

GENERAL SUMMARY

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET
Project ID: 1005-38
Scope: GC



BUILDING GSF 119,856

DIVISION NO.		DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)	
1000	GENERAL REQUIREMENTS		\$ 563,800	\$ 4.70	
2000	EXISTING CONDITION		\$ 2,585	\$ 0.02	
3000	CONCRETE		\$ 678,517	\$ 5.66	
4000	MASONARY		\$ 1,186,070	\$ 9.90	
5000	METAL		\$ 374,944	\$ 3.13	
6000	WOOD, PLASTIC & COMPONENTS		\$ 1,899,549	\$ 15.85	
7000	THERMAL AND MOISTURE PROTECTION		\$ 649,983	\$ 5.42	
8000	OPENINGS		\$ 1,965,374	\$ 16.40	
9000	FINISHES		\$ 5,145,036	\$ 42.93	
10000	SPECIALITIES		\$ 133,598	\$ 1.11	
11000	EQUIPMENTS		\$ 294,629	\$ 2.46	
12000	FURNISHING		\$ 522,190	\$ 4.36	
22000	PLUMBING		\$ 1,039,352	\$ 8.67	
23000	HVAC		\$ 870,412	\$ 7.26	
26000	ELECTRICAL		\$ 1,074,710	\$ 8.97	
31000	EARTHWORK		\$ 167,081	\$ 1.39	
32000	EXTERIOR IMPROVEMENTS		\$ 479,696	\$ 4.00	
33000	UTILITIES		\$ 280,395	\$ 2.34	
TOTAL TRADE COST			\$ 17,327,920	\$ 145	
OVERHEAD AND PROFIT			10%	\$ 1,732,792.04	\$ 14.46
INSURANCE			2%	\$ 259,919	\$ 2.17
CONTINGENCY			0%	\$ -	\$ -
TAX			5%	\$ 779,756	\$ 6.51
SUGGESTED BID			\$ 20,100,388	\$ 167.70	

