

GENERAL SUMMARY

Project Name: 707063 HOUSTON ALMEDA, 11030 KINGSPPOINT RD HOUSTON, TX-77089, USA
Project ID: 1005-63
Scope: GC



BUILDING GSF 5,033

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS	\$ 11,400	\$ 2
2000	EXISTING CONDITIONS	\$ 14,543	\$ 3
5000	METALS	\$ 145	\$ 0
6000	WOOD, PLASTIC & COMPONENTS	\$ 4,266	\$ 1
7000	THERMAL AND MOISTURE PROTECTION	\$ 194	\$ 0
8000	OPENINGS	\$ 10,625	\$ 2
9000	FINISHES	\$ 46,451	\$ 9
10000	SPECIALITIES	\$ 1,187	\$ 0
12000	FURNISHINGS	\$ 3,041	\$ 1
22000	PLUMBING	\$ 9,425	\$ 2
23000	HVAC	\$ 3,055	\$ 1
26000	ELECTRICAL	\$ 7,271	\$ 1
TOTAL TRADE COST		\$ 111,604	\$ 22
OVERHEAD AND PROFIT			
	20%	\$ 22,321	\$ 4.43
INSURANCE			
	5%	\$ 5,580	\$ 1.11
CONTINGENCY			
	2%	\$ 2,232	\$ 0.44
TAX			
	8%	\$ 8,928	\$ 1.77
SUGGESTED BID		\$ 150,665	\$ 29.94

