

BASE BID

Project Name: PHASE 02 SHELL BUILDING FOR: HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934
Project ID: 1030-06
Scope: GC



BUILDING GSF 4,985

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS	\$ 29,400	\$ 5.90
3000	CONCRETE	\$ 51,942	\$ 10.42
4000	MASONRY	\$ 104,896	\$ 21.04
5000	METALS	\$ 15,354	\$ 3.08
6000	WOOD, PLASTIC & COMPONENTS	\$ 67,622	\$ 13.57
7000	THERMAL AND MOISTURE PROTECTION	\$ 74,561	\$ 14.96
8000	OPENINGS	\$ 67,747	\$ 13.59
9000	FINISHES	\$ 64,564	\$ 12.95
10000	SPECIALITIES	\$ 15,942	\$ 3.20
22000	PLUMBING	\$ 11,605	\$ 2.33
23000	HVAC	\$ 29,119	\$ 5.84
26000	ELECTRICAL	\$ 50,675	\$ 10.17
31000	EARTHWORK	\$ 6,601	\$ 1.32
32000	EXTERIOR IMPROVEMENTS	\$ 28,188	\$ 5.65
TOTAL TRADE COST		\$ 618,216	\$ 124
OVERHEAD AND PROFIT		15%	\$ 92,732 \$ 18.60
INSURANCE		5%	\$ 30,911 \$ 6.20
CONTINGENCY		5%	\$ 30,911 \$ 6.20
TAX		9%	\$ 57,185 \$ 11.47
SUGGESTED BID		\$ 829,955	\$ 166.49

ALTERNATE			
BUILDING GSF		4,985	
DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
3000	CONCRETE	\$ 32,540	\$ 6.53
TOTAL TRADE COST		\$ 32,540	\$ 7
OVERHEAD AND PROFIT		15%	\$ 4,881 \$ 0.98
INSURANCE		5%	\$ 1,627 \$ 0.33
CONTINGENCY		5%	\$ 1,627 \$ 0.33
TAX		9%	\$ 3,010 \$ 0.60
SUGGESTED BID		\$ 43,684	\$ 8.76

DETAILED BREAKDOWN OF BASE BID									
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Project Name:	PHASE 02 SHELL BUILDING FOR: HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934		
Project ID:	1030-06		
Scope:	GC		



Date: 7-Apr-26

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	35.000	\$ 40.00	\$ 1,400.00	\$ -	\$ 1,400.00	\$ 1,400
2			Supervision and Coordination	LS	1	0%	1	275.000	\$ 40.00	\$ 11,000.00	\$ -	\$ 11,000.00	\$ 11,000
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	50.000	\$ 40.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000
5			Mobilization Costs	LS	1	0%	1	175.000	\$ 40.00	\$ 7,000.00	\$ -	\$ 7,000.00	\$ 7,000
6			Temporary Control & Facilities	LS	1	0%	1	200.000	\$ 40.00	\$ 8,000.00	\$ -	\$ 8,000.00	\$ 8,000
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
SUBTOTAL												\$	29,400

CONCRETE	
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			SLAB										
8			4" Thick Concrete Slab -4000PSI	SF	637	10%	701	0.042	\$ 44.35	\$ 1.86	\$ 3.21	\$ 5.07	\$ 3,554
9			Reinf w/ WWF 6x6 W2.1xW2.1	SF	637	10%	701	0.004	\$ 44.35	\$ 0.18	\$ 0.51	\$ 0.69	\$ 482
10			10 Mil Vapor Barrier -Assumed	SF	637	10%	701	0.003	\$ 44.35	\$ 0.13	\$ 0.33	\$ 0.46	\$ 324
11			4" Compacted Gravel Fill	CY	62	10%	68	0.375	\$ 44.35	\$ 16.63	\$ 32.50	\$ 49.13	\$ 3,325
12			Thickened Edge Slab	CY	14	10%	16	2.500	\$ 44.35	\$ 110.88	\$ 245.00	\$ 355.88	\$ 5,567
13			Transverse Reinf #5	LBS	251	10%	276	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 454
14			Reinf w/ (2) #5 Cont	LBS	668	10%	734	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 1,208
15			Reinf w (1) #5 Cont	LBS	334	10%	367	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 604
16			#4 Re Entrant Reinf	LBS	27	10%	29	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 48
17			Transverse Reinf #5 @ 1'-6"O.C	LBS	223	10%	245	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 403
18			1/2"W x 7"D Isolation Joint Fill w/Sealant	LF	320	10%	352	0.035	\$ 44.35	\$ 1.55	\$ 0.63	\$ 2.18	\$ 768
19			1/4"D Saw Joint @ 10'O.C	LF	127	10%	140	0.042	\$ 44.35	\$ 1.86	\$ -	\$ 1.86	\$ 261
20			Construction Joint #4 x 14" Smooth Dowels Greased @ One End @18"o.c	LBS	221	10%	243	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 400
21			Termite Treated Compacted Sub Grade	SF	5033	10%	5536	0.011	\$ 44.35	\$ 0.49	\$ 0.13	\$ 0.62	\$ 3,421
22			Formwork	SF	480	10%	528	0.035	\$ 44.35	\$ 1.55	\$ -	\$ 1.55	\$ 820
	S1-S2.2	Plan Notes	Kindly note that the concrete quantity included in the Estimate is limited only to the areas currently scheduled for concreting. The blackout area for future tenant construction is excluded from the present concrete scope. However, the compacted subgrade and granular fill has been placed for the entire area, including the designated blackout zone, to ensure uniform ground preparation										
			CONTINUOUS FOOTING										
23			W36- 3"W x 1'D x 320'L Cont Footing -3000PSI	CY	59	10%	65	2.500	\$ 44.35	\$ 110.88	\$ 245.00	\$ 355.88	\$ 23,198
24			Reinf w/ (4) #5 Cont	LBS	1335	10%	1469	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 2,416
25			Transverse Reinf #5 x2'-6"L @ 1'-6"O.C	LBS	556	10%	612	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 1,007
26			#4x3-4"L Z-Bar @ 1'-6"O.C	LBS	475	10%	522	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 859
27			Excavation	CY	47	10%	52	0.300	\$ 44.35	\$ 13.31	\$ -	\$ 13.31	\$ 694
28			Backfill	CY	-12	10%	-13	0.200	\$ 44.35	\$ 8.87	\$ -	\$ 8.87	\$ (116)
29			Solid Grout	CY	2	10%	2	1.400	\$ 44.35	\$ 62.09	\$ 192.00	\$ 254.09	\$ 530
30			Formwork	SF	640	10%	704	0.035	\$ 44.35	\$ 1.55	\$ -	\$ 1.55	\$ 1,093
			COLUMN FOOTING										

[illegible]

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Project ID:	1030-06		
Scope:	GC		



