

GENERAL SUMMARY

Project Name: MONTGOMERY SELF STORAGE 105 BLDG.2 CONVERSION-19678
Project ID: 1035-07
Scope: DEMOLITION, DRYWALL, METAL STUDS



BUILDING GSF 19,052

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS	\$ 170,000	\$ 8.92
2000	EXISTING CONDITIONS	\$ 264,112	\$ 13.86
9000	FINISHES	\$ 32,681	\$ 1.72
TOTAL TRADE COST		\$ 466,793	\$ 25
OVERHEAD AND PROFIT		20%	\$ 93,358.51 \$ 4.90
INSURANCE		3%	\$ 14,004 \$ 0.74
CONTINGENCY		0%	\$ - \$ -
TAX		8%	\$ 35,845 \$ 1.88
SUGGESTED BID		\$ 610,000	\$ 32.02

DETAILED BREAKDOWN OF ITEMS

Project Name: MONTGOMERY SELF STORAGE 105 BLDG.2 CONVERSION-19678 HIGHWAY 105 W MONTGOMERY, TX 77356
Project ID: 1035-07
Scope: DEMOLITION, DRYWALL, METAL STUDS



Date: 30-Jun-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT COST	SUB COST
GENERAL REQUIREMENTS									
1			Permits	LS	1	0%	1	\$ 10,000.00	\$ 10,000
2			Supervision and Coordination	LS	1	0%	1	\$ 40,000.00	\$ 40,000
3			Submittals and Shop drawings	LS	1	0%	1	\$ 5,000.00	\$ 5,000
4			Final Cleaning	LS	1	0%	1	\$ 10,000.00	\$ 10,000
5			Mobilization Costs	LS	1	0%	1	\$ 25,000.00	\$ 25,000
6			Temporary Control & Facilities	LS	1	0%	1	\$ 15,000.00	\$ 15,000
7			Scaffolding	LS	1	0%	1	\$ 35,000.00	\$ 35,000
8			Garbage & Disposal	LS	1	0%	1	\$ 30,000.00	\$ 30,000
SUBTOTAL								\$	170,000
EXISTING CONDITIONS									
			DEMOLITION						
9	A2	Plan Notes	Remove Canopy	SF	91	0%	91	\$ 6.00	\$ 546
10			Remove 2'x6' Window	EA	6	0%	6	\$ 250.00	\$ 1,500
11			Remove Storefront Double Door	EA	1	0%	1	\$ 1,000.00	\$ 1,000
12			Remove Plumbing Fixtures	EA	2	0%	2	\$ 350.00	\$ 700
13			Remove Overhead Door w/Frame	EA	83	0%	83	\$ 600.00	\$ 49,800
14			Remove Door w/Frame	EA	25	0%	25	\$ 500.00	\$ 12,500
15			Remove CMU Wall	SF	11900	0%	11900	\$ 4.50	\$ 53,550
16			Allowance For Remove Light Fixtures, Conduits, Boxes & HVAC System (5533-SF)	LS	1	0%	1	\$ 35,000.00	\$ 35,000
17			Remove Metal Rake	LF	720	0%	720	\$ 2.50	\$ 1,800
18			Remove Gutter & Downspout System	LF	651	0%	651	\$ 4.50	\$ 2,930
19			Remove Metal Roofing In Its Entirety	SF	19052	0%	19052	\$ 5.50	\$ 104,786
			All Demolished Material To Be Removed And Disposed From Site						
SUBTOTAL								\$	264,112

DETAILED BREAKDOWN OF ITEMS

Project Name:	MONTGOMERY SELF STORAGE 105 BLDG.2 CONVERSION-19678 HIGHWAY 105 W MONTGOMERY, TX 77356
Project ID:	1035-07
Scope:	DEMOLITION, DRYWALL, METAL STUDS



Date: 30-Jun-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT COST	SUB COST
FINISHES									
			DRY WALL ASSEMBLIES						
20			WALL FIRE STOPPING	SF	936	LF	468		
			Three Layer Of Type "X" Gypsum Board on Both Sides	SF	2808				
21			No of Sheets (4x8)	EA	97	0%	97	\$ 135.00	\$ 13,031
22			Tapping	LF	1404	10%	1544	\$ 0.45	\$ 695
23			Joint Compound	LBS	365	10%	402	\$ 0.30	\$ 120
24			Screws	EA	4633	0%	4633	\$ 0.20	\$ 927
25			3-5/8" Metal Studs @ 8'-0" L	EA	88	0%	88	\$ 46.40	\$ 4,082
26			3-5/8" Metal Runner At Top @ 10' L	EA	47	0%	47	\$ 58.00	\$ 2,714
27			3-5/8" Metal Runner At Bottom @ 10' L	EA	47	0%	47	\$ 58.00	\$ 2,714
28			Fire Caulk	LF	936	10%	1030	\$ 0.17	\$ 175
29	A3-A6	Plan Notes	PARAPET WALL			LF	58		
			One Layer of 5/8" Dense Glass Sheathing on One Side	SF	580				
30			No of Sheets (4x8)	EA	20	0%	20	\$ 180.00	\$ 3,589
31			Screws	EA	1495	0%	1495	\$ 0.20	\$ 299
32			362S162-33 Metal Studs @ 8'L	EA	44	0%	44	\$ 40.00	\$ 1,744
33			362S162-33Metal Runner At Top @ 10' L	EA	6	0%	6	\$ 45.00	\$ 261
34			362S162-33 Metal Runner At Bottom @ 10' L	EA	6	0%	6	\$ 45.00	\$ 261
35			600S162-33 Metal Studs @ 8'L	EA	11	0%	11	\$ 43.00	\$ 469
36			362S162-33Metal Runner At Top @ 10' L	EA	6	0%	6	\$ 48.00	\$ 278
37			362S162-33 Metal Runner At Bottom @ 10' L	EA	6	0%	6	\$ 48.00	\$ 278
38			362S162-33 x 1"W Ties @ 32"C.C	EA	22	0%	22	\$ 48.00	\$ 1,043
SUBTOTAL \$									32,681
PROJECTED COST									\$466,793
OVERHEAD AND PROFIT								20%	\$93,359
INSURANCE								3%	\$14,004
CONTINGENCY								0%	\$0
TAX								7.7%	\$35,845
SUGGESTED BID									\$610,000