DETAILED BREAKDOWN OF ITEMS															
Project Name: 707063 HOUSTON ALMEDA, 11030 KINGSPPOINT RD HOUSTON, TX-77089, USA															
Project ID: 1005-63															
Scope: GC															
												Date:	18-Feb-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	20.000	\$ 40.00	\$ 800.00	\$ -	\$ 800.00	\$ 800		
2			Supervision and Coordination	LS	1	0%	1	100.000	\$ 40.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000		
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	-		
4			Final Cleaning	LS	1	0%	1	30.000	\$ 40.00	\$ 1,200.00	\$ -	\$ 1,200.00	\$ 1,200		
5			Mobilization Costs	LS	1	0%	1	55.000	\$ 40.00	\$ 2,200.00	\$ -	\$ 2,200.00	\$ 2,200		
6			Temporary Control & Facilities	LS	1	0%	1	80.000	\$ 40.00	\$ 3,200.00	\$ -	\$ 3,200.00	\$ 3,200		
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	-		
SUBTOTAL \$													11,400		
EXISTING CONDITIONS															
DEMOLITION															
8	A101-A904	Plan Notes	Remove Floor	SF	2421	0%	2421	0.018	\$ 44.20	\$ 0.80	\$ -	\$ 0.80	\$ 1,926		
9			Remove Restroom Ceilings	SF	62	0%	62	0.021	\$ 44.20	\$ 0.93	\$ -	\$ 0.93	\$ 58		
10			Remove Doors	EA	4	0%	4	3.200	\$ 44.20	\$ 141.44	\$ -	\$ 141.44	\$ 566		
11			Remove Walls	SF	873	0%	873	0.050	\$ 44.20	\$ 2.21	\$ -	\$ 2.21	\$ 1,929		
12			Remove Existing Utility Sink	EA	1	0%	1	2.650	\$ 44.20	\$ 117.13	\$ -	\$ 117.13	\$ 117		
13			Remove Existing Eye Wash	EA	1	0%	1	3.250	\$ 44.20	\$ 143.65	\$ -	\$ 143.65	\$ 144		
14			Remove and Dispose Diffusers	EA	3	0%	3	1.250	\$ 44.20	\$ 55.25	\$ -	\$ 55.25	\$ 166		
15			Remove Water Closet	EA	1	0%	1	2.650	\$ 44.20	\$ 117.13	\$ -	\$ 117.13	\$ 117		
16			Remove Tile Wainscoting	SF	248	0%	248	0.018	\$ 44.20	\$ 0.80	\$ -	\$ 0.80	\$ 197		
PATCH AND REPAIR															
17			Inspect And Repair Existing Gypsum Board And Studs As Per Site Conditions And Provide Patch And Repair	SF	4416	0%	4416	0.025	\$ 44.20	\$ 1.11	\$ 0.88	\$ 1.99	\$ 8,766		
RELOCATION															
18	Relocate Diffuser/Return As Shown	EA	1	0%	1	1.360	\$ 44.20	\$ 60.11	\$ -	\$ 60.11	\$ 60				
REINSTALL															
19	Remove and Reinstall Light Fixture	EA	9	0%	9	1.250	\$ 44.20	\$ 55.25	\$ -	\$ 55.25	\$ 497				
SUBTOTAL \$													14,543		
METALS															
METAL HEADER															
20	A101-A904	Plan Notes	(2) 6"-18 GAUGE Metal Headers Note: Quantity Is Not Multiplied	LF	16	10%	18	0.076	\$ 44.60	\$ 3.39	\$ 4.86	\$ 8.25	\$ 145		
SUBTOTAL \$													145		
WOOD PLASTICS AND COMPOSITES															
ROUGH CARPENTRY															
BLOCKING															
21	A101-A904	Plan Notes	2" x 6" Wood Blocking	LF	44	10%	48	0.038	\$ 44.60	\$ 1.69	\$ 1.51	\$ 3.20	\$ 155		
22			2" x 6" Continuous Wood Blocking at Windows	LF	16	10%	18	0.038	\$ 44.60	\$ 1.69	\$ 1.51	\$ 3.20	\$ 56		
23			2" x 6" Continuous Wood Blocking at Doors	LF	6	10%	7	0.038	\$ 44.60	\$ 1.69	\$ 1.51	\$ 3.20	\$ 21		
24			2" x 4" Continuous Wood Blocking at Walls	LF	30	10%	33	0.038	\$ 44.60	\$ 1.69	\$ 1.51	\$ 3.20	\$ 106		
FINISH CARPENTRY															
MILLWORK															
25			1"D Plastic Laminate Book Shelve Color: LT Gray -Manuf #Model: Pionite #WM791 Hardrock Maple	LF	16	10%	18	0.510	\$ 44.60	\$ 22.75	\$ 63.14	\$ 85.89	\$ 1,512		
TRIMS															
26			2" x 3/4" Wall Trim	LF	78	10%	86	0.048	\$ 44.60	\$ 2.14	\$ 4.12	\$ 6.26	\$ 537		
27			1x5 Wood Trim At All Edges Of Windows	LF	60	10%	66	0.030	\$ 44.60	\$ 1.34	\$ 1.85	\$ 3.19	\$ 210		
28	1 x 5 Wood Trim At Door	LF	68	10%	75	0.030	\$ 44.60	\$ 1.34	\$ 1.85	\$ 3.19	\$ 238				