Date: 7-Apr-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
31			F36- 3'x3'x1'D Pad Footing (3EA) -3000PSI	CY	1	10%	1	2.500	\$ 44.35	\$ 110.88	\$ 245.00	\$ 355.88	\$ 391
32			Reinf w/(4) #5 E.W	LBS	75	10%	83	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 136
33			Excavation	CY	2	10%	2	0.300	\$ 44.35	\$ 13.31	\$ -	\$ 13.31	\$ 26
34			Backfill	CY	1	10%	1	0.200	\$ 44.35	\$ 8.87	\$ -	\$ 8.87	\$ 8
35			Formwork	SF	36	10%	40	0.035	\$ 44.35	\$ 1.55	\$ -	\$ 1.55	\$ 6

SUBTOTAL \$	51,942
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MASONRY	
1	1.00
2	2.00
3	3.00
4	4.00
5	5.00
6	6.00
7	7.00
8	8.00
9	9.00
10	10.00
11	11.00
12	12.00
13	13.00
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15	15.00
16	16.00
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41	41.00
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89	89.00
90	90.00
91	91.00
92	92.00
93	93.00
94	94.00
95	95.00
96	96.00
97	97.00
98	98.00
99	99.00
100	100.00

	A1.1-A5.1	Plan Notes	BRICK VENEER MASONRY										
			BRICK VENEER										
36			Brick Veneer, Parchment - Grout: Argos, Lite Buff	SF	3915	10%	4306	0.183	\$ 44.35	\$ 8.12	\$ 8.50	\$ 16.62	\$ 71,555
37			Brick Veneer, Midnight Mist - Grout: Argos: Ultra Black	SF	1179	10%	1297	0.183	\$ 44.35	\$ 8.12	\$ 8.50	\$ 16.62	\$ 21,552
38			Brick Ties @ 16" O.C	EA	1915	0%	1915	0.085	\$ 44.35	\$ 3.77	\$ 1.76	\$ 5.53	\$ 10,590
39			Control Joints @ 17'	LF	300	10%	330	0.082	\$ 44.35	\$ 3.64	\$ -	\$ 3.64	\$ 1,199

SUBTOTAL \$	104,896
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METALS	
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[illegible]

SUBTOTAL \$	15,354
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WOOD, PLASTIC & COMPOSITES

[illegible]

DETAILED BREAKDOWN OF BASE BID															
Project Name:		PHASE 02 SHELL BHILDING FOR:HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934													
Project ID:		1030-06													
Scope:		GC													
												ACE SERVICES			
												Date:	7-Apr-26		
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
55	S1-S2.2	Plan Notes	2x4 High Roof Joists @ 2'O.C	LF	90	10%	99	0.036	\$ 47.18	\$ 1.70	\$ 1.42	\$ 3.12	\$ 310		
56			2x4 Joists	LF	15	10%	16	0.036	\$ 47.18	\$ 1.70	\$ 1.42	\$ 3.12	\$ 50		
57			2x4 Rim Joist	LF	82	10%	90	0.036	\$ 47.18	\$ 1.70	\$ 1.42	\$ 3.12	\$ 281		
			LVL BEAM												
58			(3) 1-3/4x18 LVL Beam Quantities Are Not Multiplied	LF	50	10%	55	0.225	\$ 47.18	\$ 10.62	\$ 30.90	\$ 41.52	\$ 2,283		
59			(3) 1-3/4x11-7/8 LVL Beam Quantities Are Not Multiplied	LF	17	10%	19	0.174	\$ 47.18	\$ 8.21	\$ 17.88	\$ 26.09	\$ 488		
60			(3) 1-3/4x11-1/4 LVL Beam Quantities Are Not Multiplied	LF	26	10%	29	0.174	\$ 47.18	\$ 8.21	\$ 17.88	\$ 26.09	\$ 746		
			OUTRIGGR												
61			2x4 Outrigger	LF	198	10%	218	0.036	\$ 47.18	\$ 1.70	\$ 1.42	\$ 3.12	\$ 679		
			BLOCKING												
62			2x4 Blocking	LF	190	10%	209	0.036	\$ 47.18	\$ 1.70	\$ 1.42	\$ 3.12	\$ 652		
63			2x8 Ledger	LF	111	10%	122	0.040	\$ 47.18	\$ 1.89	\$ 1.77	\$ 3.66	\$ 445		
64			2x6 Pressure Treated Blocking	LF	954	10%	1049	0.038	\$ 47.18	\$ 1.79	\$ 1.51	\$ 3.30	\$ 3,466		
65			2x4 Ribbon	LF	198	10%	218	0.036	\$ 47.18	\$ 1.70	\$ 1.42	\$ 3.12	\$ 679		
66			2x12 Blocking	LF	416	10%	458	0.044	\$ 47.18	\$ 2.08	\$ 2.12	\$ 4.20	\$ 1,920		
67			2x8 Blocking	LF	94	10%	103	0.040	\$ 47.18	\$ 1.89	\$ 2.05	\$ 3.94	\$ 407		
68			(2) 2 x 6 Blockings Note: Quantities Are Not Multiplied	LF	131	10%	144	0.076	\$ 47.18	\$ 3.59	\$ 3.02	\$ 6.61	\$ 952		
69			2 x 4 Blockings	LF	49	10%	54	0.036	\$ 47.18	\$ 1.70	\$ 1.42	\$ 3.12	\$ 168		
70			1 x 4 Blockings	LF	49	10%	54	0.025	\$ 47.18	\$ 1.18	\$ 0.92	\$ 2.10	\$ 113		
			HEADER												
71			(3) 1-3/4" x 11-1/4" LVL Note: Quantities Are Not Multiplied	LF	86	10%	95	0.174	\$ 47.18	\$ 8.21	\$ 17.88	\$ 26.09	\$ 2,468		
72			Sill Plate, (2) 2" x 6" Note: Quantities Are Not Multiplied	LF	86	10%	95	0.076	\$ 47.18	\$ 3.59	\$ 3.02	\$ 6.61	\$ 625		
			CONNECTIONS												
73			Hold-downs (HDUE3-SDS3)	EA	16	0%	16	0.275	\$ 47.18	\$ 12.97	\$ 33.91	\$ 46.88	\$ 750		
74			A23 Clip	EA	112	0%	112	0.085	\$ 47.18	\$ 4.01	\$ 0.99	\$ 5.00	\$ 560		
75			10d Nails	EA	568	0%	568	0.004	\$ 47.18	\$ 0.19	\$ 0.04	\$ 0.23	\$ 130		
76			SDS25300 Screws	EA	432	0%	432	0.012	\$ 47.18	\$ 0.57	\$ 0.48	\$ 1.04	\$ 451		
77			Simpson H2.5A Clip	EA	66	0%	66	0.085	\$ 47.18	\$ 4.01	\$ 0.61	\$ 4.62	\$ 305		
												SUBTOTAL \$	67,622		
THERMAL AND MOISTURE PROTECTION															
			ROOFING												
			ROOFING												
78			60 Mil TPO Membrane	SF	5379	10%	5917	0.020	\$ 44.19	\$ 0.88	\$ 1.91	\$ 2.79	\$ 16,531		
79			1/4" Cover Board	SF	5379	10%	5917	0.010	\$ 44.19	\$ 0.44	\$ 0.99	\$ 1.43	\$ 8,472		
80			R-30 Min. Polyiso Insulation	SF	5379	10%	5917	0.022	\$ 44.19	\$ 0.97	\$ 2.84	\$ 3.81	\$ 22,556		
81			TPO Membrane @ Parapets	SF	1525	10%	1677	0.020	\$ 44.19	\$ 0.88	\$ 1.91	\$ 2.79	\$ 4,686		
			TOWER ROOFING												
82			60 Mil TPO Membrane	SF	225	10%	248	0.020	\$ 44.19	\$ 0.88	\$ 1.91	\$ 2.79	\$ 691		
83			Rigid Insulation To Create Slope (1/4 Per 1' Slope)	SF	225	10%	248	0.025	\$ 44.19	\$ 1.10	\$ 3.50	\$ 4.60	\$ 1,140		
84			Water / Vapor Barrier	SF	225	10%	248	0.003	\$ 44.19	\$ 0.13	\$ 0.33	\$ 0.46	\$ 114		
			ROOF ACCESSORIES												
85			Roof Cricket	SF	30	10%	33	0.025	\$ 44.19	\$ 1.10	\$ 3.50	\$ 4.60	\$ 152		
86			1' High Insulated RTU Curb	LF	78	10%	86	0.165	\$ 44.19	\$ 7.29	\$ 19.25	\$ 26.54	\$ 2,287		
87			4.5" x 6" Continuous Gutter	LF	101	0%	101	0.058	\$ 44.19	\$ 2.56	\$ 6.24	\$ 8.80	\$ 888		
88			5" Downspout @15' H	EA	2	0%	2	0.825	\$ 44.19	\$ 36.46	\$ 77.85	\$ 114.31	\$ 229		