DETAILED BREAKDOWN OF ITEMS														
Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208														
Project ID: 1005-38														
Scope: GC														
										Date: 14-Jul-25				
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
GENERAL REQUIREMENTS														
1			Permits	LS	1	0%	1	150.000	\$ 40.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 6,000	
2			Supervision and Coordination	LS	1	0%	1	2250.000	\$ 40.00	\$ 90,000.00	\$ -	\$ 90,000.00	\$ 90,000	
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -	
4			Final Cleaning	LS	1	0%	1	275.000	\$ 40.00	\$ 11,000.00	\$ -	\$ 11,000.00	\$ 11,000	
5			Mobilization Costs	LS	1	0%	1	1350.000	\$ 40.00	\$ 54,000.00	\$ -	\$ 54,000.00	\$ 54,000	
6			Temporary Control & Facilities	LS	1	0%	1	1700.000	\$ 40.00	\$ 68,000.00	\$ -	\$ 68,000.00	\$ 68,000	
7			Scaffolding	LS	1	0%	1	800.000	\$ 40.00	\$ 32,000.00	\$ -	\$ 32,000.00	\$ 32,000	
												SUBTOTAL	\$ 261,000	
CONCRETE														
			FOOTINGS											
			EXTERIOR FOOTINGS											
8	A0.2-A4.2	Plan Notes (Assumed)	18"x24"x105' Continuous Footing-3000PSI	CY	397	10%	436	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 164,607	
9			Reinf w/ 2-#5@9"O.C Top&Bottom	LBS	14894	10%	16383	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 27,582	
10			Excavation	CY	793	10%	873	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 8,186	
11			Back Fill	CY	397	10%	436	0.150	\$ 46.90	\$ 7.04	\$ -	\$ 7.04	\$ 3,070	
12			Formwork	SF	8033	10%	8836	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 14,504	
SLAB														
13			4" Thk Concrete Slab On Grade -3000 PSI	SF	23460	10%	25806	0.042	\$ 46.90	\$ 1.97	\$ 4.14	\$ 6.11	\$ 157,669	
14			Construction Joint As: 3/4" Dia x 24" Long Smooth Dowel Bar @ 24" O.C	LF	2346	10%	2581	0.032	\$ 46.90	\$ 1.50	\$ 1.24	\$ 2.74	\$ 7,073	
15			6x6-W2.9xW2.9 WWf	SF	23460	10%	25806	0.004	\$ 46.90	\$ 0.19	\$ 0.47	\$ 0.66	\$ 16,970	
16			10 Mil Polyethylene Vapor Barrier	SF	23460	0%	23460	0.002	\$ 46.90	\$ 0.09	\$ 0.33	\$ 0.42	\$ 9,942	
17	Compacted Fill	SF	23460	10%	25806	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 6,052			
												SUBTOTAL	\$ 415,654	
MASONRY														
			EXTERIOR STONE CLADDING											
18	A0.2-A4.2	Plan Notes (Assumed)	Brick/Rock Front W/(2) Layer Grade 'D' Felt Behind	SF	51034	10%	56137	0.150	\$ 46.90	\$ 7.04	\$ 6.48	\$ 13.52	\$ 758,697	
19			8" D Cast Stone Header	LF	918	10%	1010	0.175	\$ 46.90	\$ 8.21	\$ 8.44	\$ 16.65	\$ 16,811	
												SUBTOTAL	\$ 775,508	
METALS														
			DECORATIVE METAL RAILINGS											
20	A2.3-A4	Plan Notes (Assumed)	1 1/2" OD Stainless Steel Metal Railing (H 3'-6")	LF	544	10%	598	0.550	\$ 55.00	\$ 30.25	\$ 48.70	\$ 78.95	\$ 47,244	
21			1 1/2" OD Stainless Steel Stair Hand Railing (H 3'-0")	LF	1360	10%	1496	0.300	\$ 55.00	\$ 16.50	\$ 27.12	\$ 43.62	\$ 65,256	
22			1 1/2" OD Stainless Steel Stair Guard Railing (H 3'-0")	LF	850	10%	935	0.450	\$ 55.00	\$ 24.75	\$ 38.65	\$ 63.40	\$ 59,279	
TEMPERED GLASS RAILINGS														
23			Tempered Glass Railing (H-3'-6")	LF	408	10%	449	0.600	\$ 55.00	\$ 33.00	\$ 53.10	\$ 86.10	\$ 38,642	
24			Glass Railing Base Shoe	LF	408	10%	449	0.085	\$ 55.00	\$ 4.68	\$ 7.47	\$ 12.15	\$ 5,451	
												SUBTOTAL	\$ 215,871	
WOOD, PLASTIC & COMPOSITES														
			HEADER											
25			2x6 Header	LF	2720	10%	2992	0.038	\$ 43.50	\$ 1.65	\$ 1.51	\$ 3.16	\$ 9,464	

