
			POWER DISTRIBUTION										
			Panel 'P1-P9'	EA	1	0%	1	4.750	\$ 78.20	\$ 371.45	\$ 943.56	\$ 1,315.01	\$ 1,315
			120/240 V, 1 PH, 3W,200A										
			BKR (20/1): EA 6										
			BKR (30/2): EA 3										

SUBTOTAL \$ 177,825

ELECTRONIC SAFETY AND SECURITY

ELECTRONIC SAFETY AND SECURITY													
159	E0.1-M0.3	Plan Notes	FIRE SENSORS AND DETECTOR	EA	9	0%	9	1.280	\$ 78.20	\$ 100.10	\$ 52.19	\$ 152.29	\$ 1,371
			Smoke Detector										

SUBTOTAL \$ 1,371

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
 Project ID: 1005-43
 Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
PROJECTED COST												\$2,196,364	
OVERHEAD AND PROFIT												15%	\$329,455
INSURANCE												2%	\$32,945
CONTINGENCY												2%	\$43,927
TAX												4.5%	\$98,836



DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
Project ID: 1005-43
Scope: GC



ACE SERVICES

Date: 9/1/2025

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	55.000	\$ 40.00	\$ 2,200.00	\$ -	\$ 2,200.00	\$ 2,200		
2			Supervision and Coordination	LS	1	0%	1	690.000	\$ 40.00	\$ 27,600.00	\$ -	\$ 27,600.00	\$ 27,600		
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	-		
4			Final Cleaning	LS	1	0%	1	85.000	\$ 40.00	\$ 3,400.00	\$ -	\$ 3,400.00	\$ 3,400		
5			Mobilization Costs	LS	1	0%	1	400.000	\$ 40.00	\$ 16,000.00	\$ -	\$ 16,000.00	\$ 16,000		
6			Temporary Control & Facilities	LS	1	0%	1	500.000	\$ 40.00	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 20,000		
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	-		
												SUBTOTAL	\$ 69,200		
CONCRETE															
			SLAB												
8	S103-S200	Plan Notes	5" Thick Concrete Slab-3000PSI Note: Concrete Strength Assumed	SF	#####	10%	12049	0.048	\$ 46.90	\$ 2.25	\$ 4.92	\$ 7.17	\$ 86,409		
9			Reinf w/#4 @ 16"O.Both Directions	LBS	11003	10%	12104	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 20,377		
10			6 Mil Polythene Vapor Barrier	SF	10954	10%	12049	0.002	\$ 46.90	\$ 0.09	\$ 0.27	\$ 0.36	\$ 4,384		
11			Compacted Subgrade	SF	10954	10%	12049	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 2,826		
12			1"D x 1/8"W Sawcut Control Joint	LF	1461	10%	1607	0.042	\$ 46.90	\$ 1.97	\$ -	\$ 1.97	\$ 3,165		
			GRADE BEAM												
13			1"W x 2'-2"D x 1010'L Grade Beam-3000PSI	CY	81	10%	89	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 33,530		
14			(4) #5 Horizontal Bars	LBS	4214	10%	4635	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 7,803		
15			#3 Vertical Dowels @36"O.C	LBS	633	10%	696	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 1,172		
			EXCAVATION												
16			Excavation	CY	242	10%	267	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 3,752		
17			Back Fill	CY	162	10%	178	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 1,667		
			FORMWORK												
18			Formwork	SF	5050	10%	5555	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 9,119		
			PAD FOOTING												
19			2"W x 2'Lx 2'-2D" Column Footing (24EA)	CY	8	10%	8	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 3,187		
20			Reinf w/(3) #5	LBS	601	10%	661	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 1,113		
21			(3) #4 Vertical Bars	LBS	16	10%	18	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 30		
22			(8) #4 Vertical Bars	LBS	257	10%	282	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 475		
23			(4) #4 Vertical Bars	LBS	56	10%	62	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 104		
24			Excavation	CY	17	10%	19	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 267		
25			Backfill	CY	10	10%	11	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 99		
26			Formwork	SF	415	10%	456	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 749		
												SUBTOTAL	\$ 180,225		
METALS															
					WELD PLATE										
27			A.01-A.05	Plan Notes	4"x5"x1/2" Weld Plate (42EA)	LBS	119	10%	131	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 364
28	8"x15"x1/2" Weld Plate (23EA)	LBS			389	10%	428	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 1,192		
	COLUMNS														
29	W8x15 Column @ 18'H (16EA)	LBS			4320	10%	4752	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 13,220		
30	W8x15 Column @ 26'H (8EA)	LBS			3120	10%	3432	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 9,548		
	BEAMS														
31	W12x14 Beam	LBS			6898	10%	7588	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 21,110		
												SUBTOTAL	\$ 45,434		