DETAILED BREAKDOWN OF BASE BID									
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Project Name:	PHASE 02 SHELL BUILDING FOR: HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934		
Project ID:	1030-06		
Scope:	GC		



Date: 7-Apr-26

[illegible]

SUBTOTAL	\$ 74,561
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OPENINGS	
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[illegible]

DETAILED BREAKDOWN OF BASE BID

Project Name: PHASE 02 SHELL BHILDING FOR:HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934
 Project ID: 1030-06
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Date: 7-Apr-26

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113			Set No. 1 Pivot Sets: By Aluminum Door Vendor Intermediate Pivots By Aluminum Door Vendor 1 Set Flush Bolts 282D 613 Hag 1 Storefront Deadlock Ms1850 X 4066 Thumb Turn 613 Adr 1 Indicator 4089 Dkb Adr 1 Cylinder 1E74 613 Bes 2 Push / Pull Bar Sets 157V 613 Hag 2 Closers 4111 S-H-Cush X 4110-18 D.P. 695 Lcn 1 Threshold 425 X Full Opening Width Mil Ngp 2 Sweeps 200Ndkb Dkb Ngp 1 Drip Cap 16Dkb Dkb Ngp 1 Perimeter Weather Strip By Aluminum Door Vendor	EA	4	0%	4	7.290	\$ 56.40	\$ 411.16	\$ 1,820.68	\$ 2,231.84	\$ 8,927
SUBTOTAL \$												67,747	

FINISHES

DRY WALL ASSEMBLIES													
114			Exterior Wall Tag WS6A, SW6:	SF	2878	LF	192	H	15				
			One Layer of 5/8" Thk Gypsum Board @ Interior Side	SF	2878								
115			No of Sheets (4x8)	EA	99	0%	99	0.384	\$ 47.18	\$ 18.12	\$ 16.48	\$ 34.60	\$ 3,422
116			Tapping	LF	1439	10%	1583	0.007	\$ 47.18	\$ 0.33	\$ 0.02	\$ 0.35	\$ 546
117			Joint Compound	LBS	374	10%	411	0.035	\$ 47.18	\$ 1.65	\$ 0.35	\$ 2.00	\$ 824
118			Screws	EA	4748	0%	4748	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 543
			One Layer of 7/16" Thk Plywood Sheathing @ Exterior Side	SF	2878								
119			No of Sheets (4x8)	EA	99	0%	99	0.640	\$ 47.18	\$ 30.20	\$ 29.44	\$ 59.64	\$ 5,899
120			Screws	EA	7419	0%	7419	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 848
121			2 x 6 Wooden Studs @ 16' H	EA	144	0%	144	0.608	\$ 47.18	\$ 28.69	\$ 24.16	\$ 52.85	\$ 7,622
122			2 x 6 Double Wooden Top Plate @ 10' L	EA	38	0%	38	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 1,267
123			2 x 6 Wooden Bottom Plate @ 10' L	EA	19	0%	19	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 634
124			R13 Mineral Wool Insulation	SF	2878	10%	3165	0.011	\$ 47.18	\$ 0.52	\$ 0.84	\$ 1.36	\$ 4,302
125			Vapor Barrier	SF	2878	10%	3165	0.003	\$ 47.18	\$ 0.14	\$ 0.27	\$ 0.41	\$ 1,303
126			R5 Min. Rigid Insulation	SF	2878	10%	3165	0.012	\$ 47.18	\$ 0.57	\$ 1.28	\$ 1.85	\$ 5,844
127			Acoustical Sealant @ All Penetrations	LF	384	10%	422	0.014	\$ 47.18	\$ 0.66	\$ 0.10	\$ 0.76	\$ 321
128			Exterior Wall Tag WS6A:	SF	300	LF	20	H	15				
			One Layer of 5/8" Thk Gypsum Board @ Interior Side	SF	300								
129			No of Sheets (4x8)	EA	10	0%	10	0.384	\$ 47.18	\$ 18.12	\$ 16.48	\$ 34.60	\$ 357
130			Tapping	LF	150	10%	165	0.007	\$ 47.18	\$ 0.33	\$ 0.02	\$ 0.35	\$ 57
131			Joint Compound	LBS	39	10%	43	0.035	\$ 47.18	\$ 1.65	\$ 0.35	\$ 2.00	\$ 86
132			Screws	EA	495	0%	495	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 57
			One Layer of 1/2" Thk Plywood Sheathing @ Exterior Side	SF	300								
133			No of Sheets (4x8)	EA	10	0%	10	0.640	\$ 47.18	\$ 30.20	\$ 29.44	\$ 59.64	\$ 615
134			Screws	EA	773	0%	773	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 88
135			2 x 6 Wooden Studs @ 16' H	EA	15	0%	15	0.608	\$ 47.18	\$ 28.69	\$ 24.16	\$ 52.85	\$ 795
136			2 x 6 Double Wooden Top Plate @ 10' L	EA	4	0%	4	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 132
137			2 x 6 Wooden Bottom Plate @ 10' L	EA	2	0%	2	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 66
138			R13 Mineral Wool Insulation	SF	300	10%	330	0.011	\$ 47.18	\$ 0.52	\$ 0.84	\$ 1.36	\$ 448
139			Vapor Barrier	SF	300	10%	330	0.003	\$ 47.18	\$ 0.14	\$ 0.27	\$ 0.41	\$ 136
140			R5 Min. Rigid Insulation	SF	300	10%	330	0.012	\$ 47.18	\$ 0.57	\$ 1.28	\$ 1.85	\$ 609
141			Acoustical Sealant @ All Penetrations	LF	40	10%	44	0.014	\$ 47.18	\$ 0.66	\$ 0.10	\$ 0.76	\$ 33
142			Exterior Wall Tag WS6A (Alcove Walls):	SF	300	LF	20	H	15				