DETAILED BREAKDOWN OF ITEMS

Project Name: 707063 HOUSTON ALMEDA, 11030 KINGSPPOINT RD HOUSTON, TX-77089, USA
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Date: 18-Feb-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
29			Crown Molding (#8009)	LF	64	10%	70	0.035	\$ 44.60	\$ 1.56	\$ 3.76	\$ 5.32	\$ 375	
30			9" x 3/4" Wood Cap With Routed Edges (TYP)	LF	30	10%	33	0.068	\$ 44.60	\$ 3.03	\$ 8.94	\$ 11.97	\$ 395	
31			1x12 Wood Trim at Top Edge At Retail Sales Side of Window	LF	14	10%	15	0.048	\$ 44.60	\$ 2.14	\$ 2.63	\$ 4.77	\$ 73	
32			1x1 Wood Trim With Bull Nose	LF	14	10%	15	0.022	\$ 44.60	\$ 0.98	\$ 1.03	\$ 2.01	\$ 31	
33			1x6 Wood Trim	LF	14	10%	15	0.032	\$ 44.60	\$ 1.43	\$ 1.94	\$ 3.37	\$ 52	
34			1x8 Wood Trim	LF	28	10%	31	0.035	\$ 44.60	\$ 1.56	\$ 2.33	\$ 3.89	\$ 120	
			PLASTIC LAMINATE											
35			Plastic Laminate Color: LT Gray -Manuf #Model: Pionite #WM791 Hardrock Maple	SF	50	10%	55	0.048	\$ 44.60	\$ 2.14	\$ 4.84	\$ 6.98	\$ 384	
SUBTOTAL \$ 4,266														
THERMAL AND MOISTURE PROTECTION														
	A101-A904	Plan Notes	SEALANT											
36			Sealant With Backer Rod	LF	34	10%	37	0.027	\$ 43.00	\$ 1.16	\$ 0.63	\$ 1.79	\$ 67	
37			Sealant @ Windows	LF	28	10%	31	0.021	\$ 43.00	\$ 0.90	\$ 0.20	\$ 1.10	\$ 34	
			INSULATION											
38			Sound Batt Insulation @ Restroom Ceiling	SF	61	10%	67	0.011	\$ 43.00	\$ 0.47	\$ 0.92	\$ 1.39	\$ 93	
SUBTOTAL \$ 194														
OPENINGS														
	A101-A904	Plan Notes	DOORS											
39			3'-0" x7'-0" Door Type Hollow Metal Or Wood Flush w/ Hollow Metal Frame Type 1	EA	1	0%	1	9.380	\$ 49.11	\$ 460.65	\$ 1,171.80	\$ 1,632.45	\$ 1,632	
40			3'-0" x7'-0" Door Type Flush Full Lite Wood Or Hollow Metal w/ Hollow Metal Frame Type 1	EA	1	0%	1	12.300	\$ 49.11	\$ 604.05	\$ 1,537.20	\$ 2,141.25	\$ 2,141	
			WINDOWS											
41			3'-0" x4'-0" Prefab Windows w/ 1/4" Safety Glass Panes, Hardwood Mounted, Painted All Sides, Hardwood SASH Hardwood Frame	EA	2	0%	2	7.350	\$ 49.11	\$ 360.96	\$ 808.50	\$ 1,169.46	\$ 2,339	
			HARDWARES											
42			Group 2 - Restroom Doors (Privacy Shown) Hinge (3PR) Stanley - #Fbb179 - 4-1/2" X 4-1/2" Latch (1EA) Nd40s - Tlr (Privacy Hardware) - 626 Finish Closer (1EA) Dorma - 8616fhp Silencers (3EA) Glynn - G64 Signage (1EA) "Restroom" Signage Per Detail On Sheet A400 Stop (1EA) As Required - Wall: #407 1/2 Pa28 - Floor: #436 Or #438 Pa28	EA	1	0%	1	4.710	\$ 49.11	\$ 231.31	\$ 940.19	\$ 1,171.50	\$ 1,171	

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43			Group 3- Hinge (3PR) Stanley - #Fb-B179 - 4-1/2" X 4-1/2" Latch (1EA) Schlage - Hd50pd-Tlr-Sfic - 626 Finish Lock (1EA) Latch-Compatible Small Format Interchangeable Core Silencers (3EA) Glynn - G164 Stop (1EA) As Required - Wall: #407 1/2 Pa28 - Floor: #436 Or #438 Pa28 Vision Lite (1EA) Full Glass - Verify W/ Sherwin-Williams Corporate	EA	1	0%	1	4.710	\$ 49.11	\$ 231.31	\$ 940.19	\$ 1,171.50	\$ 1,171
44			Eggee Door Hardware Replace Panic (1EA) Lever Handles Lock (1EA) Latch-Compatible Small Format Interchangeable Core Push And Pull Padles (1EA) Glynn - G164 Fire Exit Hardware (1EA)	EA	1	0%	1	5.400	\$ 49.11	\$ 265.19	\$ 1,079.05	\$ 1,344.24	\$ 1,344
45			Medeco Cylinders	EA	5	0%	5	0.950	\$ 49.11	\$ 46.65	\$ 118.39	\$ 165.04	\$ 825
SUBTOTAL \$													10,625