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
Project ID: 1005-43
Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
WOOD, PLASTIC & COMPOSITES													
			ROUGH CARPENTRY										
			SHEATHING										
			1/2" Plywood Sheathing	SF	1407								
32			No of Sheets (4x8)	EA	48	0%	48	0.640	\$ 43.50	\$ 27.84	\$ 35.84	\$ 63.68	\$ 3,080
33			Screws	EA	3627	0%	3627	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 388
			FINISH CARPENTRY										
34			4"W Wood Trim	LF	1056	10%	1162	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 3,898
			JOISTS										
35			14" TJI 210 Ceiling Joists @ 16"O.C	LF	1074	10%	1181	0.065	\$ 43.50	\$ 2.83	\$ 6.25	\$ 9.08	\$ 10,721
36			14" Rim Joist	LF	420	10%	462	0.035	\$ 43.50	\$ 1.52	\$ 2.70	\$ 4.22	\$ 1,951
			HEADER										
37			(2) 2"x6"X41" Header Note: Quantity Is Not Multiplied	EA	32	0%	32	0.260	\$ 43.50	\$ 11.30	\$ 10.32	\$ 21.61	\$ 692
38			(2) 2"x12"x148-1/2" Header Note: Quantity Is Not Multiplied	EA	7	0%	7	1.089	\$ 43.50	\$ 47.37	\$ 52.47	\$ 99.84	\$ 699
39			(2) 2"x8"x52" Header Note: Quantity Is Not Multiplied	EA	7	0%	7	0.347	\$ 43.50	\$ 15.08	\$ 15.34	\$ 30.42	\$ 213
												SUBTOTAL \$	21,641
OPENINGS													
			DOORS										
40			3'x6'-8" Hollow Metal Door w/Metal Frame -Glass Note: Door Material Is Assumed-Plz Verify	EA	32	0%	32	8.940	\$ 54.50	\$ 487.23	\$ 1,116.56	\$ 1,603.79	\$ 51,321
41			12'x12' Overhead Door	EA	7	0%	7	35.900	\$ 54.50	\$ 1,956.55	\$ 7,179.84	\$ 9,136.39	\$ 63,955
			HARDWARES										
42			Door Hardware	EA	41	0%	41	2.500	\$ 54.50	\$ 136.25	\$ 350.00	\$ 486.25	\$ 19,936
			WINDOWS										
43			4'W X 3'H Window -Left Sliding	EA	7	0%	7	4.200	\$ 54.50	\$ 228.90	\$ 426.00	\$ 654.90	\$ 4,584
												SUBTOTAL \$	139,796
FINISHES													
			DRY WALL ASSEMBLIES										
44			Wall Type A	SF	5390	LF	245	H	22				
			One Layer of 5/8" Gypsum Board on Both Sides	SF	10780								
45			No of Sheets (4x8)	EA	371	0%	371	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 12,297
46			Tapping	LF	5390	10%	5929	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,924
47			Joint Compound	LBS	1401	10%	1542	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 2,551
48			Screws	EA	17787	0%	17787	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,903
49			2 x 4 Wood Studs @ 22' L	EA	184	0%	184	0.792	\$ 43.50	\$ 34.45	\$ 31.24	\$ 65.69	\$ 12,101
50			2 x 4 Double Wooden Plate At Top @ 10' L	EA	49	0%	49	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,463
51			2 x 4 Wooden Plate At Bottom @ 10' L	EA	25	0%	25	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 732
			14" Rim Board	SF	3696								
52			No of Sheets (4x8)	EA	127	0%	127	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 4,216
53			Screws	EA	9529	0%	9529	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,020
54			Mineral Wood Insulation	SF	5390	10%	5929	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 7,699