DETAILED BREAKDOWN OF BASE BID

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 Project ID: 1030-06
 Scope: GC



Date: 7-Apr-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			One Layer of 5/8" Thk Gypsum Board @ Interior Side	SF	300								
143			No of Sheets (4x8)	EA	10	0%	10	0.384	\$ 47.18	\$ 18.12	\$ 16.48	\$ 34.60	\$ 357
144			Tapping	LF	150	10%	165	0.007	\$ 47.18	\$ 0.33	\$ 0.02	\$ 0.35	\$ 57
145			Joint Compound	LBS	39	10%	43	0.035	\$ 47.18	\$ 1.65	\$ 0.35	\$ 2.00	\$ 86
146			Screws	EA	495	0%	495	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 57
			One Layer of 1/2" Thk Plywood Sheathing @ Exterior Side	SF	300								
147			No of Sheets (4x8)	EA	10	0%	10	0.640	\$ 47.18	\$ 30.20	\$ 35.84	\$ 66.04	\$ 681
148			Screws	EA	773	0%	773	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 88
149			2 x 6 Wooden Studs @ 16' H	EA	15	0%	15	0.608	\$ 47.18	\$ 28.69	\$ 24.16	\$ 52.85	\$ 795
150			2 x 6 Double Wooden Top Plate @ 10' L	EA	4	0%	4	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 132
151			2 x 6 Wooden Bottom Plate @ 10' L	EA	2	0%	2	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 66
152			Vapor Barrier	SF	300	10%	330	0.003	\$ 47.18	\$ 0.14	\$ 0.27	\$ 0.41	\$ 136
153			R5 Min. Rigid Insulation	SF	300	10%	330	0.012	\$ 47.18	\$ 0.57	\$ 1.28	\$ 1.85	\$ 609
154			Acoustical Sealant @ All Penetrations	LF	40	10%	44	0.014	\$ 47.18	\$ 0.66	\$ 0.10	\$ 0.76	\$ 33
			Exterior Wall Tag WS6A (Above Storefront):	SF	293	LF	65	H	4.5				
155			One Layer of 5/8" Thk Gypsum Board @ Interior Side	SF	293								
156			No of Sheets (4x8)	EA	10	0%	10	0.384	\$ 47.18	\$ 18.12	\$ 16.48	\$ 34.60	\$ 348
157			Tapping	LF	146	10%	161	0.007	\$ 47.18	\$ 0.33	\$ 0.02	\$ 0.35	\$ 56
158			Joint Compound	LBS	38	10%	42	0.035	\$ 47.18	\$ 1.65	\$ 0.35	\$ 2.00	\$ 84
159			Screws	EA	483	0%	483	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 55
			One Layer of 1/2" Thk Plywood Sheathing @ Exterior Side	SF	293								
160			No of Sheets (4x8)	EA	10	0%	10	0.640	\$ 47.18	\$ 30.20	\$ 35.84	\$ 66.04	\$ 664
161			Screws	EA	754	0%	754	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 86
162			2 x 6 Wooden Studs @ 8' H	EA	49	0%	49	0.304	\$ 47.18	\$ 14.34	\$ 12.08	\$ 26.42	\$ 1,291
163			2 x 6 Double Wooden Top Plate @ 10' L	EA	13	0%	13	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 429
164			2 x 6 Wooden Bottom Plate @ 10' L	EA	7	0%	7	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 215
165			R13 Mineral Wool Insulation	SF	293	10%	322	0.011	\$ 47.18	\$ 0.52	\$ 0.84	\$ 1.36	\$ 437
166			Vapor Barrier	SF	293	10%	322	0.003	\$ 47.18	\$ 0.14	\$ 0.27	\$ 0.41	\$ 132
167			R5 Min. Rigid Insulation	SF	293	10%	322	0.012	\$ 47.18	\$ 0.57	\$ 1.28	\$ 1.85	\$ 594
168			Acoustical Sealant @ All Penetrations	LF	130	10%	143	0.014	\$ 47.18	\$ 0.66	\$ 0.10	\$ 0.76	\$ 109
			Parapet Wall @ 3'H :	SF	375	LF	125	H	3				
169			Two Layer of 1/2" Thk Plywood Sheathing @ Interior Side	SF	750								
170			No of Sheets (4x8)	EA	26	0%	26	0.384	\$ 47.18	\$ 18.12	\$ 16.48	\$ 34.60	\$ 892
171			Screws	EA	1934	0%	1934	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 221
			Single Layer of 1/2" Thk Plywood Sheathing @ Exterior Side	SF	375								
172			No of Sheets (4x8)	EA	13	0%	13	0.640	\$ 47.18	\$ 30.20	\$ 35.84	\$ 66.04	\$ 851
173			Screws	EA	967	0%	967	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 111
174			2 x 6 Wooden Studs @ 8' H	EA	47	0%	47	0.304	\$ 47.18	\$ 14.34	\$ 12.08	\$ 26.42	\$ 1,242
175			2 x 6 Double Wooden Top Plate @ 10' L	EA	25	0%	25	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 826
176			2 x 4 Blocking	LF	125	0%	125	0.036	\$ 47.18	\$ 1.70	\$ 1.42	\$ 3.12	\$ 390
177			Vapor Barrier	SF	375	10%	413	0.003	\$ 47.18	\$ 0.14	\$ 0.27	\$ 0.41	\$ 170
178			Acoustical Sealant @ All Penetrations	LF	250	10%	275	0.014	\$ 47.18	\$ 0.66	\$ 0.10	\$ 0.76	\$ 209
			Parapet Wall @ 5'H :	SF	505	LF	101	H	5				
179			Single Layer of 1/2" Thk Plywood Sheathing @ Interior Side	SF	505								
180			No of Sheets (4x8)	EA	17	0%	17	0.384	\$ 47.18	\$ 18.12	\$ 16.48	\$ 34.60	\$ 601
181			Screws	EA	1302	0%	1302	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 149
			Single Layer of 1/2" Thk Plywood Sheathing @ Exterior Side	SF	505								
182			No of Sheets (4x8)	EA	17	0%	17	0.640	\$ 47.18	\$ 30.20	\$ 35.84	\$ 66.04	\$ 1,146
183			Screws	EA	1302	0%	1302	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 149
184			2 x 6 Wooden Studs @ 8' H	EA	76	0%	76	0.304	\$ 47.18	\$ 14.34	\$ 12.08	\$ 26.42	\$ 2,007