FINISHES

DRY WALL ASSEMBLIES													
46			Wall Tag A3:	SF	330	LF	30	H	11				
			(1) Layer of 5/8" Gypsum Board on Both Sides	SF	660								
47			No of Sheets (4x8)	EA	23	0%	23	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 753
48			Tapping	LF	330	10%	363	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 118
49			Joint Compound	LBS	86	10%	94	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 156
50			Screws	EA	1089	0%	1089	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 117
51			3 5/8" Metal Studs @ 12' H	EA	15	0%	15	0.432	\$ 43.50	\$ 18.79	\$ 16.56	\$ 35.35	\$ 530
52			3 5/8" Metal Top Plate @ 10' L	EA	3	0%	3	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 88
53			3 5/8" Metal Bottom Plate @ 10' L	EA	3	0%	3	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 88
54			Acoustical Sealant @ All Penetrations	LF	120	10%	132	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 94
55			Wall Tag A3:	SF	360	LF	45	H	8				
			(1) Layer of 5/8" Gypsum Board on Both Sides	SF	720								
56			No of Sheets (4x8)	EA	25	0%	25	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 821
57			Tapping	LF	360	10%	396	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 129
58			Joint Compound	LBS	94	10%	103	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 170
59			Screws	EA	1188	0%	1188	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 127
60			3 5/8" Metal Studs @ 8' H	EA	23	0%	23	0.288	\$ 43.50	\$ 12.53	\$ 11.04	\$ 23.57	\$ 530
61			3 5/8" Metal Top Plate @ 10' L	EA	5	0%	5	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 133
62			3 5/8" Metal Bottom Plate @ 10' L	EA	5	0%	5	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 133
63			Acoustical Sealant @ All Penetrations	LF	180	10%	198	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 140
64			Wall A6 (RR):	SF	154	LF	14	H	11				
			(1) Layer of 5/8" Gypsum Board on One Sides	SF	154								
			(1) Layer of 5/8" Moisture Gypsum Board on Other Sides	SF	154								
65			No of Sheets (4x8)	EA	11	0%	11	0.480	\$ 43.50	\$ 20.88	\$ 17.60	\$ 38.48	\$ 407
66			Tapping	LF	154	10%	169	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 55
67			Joint Compound	LBS	40	10%	44	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 73
68			Screws	EA	508	0%	508	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 54

DETAILED BREAKDOWN OF ITEMS									
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[illegible]