DETAILED BREAKDOWN OF ITEMS

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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
	A2.3-A4	Plan Notes (Assumed)	JOISTS											
26			2x12 Floor Joists @24"O.C	LF	23120	10%	25432	0.044	\$ 43.50	\$ 1.91	\$ 2.12	\$ 4.03	\$ 102,593	
27			2x12 Rim Joist	LF	7480	10%	8228	0.044	\$ 43.50	\$ 1.91	\$ 2.12	\$ 4.03	\$ 33,192	
			RAFTERS											
28			2x10 Rafters @16"O.C	LF	24797	10%	27277	0.042	\$ 43.50	\$ 1.83	\$ 2.05	\$ 3.88	\$ 105,752	
29			Collar Ties	LF	272	10%	299	0.036	\$ 43.50	\$ 1.57	\$ 1.42	\$ 2.99	\$ 893	
30			2x4 Lookouts	EA	136	0%	136	0.036	\$ 43.50	\$ 1.57	\$ 1.42	\$ 2.99	\$ 406	
31			1 1/4" LSL Rim Board on Roof	LF	3604	10%	3964	0.045	\$ 43.50	\$ 1.96	\$ 3.17	\$ 5.13	\$ 20,327	
			SHEATHING											
32			7/16" APA Rated Roof Sheathing	SF	32980	10%	36278							
33			No of Sheets (4x8)	EA	1134	0%	1134	0.640	\$ 43.50	\$ 27.84	\$ 29.44	\$ 57.28	\$ 64,938	
34			Nailing	EA	85027	0%	85027	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 9,098	
35			3/4" APA Rated Floor Sheathing	SF	46240	10%	50864							
36			No of Sheets (4x8)	EA	1590	0%	1590	0.640	\$ 43.50	\$ 27.84	\$ 41.92	\$ 69.76	\$ 110,884	
37			Nailing	EA	119213	0%	119213	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 12,756	
			FINISH CARPENTRY											
			ARCHITECTURAL WOODWORK											
38			Wood Corbels Installed Beneath Roof Soffits Ht 4"and ThK 5"	EA	680	0%	680	0.500	\$ 43.50	\$ 21.75	\$ 39.52	\$ 61.27	\$ 41,664	
39			Wood Stair No of Tread(3'-6" W x 10" D) : 34 No. of Riser 7"H : 35	EA	34	0%	34	0.650	\$ 43.50	\$ 28.28	\$ 42.10	\$ 70.38	\$ 2,393	
			DOOR TRIMS											
40			Door Trims	LF	13770	10%	15147	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 50,826	
			WINDOW TRIM											
41			Window Trims	LF	12308	10%	13539	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 45,429	
			MILLWORK											
42			2'-1"D Kitchen Base Cabinets H(3'-0")	LF	850	10%	935	1.010	\$ 43.50	\$ 43.94	\$ 125.63	\$ 169.57	\$ 158,543	
43			2'-1" D Wall Mounted Kitchen Cabinets , H: (3'-6")	LF	850	10%	935	1.040	\$ 43.50	\$ 45.24	\$ 128.90	\$ 174.14	\$ 162,821	
44			2'-0"D Closet W/Shelving And Hanger Rod	LF	170	10%	187	1.340	\$ 43.50	\$ 58.29	\$ 166.75	\$ 225.04	\$ 42,082	
45			1'-0" D Bedroom Closet W/Shelving And Hanger Rod	LF	408	10%	449	1.240	\$ 43.50	\$ 53.94	\$ 154.00	\$ 207.94	\$ 93,323	

THERMAL AND MOISTURE PROTECTION

			ROOFING										
			SHINGLE ROOFING										
46	A2.3-A4	Plan Notes	Architctural Shingle Roofing	SF	32980	10%	36278	0.020	\$ 43.00	\$ 0.86	\$ 1.63	\$ 2.49	\$ 90,332
47			Roof Underlayment	SF	32980	10%	36278	0.002	\$ 43.00	\$ 0.09	\$ 0.21	\$ 0.30	\$ 10,738
48			Ice and Water shield	SF	18278	10%	20106	0.012	\$ 43.00	\$ 0.52	\$ 0.92	\$ 1.44	\$ 28,873
			TPO ROOFING										
49			TPO Roofing membrane at Balcony	SF	1428	10%	1571	0.020	\$ 43.00	\$ 0.86	\$ 1.63	\$ 2.49	\$ 3,911
50			Tapered Rigid Insulation Slope 1/4" Ft to Floor Drain Ht(3'-6")	SF	1428	10%	1571	0.025	\$ 43.00	\$ 1.08	\$ 3.50	\$ 4.58	\$ 7,186
			ROOFING ACCESSORIES										
			THERMAL AND MOISTURE PROTECTION										
51			8" W Metal Panel Fascia	LF	850	10%	935	0.045	\$ 43.00	\$ 1.94	\$ 4.77	\$ 6.71	\$ 6,269
52			2'-0" D Overhang Soffit	SF	4114	10%	4525	0.040	\$ 43.00	\$ 1.72	\$ 3.75	\$ 5.47	\$ 24,754
			MANUFACTURED GUTTERS AND DOWNSPOUTS										
53			4.5" W Pre-Finish Metal Downspout (Ht 30'-0")	EA	68	0%	68	1.650	\$ 43.00	\$ 70.95	\$ 155.70	\$ 226.65	\$ 15,412
54			6" Membrane Pre Finish Metal Gutter	LF	850	10%	935	0.058	\$ 43.00	\$ 2.49	\$ 6.24	\$ 8.73	\$ 8,166
			SHEET METAL FLASHING AND TRIM										
55			Drip Edge Flashing	LF	1700	10%	1870	0.036	\$ 43.00	\$ 1.55	\$ 3.76	\$ 5.31	\$ 9,926