DETAILED BREAKDOWN OF BASE BID													
Project Name:		PHASE 02 SHELL BHILDING FOR:HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934											
Project ID:		1030-06											
Scope:		GC											
										Date:		7-Apr-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
185			2 x 6 Double Wooden Top Plate @ 10' L	EA	20	0%	20	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 667
186			2 x 6 Wooden Bottom Plate @ 10' L	EA	10	0%	10	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 334
187			R13 Mineral Wool Insulation	SF	152	10%	167	0.011	\$ 47.18	\$ 0.52	\$ 0.84	\$ 1.36	\$ 226
188			R-3.8 Min. Rigid Insulation	SF	505	10%	556	0.012	\$ 47.18	\$ 0.57	\$ 1.15	\$ 1.72	\$ 953
189			Vapor Barrier	SF	505	10%	556	0.003	\$ 47.18	\$ 0.14	\$ 0.27	\$ 0.41	\$ 229
190			Acoustical Sealant @ All Penetrations	LF	202	10%	222	0.014	\$ 47.18	\$ 0.66	\$ 0.10	\$ 0.76	\$ 169
191			Tower Walls (WS4A) :	SF	245	LF	49	H	5				
			Single Layer of 1/2" Thk Plywood Sheathing @ Interior Side	SF	245								
192			No of Sheets (4x8)	EA	8	0%	8	0.384	\$ 47.18	\$ 18.12	\$ 16.48	\$ 34.60	\$ 291
193			Screws	EA	632	0%	632	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 72
194			2 x 4 Wooden Studs @ 8' H	EA	37	0%	37	0.288	\$ 47.18	\$ 13.59	\$ 11.36	\$ 24.95	\$ 919
195			2 x 6 Wooden Studs @ 8' H	EA	37	0%	37	0.304	\$ 47.18	\$ 14.34	\$ 12.08	\$ 26.42	\$ 973
196			2 x 4 Double Wooden Top Plate @ 10' L	EA	10	0%	10	0.360	\$ 47.18	\$ 16.98	\$ 14.20	\$ 31.18	\$ 306
197			2 x 4 Wooden Bottom Plate @ 10' L	EA	5	0%	5	0.360	\$ 47.18	\$ 16.98	\$ 14.20	\$ 31.18	\$ 153
198			2 x 6 Double Wooden Top Plate @ 10' L	EA	10	0%	10	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 324
199			2 x 6 Wooden Bottom Plate @ 10' L	EA	5	0%	5	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 162
200			2 x 4 Wooden Bracing @ 8' L	EA	25	0%	25	0.288	\$ 47.18	\$ 13.59	\$ 11.36	\$ 24.95	\$ 611
201			2 x 4 Blocking	LF	49	0%	49	0.036	\$ 47.18	\$ 1.70	\$ 1.42	\$ 3.12	\$ 153
202			R13 Mineral Wool Insulation	SF	49	10%	54	0.011	\$ 47.18	\$ 0.52	\$ 0.84	\$ 1.36	\$ 73
203			Acoustical Sealant @ All Penetrations	LF	98	10%	108	0.014	\$ 47.18	\$ 0.66	\$ 0.10	\$ 0.76	\$ 82
204			Soffit :	SF	21	LF	6	H	3.5				
			Single Layer of 1/2" Thk Plywood Sheathing @ Interior Side	SF	21								
205			No of Sheets (4x8)	EA	1	0%	1	0.384	\$ 47.18	\$ 18.12	\$ 16.48	\$ 34.60	\$ 25
206			Screws	EA	54	0%	54	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 6
207			2 x 6 Wooden Studs @ 8' H	EA	2	0%	2	0.304	\$ 47.18	\$ 14.34	\$ 12.08	\$ 26.42	\$ 60
208			R13 Mineral Wool Insulation	SF	21	10%	23	0.011	\$ 47.18	\$ 0.52	\$ 0.84	\$ 1.36	\$ 31
209			Acoustical Sealant @ All Penetrations	LF	12	10%	13	0.014	\$ 47.18	\$ 0.66	\$ 0.10	\$ 0.76	\$ 10
210			Additional Studs at Walls :					5					
			2 x 6 Wooden Studs @ 16' H	EA	34	0%	34	0.608	\$ 47.18	\$ 28.69	\$ 24.16	\$ 52.85	\$ 1,797
211			2 x 6 Jack Studs @ 10' H	EA	34	0%	34	0.380	\$ 47.18	\$ 17.93	\$ 15.10	\$ 33.03	\$ 1,123
212			2 x 6 King Studs @ 16' H	EA	24	0%	24	0.608	\$ 47.18	\$ 28.69	\$ 24.16	\$ 52.85	\$ 1,268
			Additional Gypsum Board										
			One Layer of 5/8" Thk Gypsum Board @ Interior Side	SF	60								
213			No of Sheets (4x8)	EA	2	0%	2	0.384	\$ 47.18	\$ 18.12	\$ 16.48	\$ 34.60	\$ 72
214			Tapping	LF	30	10%	33	0.007	\$ 47.18	\$ 0.33	\$ 0.02	\$ 0.35	\$ 11
215			Joint Compound	LBS	8	10%	9	0.035	\$ 47.18	\$ 1.65	\$ 0.35	\$ 2.00	\$ 17
216			Screws	EA	99	0%	99	0.002	\$ 47.18	\$ 0.09	\$ 0.02	\$ 0.11	\$ 11
			PAINTING										
			VENT PIPING PAINT										
217			Vent Pipe Paint	SF	4	10%	4	0.075	\$ 41.17	\$ 3.09	\$ 1.65	\$ 4.74	\$ 21
			-2 Coats Epoxy Based Paint										
												SUBTOTAL \$	64,564
SPECIALITIES													
			CANOPY										
218	A1.1-A5.1	Plan Notes	Pre-Fabricated Aluminum Canopy	SF	197	10%	217	0.350	\$ 56.40	\$ 19.74	\$ 52.89	\$ 72.63	\$ 15,739
			FIRE EXTINGUISHERS										
219			Fire Extinguisher	EA	1	0%	1	1.200	\$ 56.40	\$ 67.68	\$ 134.92	\$ 202.60	\$ 203

DETAILED BREAKDOWN OF BASE BID									
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Project Name:	PHASE 02 SHELL BUILDING FOR: HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934		
Project ID:	1030-06		
Scope:	GC		



Date: 7-Apr-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
SUBTOTAL												\$	15.94