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
55	A.01-A.05	Plan Notes	Sealant @ All Penetrations	LF	980	10%	1078	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 764
56			Wall Type A	SF	924	LF	42	H	22				
			One Layer of 5/8" Moisture Resistant Gypsum Board on One Side	SF	924								
57			No of Sheets (4x8)	EA	32	0%	32	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 1,090
58			Tapping	LF	462	10%	508	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 165
59			Joint Compound	LBS	120	10%	132	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 219
60			Screws	EA	1525	0%	1525	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 163
			One Layer of 5/8" Gypsum Board on One Side	SF	924								
61			No of Sheets (4x8)	EA	32	0%	32	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 1,054
62			Tapping	LF	462	10%	508	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 165
63			Joint Compound	LBS	120	10%	132	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 219
64			Screws	EA	1525	0%	1525	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 163
65			2 x 4 Wood Studs @ 22' L	EA	32	0%	32	0.792	\$ 43.50	\$ 34.45	\$ 31.24	\$ 65.69	\$ 2,074
66			2 x 4 Double Wooden Plate At Top @ 10' L	EA	8	0%	8	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 251
67			2 x 4 Wooden Plate At Bottom @ 10' L	EA	4	0%	4	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 125
68			Mineral Wood Insulation	SF	924	10%	1016	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1,320
69			Sealant @ All Penetrations	LF	168	10%	185	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 131
70			Wall Type A	SF	819	LF	91	H	9				
			One Layer of 5/8" Moisture Resistant Gypsum Board on One Side	SF	819								
71			No of Sheets (4x8)	EA	28	0%	28	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 966
72			Tapping	LF	410	10%	450	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 146
73			Joint Compound	LBS	106	10%	117	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 194
74			Screws	EA	1351	0%	1351	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 145
			One Layer of 5/8" Gypsum Board on One Side	SF	819								
75			No of Sheets (4x8)	EA	28	0%	28	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 934
76			Tapping	LF	410	10%	450	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 146
77			Joint Compound	LBS	106	10%	117	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 194
78			Screws	EA	1351	0%	1351	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 145
79			2 x 4 Wood Studs @ 9' L	EA	68	0%	68	0.324	\$ 43.50	\$ 14.09	\$ 12.78	\$ 26.87	\$ 1,839
80			2 x 4 Double Wooden Plate At Top @ 10' L	EA	18	0%	18	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 543
81			2 x 4 Wooden Plate At Bottom @ 10' L	EA	9	0%	9	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 272
82			Mineral Wood Insulation	SF	819	10%	901	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1,170
83			Sealant @ All Penetrations	LF	364	10%	400	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 284
84			Wall Type B-2 Hour Fire Wall	SF	9262	LF	421	H	22				
			Two Layers of 5/8" Type "X" Gypsum Board on Both Sides	SF	37048								
85			No of Sheets (4x8)	EA	1274	0%	1274	0.384	\$ 43.50	\$ 16.70	\$ 17.12	\$ 33.82	\$ 43,076
86			Tapping	LF	18524	10%	20376	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 6,612
87			Joint Compound	LBS	4816	10%	5298	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 8,768
88			Screws	EA	61129	0%	61129	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 6,541
89			2 x 6 Wood Studs @ 22' L	EA	317	0%	317	0.836	\$ 43.50	\$ 36.37	\$ 33.22	\$ 69.59	\$ 22,027
90			2 x 6 Double Wooden Plate At Top @ 10' L	EA	84	0%	84	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 2,663
91			2 x 6 Wooden Plate At Bottom @ 10' L	EA	42	0%	42	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 1,332
92			Mineral Wood Insulation	SF	9262	10%	10188	0.011	\$ 43.50	\$ 0.48	\$ 0.92	\$ 1.40	\$ 14,248
93			Sealant @ All Penetrations	LF	1684	10%	1852	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,313
			CEILING FINISHES										
			GYPSUM BOARD:										
			5/8" Gypsum Board Ceiling	SF	1050								
94			No of Sheets (4x8)	EA	36	0%	36	0.480	\$ 43.50	\$ 20.88	\$ 29.44	\$ 50.32	\$ 1,816
95			Tapping	LF	525	10%	578	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 187
96			Joint Compound	LBS	137	10%	150	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 248

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43 

Scope: GC



Scope: GC

 ACE SERVICES

Date: 9/1/2025

[illegible]