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ACE SERVICES

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56			6" Wide Valley Flashing	LF	1360	10%	1496	0.033	\$ 43.00	\$ 1.42	\$ 2.54	\$ 3.96	\$ 5,923
57			Ridge Flashing	LF	264	10%	290	0.033	\$ 43.00	\$ 1.42	\$ 2.54	\$ 3.96	\$ 1,150
			EXTERIOR FINISHES										
58			Vertical Siding	SF	24288	10%	26717	0.045	\$ 43.00	\$ 1.94	\$ 4.74	\$ 6.68	\$ 178,335
58			ST-01	SF	8261	10%	9087	0.059	\$ 43.00	\$ 2.54	\$ 1.55	\$ 4.09	\$ 37,139
59			7/8" 3-Coat Stucco with Lath	LF	3094	10%	3403	0.025	\$ 43.00	\$ 1.08	\$ 1.34	\$ 2.42	\$ 8,233
			Weep Scream										

SUBTOTAL \$ 436,347

OPENINGS

DOORS													
60			3'-0" x 6'-8" Insulated Metal Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	34	0%	34	8.940	\$ 49.11	\$ 439.04	\$ 1,116.56	\$ 1,555.60	\$ 52,890
61			16'-0" x 8'-0" Garage Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	34	0%	34	35.460	\$ 49.11	\$ 1,741.44	\$ 7,091.20	\$ 8,832.64	\$ 300,310
62			2'-6" x 6'-8" Solid Wood Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	34	0%	34	4.340	\$ 49.11	\$ 213.14	\$ 541.94	\$ 755.07	\$ 25,673
63			2'-4" x 6'-8" Solid Wood Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	272	0%	272	4.050	\$ 49.11	\$ 198.90	\$ 505.09	\$ 703.98	\$ 191,483
			HARDWARES										
64			Doors Hardware	EA	374	0%	374	2.250	\$ 49.11	\$ 110.50	\$ 300.00	\$ 410.50	\$ 153,526
			WINDOWS										
65			3'-0" W x 6'-0" L Glass Window - 0'-1 3/4" THK	EA	102	0%	102	6.300	\$ 49.11	\$ 309.39	\$ 639.00	\$ 948.39	\$ 96,736
66			4'-0 W" x 4'-0" L Glass Window - 0'-1 3/4" THK	EA	34	0%	34	5.600	\$ 49.11	\$ 275.02	\$ 568.00	\$ 843.02	\$ 28,663
67			3'-0" W x 5'-0" L Glass Window - 0'-1 3/4" THK	EA	136	0%	136	5.250	\$ 49.11	\$ 257.83	\$ 532.50	\$ 790.33	\$ 107,485
68			5'-0" W x 6'-8" L Glass Window - 0'-1 3/4" THK	EA	68	0%	68	10.010	\$ 49.11	\$ 491.59	\$ 1,183.93	\$ 1,675.52	\$ 113,935