PLUMBING

	P0.1-P1.1	Plan Notes	PIPING										
			NATURAL GAS PIPING										
220			1" Dia Natural Gas Pipe	LF	84	10%	92	0.106	\$ 76.94	\$ 8.16	\$ 5.88	\$ 14.04	\$ 1,297
221			1 1/4" Dia Natural Gas Pipe	LF	38	10%	42	0.126	\$ 76.94	\$ 9.69	\$ 7.35	\$ 17.04	\$ 712
222			3/4" Dia Natural Gas Pipe	LF	81	10%	89	0.092	\$ 76.94	\$ 7.08	\$ 4.41	\$ 11.49	\$ 1,024
			Material: Black Steel Pipe										
			COLD WATER PIPING										
223			1" Dia Cold Water Supply Pipe	LF	26	10%	29	0.065	\$ 76.94	\$ 5.00	\$ 0.35	\$ 5.35	\$ 153
			Material: Pex Pipe										
			SANITARY SEWER										
224			4" Dia Sanitary Sewer Pipe	LF	46	10%	51	0.190	\$ 76.94	\$ 14.62	\$ 6.60	\$ 21.22	\$ 1,074
			Material: 40 Pvc-Dwv Plastic Pipe										
			PIPING INSULATION										
225			Fiber Glass Insulation for Pex Pipes	LF	26	10%	29	0.067	\$ 76.94	\$ 5.15	\$ 1.61	\$ 6.76	\$ 193
			Note: Insulation is Assumed Kindly Verify										
226			VENT THROUGH ROOF PIPING										
			3" Dia VTR For Future Tenant Build-Out	LF	16	10%	18	1.050	\$ 76.94	\$ 80.79	\$ 111.00	\$ 191.79	\$ 3,375
			PLUMBING FIXTURE										
			CLEANOUT										
227			GCO Fixture Type: Cleanout Manufacturer: Zurn Model: Z1400 Description: Dura-Coat Iron Adjustable Cleanout With Heavy Duty Cast Iron Top	EA	4	0%	4	2.680	\$ 76.94	\$ 206.20	\$ 446.51	\$ 652.71	\$ 2,611
228	Shut off Valve	EA	10	0%	10	0.940	\$ 76.94	\$ 72.32	\$ 44.19	\$ 116.51	\$ 1,165		
229	Ball Valve	EA	4	0%	4	0.630	\$ 76.94	\$ 48.47	\$ 33.64	\$ 82.11	\$ 329		

SUBTOTAL \$ 11,605

[illegible][illegible]

DETAILED BREAKDOWN OF BASE BID														
Project Name:		PHASE 02 SHELL BHILDING FOR:HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934												
Project ID:		1030-06												
Scope:		GC												
												Date: 7-Apr-26		
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
235	M0.1-M1.1	Plan Notes	Rtu-1 Cfm: 1,600 Ext. Sp In: 0.5 Cooling Total: 46,250 Sens.: 36,190 Eer/Seer: 10.6 / 13.4 Heat Input: 80,000 Output: 64,800 Afue: 81 Electrical: 208/1/60 Mca: 32.3 Mop: 50 Evap Fan Hp: 0.75 Wgt: 523 Manufacturer: Goodman Gpgm34808041	EA	1	0%	1	13.920	\$ 77.81	\$ 1,083.12	\$ 5,566.00	\$ 6,649.12	\$ 6,649	
236			RTU-2 Rtu-2 Cfm: 1,400 Ext. Sp In: 0.5 Cooling Total: 34,200 Sens.: 28,160 Eer/Seer: 10.6 / 13.4 Heat Input: 80,000 Output: 64,800 Afue: 81 Electrical: 208/1/60 Mca: 22.8 Mop: 35 Evap Fan Hp: 0.5 Wgt: 458 Manufacturer: Goodman Gpgm33608041	EA	1	0%	1	9.430	\$ 77.81	\$ 733.75	\$ 3,770.00	\$ 4,503.75	\$ 4,504	
237			RTU-3 Rtu-3 Cfm: 1,400 Ext. Sp In: 0.5 Cooling Total: 34,200 Sens.: 28,160 Eer/Seer: 10.6 / 13.4 Heat Input: 80,000 Output: 64,800 Afue: 81 Electrical: 208/1/60 Mca: 22.8 Mop: 35 Evap Fan Hp: 0.5 Wgt: 458 Manufacturer: Goodman Gpgm33608041	EA	1	0%	1	9.430	\$ 77.81	\$ 733.75	\$ 3,770.00	\$ 4,503.75	\$ 4,504	
238			RTU-4 Rtu-4 Cfm: 1,600 Ext. Sp In: 0.5 Cooling Total: 46,250 Sens.: 36,190 Eer/Seer: 10.6 / 13.4 Heat Input: 80,000 Output: 64,800 Afue: 81 Electrical: 208/1/60 Mca: 32.3 Mop: 50 Evap Fan Hp: 0.75 Wgt: 523 Manufacturer: Goodman Gpgm34808041	EA	1	0%	1	13.920	\$ 77.81	\$ 1,083.12	\$ 5,566.00	\$ 6,649.12	\$ 6,649	
239			THERMOSTAT Wall Mounted Thermostat	EA	4	0%	4	1.450	\$ 77.81	\$ 112.82	\$ 214.00	\$ 326.82	\$ 1,307	
SUBTOTAL \$													29,119	
ELECTRICAL														
240			Allowance for All Electrical Wiring And All Conduiting Including Communication and Power Of Building (5537 SF)	LS	1	0%	1	127.680	\$ 77.90	\$ 9,946.27	\$ 3,283.20	\$ 13,229.47	\$ 13,229	
			LIGHTING CONTROL AND FIXTURE											
241			Aw Light Fixture Company: Lithonia, Model Number: Ecr Led Ho Watts: 3.8, Mounting: Universal Combination Emergency Light/Exit Sign With Led Illumination, Integral Battery Back-up	EA	8	0%	8	1.540	\$ 77.90	\$ 119.97	\$ 139.20	\$ 259.17	\$ 2,073	
242			Ef Light Fixture Emergency Fixture, Remote Weatherproof Unit Powered From Combination Unit	EA	4	0%	4	1.020	\$ 77.90	\$ 79.46	\$ 91.95	\$ 171.41	\$ 686	