	SUBTOTAL	\$	278,620
--	----------	----	---------

SPECIALITIES	
--------------	--

[illegible]

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
 Project ID: 1005-43
 Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
------	-----------	----------	-------------	------	----------	---------	------------------------	-----------------	----------------	------------	-----------	-----------	----------

SUBTOTAL \$ 4,659

FURNISHING

			CABINET										
121	A.01-A.05	Plan Notes	36"W x 42"H x 12" D Linen Cabinet	EA	7	0%	7	3.920	\$ 54.50	\$ 213.64	\$ 489.42	\$ 703.06	\$ 4,921

SUBTOTAL \$ 4,921

SPECIAL CONSTRUCTION

			METAL BUILDING SYSTEM										
122	A.01-A.05	Plan Notes	Pre Engineered Metal Building 60'x182' Ridge Height: 24' Eave Height: 16' -Corrugated Metal Panels @ Exterior Walls And Roof -Roof Accessories -12x25C Roof Purlins @ 4'O.C -3x3 Sq. Tube Flush Front Wall Girt -8x25C End Wall Girt -CB0250 -Canopy (415-SF)	SF	10920	10%	12012	0.280	\$ 55.10	\$ 15.43	\$ 25.28	\$ 40.71	\$ 488,984

SUBTOTAL \$ 488,984

PLUMBING

			PIPING										
123			4" Waste Water Pipe Material: Cast Iron Note: Pipe Material Type Assumed	LF	290	10%	319	0.233	\$ 75.30	\$ 17.54	\$ 25.18	\$ 42.73	\$ 13,630
124			3/4" Potable Water Pipe Material: Copper Type-L Note: Pipe Material Type Assumed	LF	112	10%	123	0.110	\$ 75.30	\$ 8.28	\$ 6.02	\$ 14.30	\$ 1,762
125			3" Vent Pipe	LF	188	10%	207	0.211	\$ 75.30	\$ 15.89	\$ 18.89	\$ 34.77	\$ 7,191
			PLUMBING FIXTURES										
126			Water Clean Out	EA	7	0%	7	0.950	\$ 75.30	\$ 71.54	\$ 88.12	\$ 159.66	\$ 1,118
127			Shutoff Valve	EA	7	0%	7	0.422	\$ 75.30	\$ 31.75	\$ 35.14	\$ 66.89	\$ 468
128	E-0.1-M-0.3	Plan Notes	P01- Two-piece Elongated Toilet Manufacturer: Kohler	EA	7	0%	7	4.330	\$ 75.30	\$ 326.05	\$ 1,043.85	\$ 1,369.90	\$ 9,589
129			P02- Greenwich Wall Mount Bathroom Sink Manufacturer: Kohler	EA	7	0%	7	4.750	\$ 75.30	\$ 357.68	\$ 340.60	\$ 698.28	\$ 4,888
130			P03- Electric Tankless Water Heater -13KW AT 240V Manufacturer: Ecosmart	EA	7	0%	7	6.190	\$ 75.30	\$ 466.11	\$ 219.00	\$ 685.11	\$ 4,796
131			P04- Hose Bibb	EA	7	0%	7	1.250	\$ 75.30	\$ 94.13	\$ 191.00	\$ 285.13	\$ 1,996
132			P05- K-9132 Shower Drain Manufacturer: Kohler	EA	7	0%	7	1.280	\$ 75.30	\$ 96.38	\$ 132.10	\$ 228.48	\$ 1,599

SUBTOTAL \$ 47,038

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
 Project ID: 1005-43
 Scope: GC