SUBTOTAL \$ 1,070,700

FINISHES

DRY WALL ASSEMBLIES													
69			WALL TYPE: EXTERIOR WALL	SF	60900	LF	2030	H	30				
			One Layer of 5/8" Gypsum Board on Single Side	SF	60900								
70			No of Sheets (4x8)	EA	2093	0%	2093	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 69,469
71			Tapping	LF	30450	10%	33495	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 10,869
72			Joint Compound	LBS	7917	10%	8709	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 14,413
73			Screws	EA	100485	0%	100485	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 10,752
			1/2" Plywood Sheathing @ One Side	SF	60900								
74			No of Sheets (4x8)	EA	2093	0%	2093	0.640	\$ 43.50	\$ 27.84	\$ 35.84	\$ 63.68	\$ 133,310
75			Screws	EA	157008	0%	157008	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 16,800
76			2 x 6 Wood Studs @ 10' L	EA	4579	0%	4579	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 144,832
77			2 x 6 Double Wooden Plate At Top @ 10' L	EA	1218	0%	1218	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 38,525
78			2 x 6 Wooden Plate At Bottom @ 10' L	EA	609	0%	609	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 19,263
79			R-19 Batt Insulation	SF	60900	10%	66990	0.011	\$ 43.50	\$ 0.48	\$ 0.92	\$ 1.40	\$ 93,686
80			Acoustic Sealant	LF	4060	10%	4466	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 3,166
81			10 Mil Vapor Barrier	SF	60900	10%	66990	0.002	\$ 43.50	\$ 0.09	\$ 0.27	\$ 0.36	\$ 23,915
82			COMMON INTERIOR STUD WALL	SF	23160	LF	772	H	30.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	46320								
83			No of Sheets (4x8)	EA	3185	0%	3185	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 105,674

DETAILED BREAKDOWN OF ITEMS

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84			Tapping	LF	23160	10%	25476	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 8,267
85			Joint Compound	LBS	6022	10%	6624	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 10,962
86			Screws	EA	76428	0%	76428	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 8,178
87			2 x 4 Wood Studs @ 10' L	EA	1741	0%	1741	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 51,997
88			2 x 4 Double Wooden Plate At Top @ 10' L	EA	463	0%	463	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 13,831
89			2 x 4 Wooden Plate At Bottom @ 10' L	EA	232	0%	232	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 6,916
90			R-15 Insulation	SF	23160	10%	25476	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 33,081
91			Acoustic Sealant	LF	3088	10%	3397	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 2,408
92			INTERIOR STUD WALL	SF	17000	LF	1700	H	10.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	34000								
93			No of Sheets (4x8)	EA	2338	0%	2338	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 77,568
94			Tapping	LF	17000	10%	18700	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 6,068
95			Joint Compound	LBS	4420	10%	4862	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 8,047
96			Screws	EA	56100	0%	56100	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 6,003
97			2 x 4 Wood Studs @ 10' L	EA	1278	0%	1278	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 38,167
98			2 x 4 Double Wooden Plate At Top @ 10' L	EA	340	0%	340	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 10,152
99			2 x 4 Wooden Plate At Bottom @ 10' L	EA	170	0%	170	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 5,076
100			R-15 Insulation	SF	17000	10%	18700	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 24,282
101			Acoustic Sealant	LF	6800	10%	7480	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 5,303
102			INTERIOR STUD WALL	SF	3672	LF	408	H	9.0				
			One Layer of 5/8" Moisture Resistant Gypsum Board on Both Side	SF	7344								
103			No of Sheets (4x8)	EA	505	0%	505	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 17,320
104			Tapping	LF	3672	10%	4039	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,311
105			Joint Compound	LBS	955	10%	1050	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,738
106			Screws	EA	12118	0%	12118	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,297
107			2 x 4 Wood Studs @ 9' L	EA	307	0%	307	0.324	\$ 43.50	\$ 14.09	\$ 12.78	\$ 26.87	\$ 8,244
108			2 x 4 Double Wooden Plate At Top @ 10' L	EA	82	0%	82	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 2,437
109			2 x 4 Wooden Plate At Bottom @ 10' L	EA	41	0%	41	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,218
110			R-15 Insulation	SF	3672	10%	4039	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 5,245
111			Acoustic Sealant	LF	1632	10%	1795	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,273
112			5/8" Moisture Resistant Backers Rod	LF	1010	10%	1111	0.014	\$ 43.50	\$ 0.61	\$ 0.48	\$ 1.09	\$ 1,210
113			INTERIOR STUD WALL	SF	5780	LF	578	H	10.0				
			One Layer of 5/8" Moisture Resistant Gypsum Board on one side	SF	5780								
114			No of Sheets (4x8)	EA	397	0%	397	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 13,632
115			Tapping	LF	2890	10%	3179	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,032
116			Joint Compound	LBS	751	10%	827	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,368
117			Screws	EA	9537	0%	9537	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,020
			One Layer of 5/8" Gypsum Board on one side	SF	5780								
118			No of Sheets (4x8)	EA	397	0%	397	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 13,186
119			Tapping	LF	2890	10%	3179	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,032
120			Joint Compound	LBS	751	10%	827	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,368
121			Screws	EA	9537	0%	9537	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,020
122			2 x 4 Wood Studs @ 10' L	EA	435	0%	435	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 12,977
123			2 x 4 Double Wooden Plate At Top @ 10' L	EA	116	0%	116	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 3,452
124			2 x 4 Wooden Plate At Bottom @ 10' L	EA	58	0%	58	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,726
125			R-15 Insulation	SF	5780	10%	6358	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 8,256
126			Acoustic Sealant	LF	2312	10%	2543	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,803
127			5/8" Moisture Resistant Backers Rod	LF	1156	10%	1272	0.014	\$ 43.50	\$ 0.61	\$ 0.48	\$ 1.09	\$ 1,385
128			INTERIOR STUD WALL	SF	8262	LF	918	H	9.0				
			One Layer of 5/8" Moisture Resistant Gypsum Board on one side	SF	8262								