DETAILED BREAKDOWN OF BASE BID													
Project Name:		PHASE 02 SHELL BHILDING FOR:HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934											
Project ID:		1030-06											
Scope:		GC											
										Date:		7-Apr-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
243	E-100 - E-503	Plan Notes	SA Light Fixture Company: Lithonia Model: Fixture (1) Eh116-Rt-E3Led-525Ma-4K-Gcf R4-1Ds-Qsme-Andb Pole - Hapco - Aqc24Db-Tfo Arm - Ead4/1-Qsme-Andb Watts: 71.6 Temp In K: 4000K Delivered Lumens: 6,000 Mounting: 24' Pole W/Base See Detail This Sheet Description: One Pole Mounted Euro Style Area Light With Full Cutoff, Type 4 Distribution	EA	3	0%	3	4.020	\$ 77.90	\$ 313.16	\$ 803.00	\$ 1,116.16	\$ 3,348
244			Sb Company: Lithonia Model: Twr1-Led-Alo-Sww2-Uvolt-P-Ddbtxd Watts: 28.2 Temp In K: 4000K Delivered Lumens: 3,500 Mounting: 15'-0" A.F.F. Description: Led Wall Mounted Luminaire	EA	3	0%	3	0.990	\$ 77.90	\$ 77.12	\$ 89.33	\$ 166.45	\$ 499
245			Sc Company: Gotham Model: Evo6Wc-40/10-Wd-Mvolt-Gz10-Jbx-Dn-Ip66-Ar-Lss-Ddb Watts: 37.4 Temp In K: 4000K Delivered Lumens: 1,073 Mounting: 6'-0" A.F.F. Description: Led Wall Mounted Wall Sconce, Wet Location	EA	2	0%	2	2.290	\$ 77.90	\$ 178.39	\$ 254.10	\$ 432.49	\$ 865
246			Junction Box	EA	4	0%	4	0.510	\$ 77.90	\$ 39.73	\$ 17.00	\$ 56.73	\$ 227
247			Occupancy Sensor	EA	4	0%	4	1.280	\$ 77.90	\$ 99.71	\$ 52.19	\$ 151.90	\$ 608
248			Weatherproof Fused Disconnect	EA	2	0%	2	1.450	\$ 77.90	\$ 112.96	\$ 121.00	\$ 233.96	\$ 468
249			CONDUITING										
250			2" PVC Conduit	LF	1449	10%	1594	0.052	\$ 77.90	\$ 4.05	\$ 2.45	\$ 6.50	\$ 10,367
			4" PVC Conduit	LF	121	10%	133	0.068	\$ 77.90	\$ 5.30	\$ 4.91	\$ 10.20	\$ 1,358
251			GROUNDING										
			3/4" By 10' Copper Electrode Rods	EA	1	0%	1	1.260	\$ 77.90	\$ 98.15	\$ 62.80	\$ 160.95	\$ 161
			Metallic Building Frame										
			All Metallic Piping System										
252			POWER FIXTURE										
			20A, 125V, 2Pole, 3Wire Ground Fault Protection	EA	2	0%	2	1.250	\$ 77.90	\$ 97.38	\$ 41.63	\$ 139.01	\$ 278
			Weatherproof Duplex										
253			POWER DISTRIBUTION										
			PANEL										
			Panel: HP Voltage: 120/208, Phase: 3, Wire: 4 Bus: CU, Bus Rating: 200 Amp, Main: No-Milo Enclosure: Nema 1, Lugs/Phase: #30 AIC: 10,000 Mounting: Surface (38) 20Amp And 1Pole (2) 60Amp And 2Pole	EA	1	0%	1	8.500	\$ 77.90	\$ 662.15	\$ 1,717.46	\$ 2,379.61	\$ 2,380
254			MISC.										
			Astronomical Time Clock w/ 4 Relays In Nema 3R Enclosure	EA	1	0%	1	1.550	\$ 77.90	\$ 120.75	\$ 497.83	\$ 618.58	\$ 619

DETAILED BREAKDOWN OF BASE BID													
Project Name:		PHASE 02 SHELL BHILDING FOR:HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934											
Project ID:		1030-06											
Scope:		GC											
												Date:	7-Apr-26
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
255			Digital Programmable Lighting Control Panel	EA	1	0%	1	6.750	\$ 77.90	\$ 525.83	\$ 1,431.53	\$ 1,957.36	\$ 1,957
256			Meter Center, 800 Amps Modlar Meter Center With 65,000 Aic Main Service Entrance Rated	EA	1	0%	1	15.500	\$ 77.90	\$ 1,207.45	\$ 6,816.04	\$ 8,023.49	\$ 8,023
257			3' x 3' Electrical Vault Directed By Lcub	EA	1	0%	1	12.250	\$ 77.90	\$ 954.28	\$ 2,574.00	\$ 3,528.28	\$ 3,528
												SUBTOTAL	\$ 50,675
EARTHWORK													
			UTILITY TRENCHING										
258	E-100 - E-503	Plan Notes	(3' D x 2' W) Trenching for 2" And 4" Electrical; Conduits	CY	158	10%	173	0.300	\$ 83.14	\$ 24.94	\$ -	\$ 24.94	\$ 4,323
259			Backfill	CY	125	10%	137	0.200	\$ 83.14	\$ 16.63	\$ -	\$ 16.63	\$ 2,278
												SUBTOTAL	\$ 6,601
EXTERIOR IMPROVEMENTS													
			DUMPSTER ENCLOSURE										
			SLAB										
260			6" Thick Concrete Slab -4500PSI	SF	225	10%	248	0.046	\$ 44.35	\$ 2.04	\$ 4.81	\$ 6.85	\$ 1,697
261			Reinf w/#4 @ 16"o.c Eachway Assumed	LBS	226	10%	249	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 409
262			Saw Cut Control Joint	LF	45	10%	50	0.042	\$ 44.35	\$ 1.86	\$ -	\$ 1.86	\$ 92
263			Compacted Subgrade	SF	225	10%	248	0.005	\$ 44.35	\$ 0.22	\$ -	\$ 0.22	\$ 55
264			Formwork	SF	32	10%	35	0.035	\$ 44.35	\$ 1.55	\$ -	\$ 1.55	\$ 55
			CONTINUOUS FOOTING										
265			1'-4"D x 3'W x 50'L -3000PSI	CY	7	10%	8	2.500	\$ 44.35	\$ 110.88	\$ 245.00	\$ 355.88	\$ 2,892
266			Reinf w(4) #5 Cont	LBS	209	10%	229	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 378
267			Transverse Reinf w/#5 @ 18" O.C	LBS	118	10%	129	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 213
268			Excavation	CY	12	10%	14	0.300	\$ 44.35	\$ 13.31	\$ -	\$ 13.31	\$ 180
269			Backfill	CY	5	10%	5	0.200	\$ 44.35	\$ 8.87	\$ -	\$ 8.87	\$ 48
270			Formwork	SF	133	10%	146	0.035	\$ 44.35	\$ 1.55	\$ -	\$ 1.55	\$ 227
			CMU										
271			8"x8"x16" CMU Wall @ 9'H -Grouted Cells @ 48"O.C	SF	458	10%	504	0.140	\$ 44.35	\$ 6.21	\$ 4.50	\$ 10.71	\$ 5,401
272			#5 @ 48"O.C Vertical	LBS	120	10%	132	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 217
273			9GA Ladder Reinf @ 16"O.C -Assumed	LF	344	10%	379	0.006	\$ 44.35	\$ 0.27	\$ 0.56	\$ 0.83	\$ 313
274			#5 Dowels @ 48"O.C	LBS	65	10%	72	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 118
			BRICK VENEER										
275			Brick Veneer -General Shale: Parchment	SF	458	10%	504	0.183	\$ 44.35	\$ 8.12	\$ 8.50	\$ 16.62	\$ 8,380
			PAINT FINISHES										
276			Paint @ CMU Wall	SF	458	10%	504	0.020	\$ 44.35	\$ 0.89	\$ 0.45	\$ 1.34	\$ 674
			GATE										
277			13'-3"W x 8'H Aluminum Manual Gate	EA	1	0%	1	8.440	\$ 44.35	\$ 374.31	\$ 2,703.00	\$ 3,077.31	\$ 3,077
			WALL CAP										
278			Wall Cap -General Shale : Midnight Mist	LF	64	10%	70	0.100	\$ 44.35	\$ 4.44	\$ 13.25	\$ 17.69	\$ 1,245
			BOLLARDS										
279			6"x7" Steel Bollards -Concrete Fill	EA	2	0%	2	2.400	\$ 44.35	\$ 106.44	\$ 284.10	\$ 390.54	\$ 781
280			18"Dia x3'H Concrete Footing (2EA)	CY	1	10%	1	2.500	\$ 44.35	\$ 110.88	\$ 245.00	\$ 355.88	\$ 391