ACE SERVICES

Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
HVAC													
			DUCT										
133			16" Supply Air Spiral DBL Wall Insulated Duct Note: Duct Dia Measured As Per Plan Scale	LF	112	10%	123	0.603	\$ 76.25	\$ 45.97	\$ 26.69	\$ 72.66	\$ 8,952
134			4" Dia Exhaust Duct Note: Duct Dia Measured As Per Plan	LF	133	10%	146	0.151	\$ 76.25	\$ 11.49	\$ 6.67	\$ 18.17	\$ 2,658
			HVAC EQUIPMENT AND AIR DEVICES										
135	E-0.1-M-0.3	Plan Notes	M01 2-Ton R32 Multiposition ECM-BASED Air Handler With Internal TXV Manufacturer: Goodman -AMST24BU1300	EA	7	0%	7	10.080	\$ 76.25	\$ 768.60	\$ 4,032.00	\$ 4,800.60	\$ 33,604
136			M02- Energy Efficient R-32 Split System Air Conditioner Manufacturer: Goodman -15.2 Seer2, 1-1/2 To 5 Tons	EA	7	0%	7	9.230	\$ 76.25	\$ 703.79	\$ 3,690.00	\$ 4,393.79	\$ 30,757
137			M03- Electric Heat KIT Manufacturer: Goodman Model: HKTS05X1 -4.8KW, Single Phase 208/240V	EA	7	0%	7	1.450	\$ 76.25	\$ 110.56	\$ 115.90	\$ 226.46	\$ 1,585
138			M04- 20"x25" Steel Return Air Filter Grille In White Manufacturer: EVERBILT Model: E190RF20X25	EA	7	0%	7	0.839	\$ 76.25	\$ 63.97	\$ 76.27	\$ 140.24	\$ 982
139			M05- Round Louver Exhaust -9x9 Round Supply Vent	EA	14	0%	14	1.220	\$ 76.25	\$ 93.03	\$ 125.10	\$ 218.13	\$ 3,054
140			M06- Thermostat -Water Proof Outlet	EA	7	0%	7	1.450	\$ 76.25	\$ 110.56	\$ 164.92	\$ 275.48	\$ 1,928
141			M07- Duct Vent -12x6 Duct Vent	EA	14	0%	14	1.300	\$ 76.25	\$ 99.13	\$ 88.25	\$ 187.38	\$ 2,623
142			M08- Exterior Vent Exhaust Hood	EA	7	0%	7	4.200	\$ 76.25	\$ 320.25	\$ 618.00	\$ 938.25	\$ 6,568
143			M09- Exhaust Fan	EA	7	0%	7	1.620	\$ 76.25	\$ 123.53	\$ 220.90	\$ 344.43	\$ 2,411
												SUBTOTAL \$	95,121
ELECTRICAL													
			WIRING										
144			Allowance For Electrical Wiring -(10920-SF)	LS	1	0%	1	297.920	\$ 78.20	\$ 23,297.34	\$ 7,660.80	\$ 30,958.14	\$ 30,958
			LIGHTING										
145			LED Light	EA	7	0%	7	1.060	\$ 78.20	\$ 82.89	\$ 95.50	\$ 178.39	\$ 1,249
146			5 Blade Ceiling Fan	EA	7	0%	7	2.610	\$ 78.20	\$ 204.10	\$ 289.30	\$ 493.40	\$ 3,454
147			8'-Led Shop Light	EA	35	0%	35	2.800	\$ 78.20	\$ 218.96	\$ 399.00	\$ 617.96	\$ 21,629

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



Scope: GC

 ACE SERVICES

Date: 9/1/2025

[illegible]

	SUBTOTAL	\$	85,554
--	----------	----	--------

ELECTRONOC SAFETY AND SECURITY	
--------------------------------	--

[illegible]

	SUBTOTAL	\$	1,066
--	----------	----	-------

	PROJECTED COST	\$1,462,260
--	-----------------------	-------------

	PROJECTED COST	\$1,462,260
--	-----------------------	--------------------

	OVERHEAD AND PROFIT	15%	\$219,339
	INSURANCE	2%	\$21,934
	CONTINGENCY	2%	\$29,245
	TAX	4.5%	\$65,802

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166

Project ID: 1005-43

Scope: GC



ACE SERVICES

Date: 9/1/2025

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	45.000	\$ 40.00	\$ 1,800.00	\$ -	\$ 1,800.00	\$ 1,800
2			Supervision and Coordination	LS	1	0%	1	550.000	\$ 40.00	\$ 22,000.00	\$ -	\$ 22,000.00	\$ 22,000
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	70.000	\$ 40.00	\$ 2,800.00	\$ -	\$ 2,800.00	\$ 2,800
5			Mobilization Costs	LS	1	0%	1	300.000	\$ 40.00	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 12,000
6			Temporary Control & Facilities	LS	1	0%	1	385.000	\$ 40.00	\$ 15,400.00	\$ -	\$ 15,400.00	\$ 15,400
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 54,000