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 14-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
129	A2.3-A4	Plan Notes	No of Sheets (4x8)	EA	568	0%	568	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 19,485
130			Tapping	LF	4131	10%	4544	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,475
131			Joint Compound	LBS	1074	10%	1181	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,955
132			Screws	EA	13632	0%	13632	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,459
			One Layer of 5/8" Gypsum Board on one side	SF	8262								
133			No of Sheets (4x8)	EA	568	0%	568	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 18,849
134			Tapping	LF	4131	10%	4544	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,475
135			Joint Compound	LBS	1074	10%	1181	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,955
136			Screws	EA	13632	0%	13632	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,459
137			2 x 4 Wood Studs @ 9' L	EA	690	0%	690	0.324	\$ 43.50	\$ 14.09	\$ 12.78	\$ 26.87	\$ 18,549
138			2 x 4 Double Wooden Plate At Top @ 10' L	EA	184	0%	184	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 5,482
139			2 x 4 Wooden Plate At Bottom @ 10' L	EA	92	0%	92	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 2,741
140			R-15 Insulation	SF	8262	10%	9088	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 11,801
141			Acoustic Sealant	LF	3672	10%	4039	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 2,864
142			5/8" Moisture Resistant Backers Rod	LF	1836	10%	2020	0.014	\$ 43.50	\$ 0.61	\$ 0.48	\$ 1.09	\$ 2,199
143			INTERIOR CHASE WALL	SF	8160	LF	816	H	10.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	16320								
144			No of Sheets (4x8)	EA	1122	0%	1122	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 37,232
145			Tapping	LF	8160	10%	8976	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 2,913
146			Joint Compound	LBS	2122	10%	2334	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 3,862
147			Screws	EA	26928	0%	26928	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 2,881
148			2 x 4 Wood Studs @ 10' L	EA	614	0%	614	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 18,320
149			2 x 4 Double Wooden Plate At Top @ 10' L	EA	163	0%	163	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 4,873
150			2 x 4 Wooden Plate At Bottom @ 10' L	EA	82	0%	82	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 2,437
151			R-15 Insulation	SF	8160	10%	8976	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 11,655
152			Acoustic Sealant	LF	3264	10%	3590	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 2,546
153			INTERIOR CHASE WALL	SF	3060	LF	340	H	9.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	6120								
154			No of Sheets (4x8)	EA	421	0%	421	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 13,962
155			Tapping	LF	3060	10%	3366	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,092
156			Joint Compound	LBS	796	10%	875	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,448
157			Screws	EA	10098	0%	10098	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,080
158			2 x 4 Wood Studs @ 9' L	EA	256	0%	256	0.324	\$ 43.50	\$ 14.09	\$ 12.78	\$ 26.87	\$ 6,870
159			2 x 4 Double Wooden Plate At Top @ 10' L	EA	68	0%	68	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 2,030
160			2 x 4 Wooden Plate At Bottom @ 10' L	EA	34	0%	34	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,015
161			R-15 Insulation	SF	3060	10%	3366	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 4,371
162			Acoustic Sealant	LF	1360	10%	1496	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,061
			CEILING FINISHES										
			GYPSUM BOARD CEILING										
163			5/8" Gypsum Board Ceiling	SF	57800	10%	63580						
164			No of Sheets (4x8)	EA	7948	0%	7948	0.480	\$ 43.50	\$ 20.88	\$ 30.40	\$ 51.28	\$ 407,548
165			Tapping	LF	28900	10%	31790	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 10,316
166			Joint Compound	LBS	7514	10%	8265	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 13,679
167			Screws	EA	95370	0%	95370	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 10,205
168			7/8" Hat Channel @16" O.C	LF	46603	10%	51263	0.025	\$ 43.50	\$ 1.09	\$ 1.03	\$ 2.12	\$ 108,550
			MOISTURE RESISTANT - GYPSUM BOARD CEILING										
169			5/8" Gypsum Board Ceiling - Moisture Resistant	SF	4182	10%	4600						
170			No of Sheets (4x8)	EA	575	0%	575	0.480	\$ 43.50	\$ 20.88	\$ 33.60	\$ 54.48	\$ 31,327
171			Tapping	LF	2091	10%	2300	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 746
172			Joint Compound	LBS	544	10%	598	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 990
173			Screws	EA	6900	0%	6900	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 738
			FLOOR FINISHES										
			FLOORING										
174			Sealed Concrete	SF	21420	10%	23562	0.033	\$ 46.50	\$ 1.53	\$ 0.93	\$ 2.46	\$ 58,069