DETAILED BREAKDOWN OF BASE BID															
Project Name:		PHASE 02 SHELL BHILDING FOR:HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934													
Project ID:		1030-06													
Scope:		GC													
												Date:		7-Apr-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
281			Excavation	CY	2	10%	2	0.300	\$ 44.35	\$ 13.31	\$ -	\$ 13.31	\$ 29		
282			Backfill	CY	1	10%	1	0.200	\$ 44.35	\$ 8.87	\$ -	\$ 8.87	\$ 10		
283			Formwork	SF	28	10%	31	0.035	\$ 44.35	\$ 1.55	\$ -	\$ 1.55	\$ 48		
			SITE CONCRETE												
			POLE FOUNDATION												
284			Pole Base - Size: 20" Dia x 4'-0" H 4000 Psi Concrete With Rubbed Finish	CY	1	10%	1	2.500	\$ 44.35	\$ 110.88	\$ 245.00	\$ 355.88	\$ 391		
285			Provide (6)#4 Rebar, Vertical, With #3 Ties, 6" On Center	LBS	108	10%	119	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 196		
286			Excavation	CY	4	10%	4	0.300	\$ 44.35	\$ 13.31	\$ -	\$ 13.31	\$ 55		
287			Backfill	CY	3	10%	3	0.200	\$ 44.35	\$ 8.87	\$ -	\$ 8.87	\$ 27		
288			Form Work	SF	63	10%	69	0.035	\$ 44.35	\$ 1.55	\$ -	\$ 1.55	\$ 107		
			CONCRETE PAD												
289			6" Thk Reinforced Concrete Pad @ Transformer Note: Thickness Assumed	SF	64	10%	70	0.046	\$ 44.35	\$ 2.04	\$ 4.81	\$ 6.85	\$ 483		
														SUBTOTAL \$	28,188
PROJECTED COST													\$618,216		
											OVERHEAD AND PROFIT	15%	\$92,732		
											INSURANCE	5%	\$30,911		
											CONTINGENCY	5%	\$30,911		
											TAX	9.3%	\$57,185		
SUGGESTED BID													\$829,955		

Exclusion Note: We Have Estimated For Phase 2 Shell Building Only Without Any Site Work Including Parking Lot And Landscape As Civil Plans Were Missing And Landscape Plan Was Missing Out Any Planting Schedules,So Kindly Verify This

ALTERNATE													
CONCRETE													
			CONTINUOUS FOOTING										
290	S1-S10	Plan Notes	W36- 3'W x 1'D x 320'L Cont Footing -3000PSI	CY	36	10%	39	2.500	\$ 44.35	\$ 110.88	\$ 245.00	\$ 355.88	\$ 13,919
291			Reinf w/ (4) #5 Cont	LBS	1335	10%	1469	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 2,416
292			Transverse Reinf #5 x2'-6"L @ 1'-6"O.C	LBS	556	10%	612	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 1,007
293			#4x3'-4"L Z-Bar @ 1'-6"O.C	LBS	127	10%	140	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 230
294			Excavation	CY	74	10%	81	0.300	\$ 44.35	\$ 13.31	\$ -	\$ 13.31	\$ 1,084
295			Backfill	CY	21	10%	23	0.200	\$ 44.35	\$ 8.87	\$ -	\$ 8.87	\$ 202
296			Formwork	SF	640	10%	704	0.035	\$ 44.35	\$ 1.55	\$ -	\$ 1.55	\$ 1,093
			CMU STEM WALL										
297			8"x8"x16" CMU Stem Wall @ 3'H	SF	720	10%	792	0.140	\$ 44.35	\$ 6.21	\$ 4.50	\$ 10.71	\$ 8,482
298			Reinf w#5 @ 48" O.C	LBS	188	10%	207	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 340
299			#5 Dowels @ 48"O.C	LBS	344	10%	379	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 623
300			#4 Hook Bar @ 4'O.C	LBS	375	10%	413	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 680
301			Solid Grout	CY	4	10%	5	1.400	\$ 44.35	\$ 62.09	\$ 192.00	\$ 254.09	\$ 1,193
			COLUMN PEDESTAL FOOTING										
302			F36- 3'x3'x1'D Pad Footing (3EA) -3000PSI	CY	1	10%	1	2.500	\$ 44.35	\$ 110.88	\$ 245.00	\$ 355.88	\$ 391
303			Reinf w/(4) #5 E.W	LBS	75	10%	83	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 136
304			1'-6"x1'-6"x2'D Concrete Pedestal (3EA) -4000PSI	CY	1	10%	1	2.500	\$ 44.35	\$ 110.88	\$ 245.00	\$ 355.88	\$ 391
305			Reinf w/ (8) #5	LBS	63	10%	69	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 113

DETAILED BREAKDOWN OF BASE BID															
Project Name:		PHASE 02 SHELL BHILDING FOR:HORIZON PLAZA-11005 KINGSTON PIKE KNOXVILLE, TN 37934													
Project ID:		1030-06													
Scope:		GC													
															
												Date:	7-Apr-26		
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
306			#4 Ties @ 8"O.C	LBS	36	10%	39	0.015	\$ 44.35	\$ 0.67	\$ 0.98	\$ 1.65	\$ 65		
307			Excavation	CY	3	10%	3	0.300	\$ 44.35	\$ 13.31	\$ -	\$ 13.31	\$ 44		
308			Backfill	CY	1	10%	1	0.200	\$ 44.35	\$ 8.87	\$ -	\$ 8.87	\$ 10		
309			Formwork	SF	72	10%	79	0.035	\$ 44.35	\$ 1.55	\$ -	\$ 1.55	\$ 123		
												SUBTOTAL \$		32,540	
PROJECTED COST														\$32,540	
OVERHEAD AND PROFIT												15%	\$4,881		
INSURANCE												5%	\$1,627		
CONTINGENCY												5%	\$1,627		
TAX												9.3%	\$3,010		
SUGGESTED BID														\$43,684	