CONCRETE

			SLAB												
8	S103-S200	Plan Notes	5" Thick Concrete Slab-3000PSI Note: Concrete Strength Assumed	SF	7862	10%	8648	0.048	\$ 46.90	\$ 2.25	\$ 4.92	\$ 7.17	\$ 62,018		
9			Reinf w/#4 @ 16"O.Both Directions	LBS	7897	10%	8687	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 14,625		
10			6 Mil Polythene Vapor Barrier	SF	7862	10%	8648	0.002	\$ 46.90	\$ 0.09	\$ 0.27	\$ 0.36	\$ 3,146		
11			Compacted Subgrade	SF	7862	10%	8648	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 2,028		
12			1"D x 1/8"W Sawcut Control Joint	LF	1048	10%	1153	0.042	\$ 46.90	\$ 1.97	\$ -	\$ 1.97	\$ 2,271		
			GRADE BEAM												
13			1"W x 2'-2"D x 743'L Grade Beam-3000PSI	CY	59	10%	65	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 24,666		
14			(4) #5 Horizontal Bars	LBS	3100	10%	3410	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 5,740		
15			#3 Vertical Dowels @36"O.C	LBS	466	10%	512	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 862		
			EXCAVATION												
16			Excavation	CY	178	10%	196	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 2,760		
17			Back Fill	CY	119	10%	131	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 1,227		
			FORMWORK												
18			Formwork	SF	3225	10%	3547	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 5,823		
			PAD FOOTING												
19			2"W x2'L x2'-2"D Column Footing (18EA)	CY	6	10%	6	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 2,390		
20			Reinf w/(3) #5	LBS	451	10%	496	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 834		
21			(3) #4 Vertical Bars	LBS	16	10%	18	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 30		
22			(8) #4 Vertical Bars	LBS	192	10%	212	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 356		
23			(4) #4 Vertical Bars	LBS	40	10%	44	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 74		
24			Excavation	CY	13	10%	14	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 201		
25			Backfill	CY	7	10%	8	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 74		
26			Formwork	SF	311	10%	342	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 562		
															SUBTOTAL \$ 129,688

METALS

			WELD PLATE											
27	A.01-A.05	Plan Notes	4"x5"x1/2" Weld Plate (40EA)	LBS	113	10%	125	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 347	
28			8"x15"x1/2" Weld Plate (16EA)	LBS	271	10%	298	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 829	
			COLUMNS											
29			W8x15 Column @ 18'H (12EA)	LBS	3240	10%	3564	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 9,915	
30			W8x15 Column @ 26'H (6EA)	LBS	2340	10%	2574	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 7,161	
			BEAMS											
31			W12x14 Beam	LBS	5195	10%	5715	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 15,898	
												SUBTOTAL	\$	34,151

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
Project ID: 1005-43
Scope: GC



Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
------	-----------	----------	-------------	------	----------	---------	------------------------	-----------------	----------------	------------	-----------	-----------	----------

WOOD, PLASTIC & COMPOSITES

			ROUGH CARPENTRY										
			SHEATHING										
			1/2" Plywood Sheathing	SF	1310								
32			No of Sheets (4x8)	EA	45	0%	45	0.640	\$ 43.50	\$ 27.84	\$ 35.84	\$ 63.68	\$ 2,868
33			Screws	EA	3377	0%	3377	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 361
			FINISH CARPENTRY										
34			4"W Wood Trim	LF	759	10%	835	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 2,802
			JOISTS										
35			14" TJI 210 Ceiling Joists @ 16"O.C	LF	1020	10%	1122	0.065	\$ 43.50	\$ 2.83	\$ 6.25	\$ 9.08	\$ 10,180
36			14" Rim Joist	LF	382	10%	420	0.035	\$ 43.50	\$ 1.52	\$ 2.70	\$ 4.22	\$ 1,774
			HEADER										
37			(2) 2"x6"x41" Header Note: Quantity Is Not Multiplied	EA	23	0%	23	0.260	\$ 43.50	\$ 11.30	\$ 10.32	\$ 21.61	\$ 497
38			(2) 2"x12"x148-1/2" Header Note: Quantity Is Not Multiplied	EA	7	0%	7	1.089	\$ 43.50	\$ 47.37	\$ 52.47	\$ 99.84	\$ 699
39			(2) 2"x8"x52" Header Note: Quantity Is Not Multiplied	EA	2	0%	2	0.347	\$ 43.50	\$ 15.08	\$ 15.34	\$ 30.42	\$ 61