DETAILED BREAKDOWN OF ITEMS

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ACE SERVICES

Date: 18-Feb-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
93			B1 Finish: Plastic Base Color: Bisqueware Description: 4"Rubber,Mohawk Group,Gray	LF	518	10%	570	0.032	\$ 46.50	\$ 1.49	\$ 1.85	\$ 3.34	\$ 1,902
94			4"H Vinyl Base @ Columns	LF	4	10%	4	0.030	\$ 46.50	\$ 1.40	\$ 1.11	\$ 2.51	\$ 11
			TRANSITION STRIPS										
95			Threshold	LF	7	10%	8	0.085	\$ 46.50	\$ 3.95	\$ 8.12	\$ 12.07	\$ 93
96			2" x1/8" Aluminum Strip	LF	8	10%	9	0.068	\$ 46.50	\$ 3.16	\$ 6.99	\$ 10.15	\$ 89
			WALL FINISHES										
			FRP										
97			FRP @ Restroom Wall Manufacturers: Fiberglass Reinforced Plastic Panels Panel Size: 4'x8' Panel Thickness: 0.10" Surface Design: Embossed Color: White	SF	248	10%	273	0.045	\$ 46.50	\$ 2.09	\$ 2.92	\$ 5.01	\$ 1,367
			PAINTING										
			WALL PAINT										
98			P1 Finish: Paint Color: Accessible Beige(Sw "4084") -1 Coat Primer And 2 Coat Finish Manuf: Sherwin Williams	SF	400	10%	440	0.020	\$ 41.41	\$ 0.83	\$ -	\$ 0.83	\$ 364
99			P1 Finish: Paint Color: Accessible Beige(Sw "4084") -1 Coat Primer And 2 Coat Finish	SF	6672	10%	7339	0.020	\$ 41.41	\$ 0.83	\$ -	\$ 0.83	\$ 6,078
100			P3 Finish: Paint Color: Cityscape (Sw"7067") -1 Coat Primer And 2 Coat Finish	SF	472	10%	519	0.020	\$ 41.41	\$ 0.83	\$ -	\$ 0.83	\$ 430
101			P3 Finish: Paint Color: Cityscape (Sw"7067") -1 Coat Primer And 2 Coat Finish	SF	828	10%	911	0.020	\$ 41.41	\$ 0.83	\$ -	\$ 0.83	\$ 754
			Note: Paint Provided By Owner Installed By Contractor										
			WALL TRIM PAINT										
102			P2 Finish: Paint Color: Aesthetic White (Sw"7035") Provided By Tenant -1 Coat Primer And 2 Coat Finish	LF	77	10%	85	0.018	\$ 41.41	\$ 0.75	\$ -	\$ 0.75	\$ 63
			Note: Paint Provided By Owner Installed By Contractor										
			DOOR PAINT										
103			P1 Finish: Paint Color: Accessible Beige(Sw "4084") Provided By Tenant -1 Coat Primer And 2 Coat Finish	SF	84	10%	92	0.025	\$ 41.41	\$ 1.04	\$ -	\$ 1.04	\$ 96
			Note: Paint Provided By Owner Installed By Contractor										
												SUBTOTAL \$	46,451

SPECIALITIES

BATHROOM ACCESSORIES

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[illegible]

SUBTOTAL	\$	1,187
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FURNISHING	
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[illegible]

SUBTOTAL	\$	3,041
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PLUMBING

[illegible]

SUBTOTAL	\$	9,425
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HVAC	
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125			Return Grill	EA	2	0%	2	1.280	\$ 76.25	\$ 97.60	\$ 108.30	\$ 205.90	\$ 412	
												SUBTOTAL \$	3,055	
ELECTRICAL														
			ELECTRICAL WIRING											
126	MEP100	Plan Notes	Allowance For Electrical Wiring,Conduits -2514 SF	LS	1	0%	1	39.312	\$ 78.20	\$ 3,074.20	\$ 1,010.88	\$ 4,085.08	\$ 4,085	
				LIGHTING FIXTURE										
127			D- 96" LED Strip, Suspend With Aircraft Cable from Joist, 8000 Lumens, 4000K color temperature, 80CRI -Lithonia Owner Furnished Contractor Installed	EA	10	0%	10	1.310	\$ 78.20	\$ 102.44	\$ -	\$ 102.44	\$ 1,024	
128			Emergency Light Owner Furnished Contractor Installed	EA	3	0%	3	1.100	\$ 78.20	\$ 86.02	\$ -	\$ 86.02	\$ 258	
				POWER & LIGHTING CONTROL										
129			Duplex Receptacle	EA	19	0%	19	0.610	\$ 78.20	\$ 47.69	\$ 20.33	\$ 68.02	\$ 1,292	
130			Two Duplex Receptacle	EA	3	0%	3	0.816	\$ 78.20	\$ 63.81	\$ 27.20	\$ 91.01	\$ 273	
131			Single Pole Switches	EA	3	0%	3	0.555	\$ 78.20	\$ 43.40	\$ 18.50	\$ 61.90	\$ 186	
132			Occupancy Sensors	EA	1	0%	1	1.280	\$ 78.20	\$ 100.10	\$ 52.19	\$ 152.29	\$ 152	
												SUBTOTAL \$	7,271	
PROJECTED COST												\$111,604		
												OVERHEAD AND PROFIT	20%	\$22,321
												INSURANCE	5%	\$5,580
												CONTINGENCY	2%	\$2,232
												TAX	8.0%	\$8,928
SUGGESTED BID												\$150,665		