SUBTOTAL \$ 19,242

OPENINGS

			DOORS										
40			3'x6'-8" Hollow Metal Door w/Metal Frame -Glass Note: Door Material Is Assumed-Plz Verify	EA	23	0%	23	8.940	\$ 54.50	\$ 487.23	\$ 1,116.56	\$ 1,603.79	\$ 36,887
41			12'x12' Overhead Door	EA	7	0%	7	35.900	\$ 54.50	\$ 1,956.55	\$ 7,179.84	\$ 9,136.39	\$ 63,955
			HARDWARES										
42			Door Hardware	EA	30	0%	30	2.500	\$ 54.50	\$ 136.25	\$ 350.00	\$ 486.25	\$ 14,588
			WINDOWS										
43			4'W x 3'H Window -Left Sliding	EA	2	0%	2	4.200	\$ 54.50	\$ 228.90	\$ 426.00	\$ 654.90	\$ 1,310

SUBTOTAL \$ 116,739

FINISHES

			DRY WALL ASSEMBLIES										
44			Wall Type A	SF	5170	LF	235	H	22				
			One Layer of 5/8" Gypsum Board on Both Sides	SF	10340								
45			No of Sheets (4x8)	EA	355	0%	355	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 11,795
46			Tapping	LF	5170	10%	5687	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,845
47			Joint Compound	LBS	1344	10%	1479	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 2,447
48			Screws	EA	17061	0%	17061	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,826
49			2 x 4 Wood Studs @ 22' L	EA	177	0%	177	0.792	\$ 43.50	\$ 34.45	\$ 31.24	\$ 65.69	\$ 11,607
50			2 x 4 Double Wooden Plate At Top @ 10' L	EA	47	0%	47	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,403
51			2 x 4 Wooden Plate At Bottom @ 10' L	EA	24	0%	24	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 702
52			Mineral Wood Insulation	SF	5170	10%	5687	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 7,385
53			Sealant @ All Penetrations	LF	940	10%	1034	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 733
54			Wall Type A	SF	702	LF	78	H	9				

ACE SERVICES

Scope:	GC
--------	----

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
	A.01-A.05	Plan Notes	One Layer of 5/8" Moisture Resistant Gypsum Board on One Side	SF	702									
55			No of Sheets (4x8)	EA	24	0%	24	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 828	
56			Tapping	LF	351	10%	386	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 125	
57			Joint Compound	LBS	91	10%	100	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 166	
58				EA	1158	0%	1158	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 124	
			One Layer of 5/8" Gypsum Board on One Side	SF	702									
59			No of Sheets (4x8)	EA	24	0%	24	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 801	
60			Tapping	LF	351	10%	386	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 125	
61			Joint Compound	LBS	91	10%	100	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 166	
62			Screws	EA	1158	0%	1158	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 124	
63			2 x 4 Wood Studs @ 9' L	EA	59	0%	59	0.324	\$ 43.50	\$ 14.09	\$ 12.78	\$ 26.87	\$ 1,576	
64			2 x 4 Double Wooden Plate At Top @ 10' L	EA	16	0%	16	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 466	
65			2 x 4 Wooden Plate At Bottom @ 10' L	EA	8	0%	8	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 233	
66			Mineral Wood Insulation	SF	702	10%	772	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1,003	
67			Sealant @ All Penetrations	LF	312	10%	343	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 243	
68			Wall Type B-2 Hour Fire Wall	SF	7524	LF	342	H	22					
			Two Layers of 5/8" Type "X" Gypsum Board on Both Sides	SF	30096									
69			No of Sheets (4x8)	EA	1035	0%	1035	0.384	\$ 43.50	\$ 16.70	\$ 17.12	\$ 33.82	\$ 34,993	
70			Tapping	LF	15048	10%	16553	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 5,371	
71			Joint Compound	LBS	3912	10%	4304	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 7,123	
72			Screws	EA	49658	0%	49658	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 5,313	
73			2 x 6 Wood Studs @ 22' L	EA	257	0%	257	0.836	\$ 43.50	\$ 36.37	\$ 33.22	\$ 69.59	\$ 17,894	
74			2 x 6 Double Wooden Plate At Top @ 10' L	EA	68	0%	68	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 2,163	
75			2 x 6 Wooden Plate At Bottom @ 10' L	EA	34	0%	34	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 1,082	
76			Mineral Wood Insulation	SF	7524	10%	8276	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 10,747	
77			Sealant @ All Penetrations	LF	1368	10%	1505	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,067	
			CEILING FINISHES											
			GYPSUM BOARD:											
			5/8" Gypsum Board Ceiling	SF	1024									
78			No of Sheets (4x8)	EA	35	0%	35	0.480	\$ 43.50	\$ 20.88	\$ 29.44	\$ 50.32	\$ 1,771	
79			Tapping	LF	512	10%	563	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 183	
80			Joint Compound	LBS	133	10%	146	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 242	
81			Screws	EA	1690	0%	1690	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 181	
			5/8" Moisture Resistant Gypsum Board Ceiling	SF	232									
82			No of Sheets (4x8)	EA	8	0%	8	0.480	\$ 43.50	\$ 20.88	\$ 33.60	\$ 54.48	\$ 434	
83			Tapping	LF	116	10%	128	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 41	
84			Joint Compound	LBS	30	10%	33	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 55	
85			Screws	EA	383	0%	383	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 41	

ACE SERVICES

Scope:	GC
--------	----

Date: 9/1/2025

[illegible]

SUBTOTAL	\$	218,573
-----------------	-----------	----------------

[illegible]

SUBTOTAL \$	3,612
--------------------	--------------

[illegible]

SUBTOTAL \$	4,218
--------------------	--------------

[illegible]

METAL BUILDING SYSTEM

ACE SERVICES

Scope: GC

Date: 9/1/2025

[illegible]

SUBTOTAL \$	81,962
--------------------	---------------

ELECTRICAL

[illegible]

DETAILED BREAKDOWN OF ITEMS

Project Name: LAVON BUSINESS PARK 11160 STATE HWY 205, LAVON, TX 75166
 Project ID: 1005-43
 Scope: GC



Date: 9/1/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
135	E0.1-M0.3	Plan Notes	3-Ways Switch	EA	27	0%	27	0.980	\$ 78.20	\$ 76.64	\$ 32.50	\$ 109.14	\$ 2,947
136			PDS-E Single Pole Switch	EA	54	0%	54	1.720	\$ 78.20	\$ 134.50	\$ 68.41	\$ 202.91	\$ 10,957
137			Single Pole Switch	EA	6	0%	6	0.560	\$ 78.20	\$ 43.79	\$ 18.50	\$ 62.29	\$ 374
			POWER										
138			Coax Cable Outlet	EA	12	0%	12	0.560	\$ 78.20	\$ 43.79	\$ 18.50	\$ 62.29	\$ 748
139			Duplex Outlet	EA	56	0%	56	0.610	\$ 78.20	\$ 47.70	\$ 20.33	\$ 68.03	\$ 3,810
140			Interior-GFCI Outlet	EA	93	0%	93	0.680	\$ 78.20	\$ 53.18	\$ 22.54	\$ 75.72	\$ 7,042
			POWER DISTRIBUTION										
141			Panel 'P1-P9' 1 Phase,3 Wire,200AMP Main Circuit Breaker Breaker: 20 AMP-1 Pole (6EA) 30 AMP-2 Pole (3EA)	EA	1	0%	1	4.750	\$ 78.20	\$ 371.45	\$ 943.56	\$ 1,315.01	\$ 1,315

ELECTRONOC SAFETY AND SECURITY

FIRE SENSORS AND DETECTORS													
142	E0.1-M0.3	Plan Notes	Smoke Detector	EA	6	0%	6	1.280	\$ 78.20	\$ 100.10	\$ 52.19	\$ 152.29	\$ 914
SUBTOTAL \$											914		

PROJECTED COST

											\$1,147,026		
OVERHEAD AND PROFIT											15%	\$172,054	
INSURANCE											2%	\$17,205	
CONTINGENCY											2%	\$22,941	
TAX											4.5%	\$51,616	