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 14-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
175			Modular Carpet (Cushion Back)	SF	18020	10%	19822	0.035	\$ 46.50	\$ 1.63	\$ 3.50	\$ 5.13	\$ 101,637
176			Luxury Vinyl Tile	SF	21080	10%	23188	0.040	\$ 46.50	\$ 1.86	\$ 4.39	\$ 6.25	\$ 144,925
177			Ceramic Tile	SF	4862	10%	5348	0.075	\$ 46.50	\$ 3.49	\$ 4.88	\$ 8.37	\$ 44,751
			WALL BASE										
178			4" H Carpet Wall Base	LF	7140	10%	7854	0.030	\$ 46.50	\$ 1.40	\$ 1.63	\$ 3.03	\$ 23,758
179			4" H Vinyl Wall Base	LF	4930	10%	5423	0.030	\$ 46.50	\$ 1.40	\$ 1.63	\$ 3.03	\$ 16,405
180			4" H Rubber Wall Base	LF	2584	10%	2842	0.032	\$ 46.50	\$ 1.49	\$ 1.85	\$ 3.34	\$ 9,488
			WALL FINISHES										
			WALL TILES										
181			Ceramic Wall Tile	SF	12070	10%	13277	0.075	\$ 46.50	\$ 3.49	\$ 4.88	\$ 8.37	\$ 111,095
			PAINTING										
			WALL PAINT										
182			Paint @ Wall 1 Coat Primer and 2-Coat Paint	SF	199088	10%	218997	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 268,972
			CEILING PAINT										
183			Paint @ Gypsum Board Ceiling 1 Coat Primer and 2 Coat Paint	SF	61982	10%	68180	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 83,739
			DOOR'S PAINT										
184			Paint @ Door	SF	12648	10%	13913	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 22,055
185			Paint @ Door Frame	SF	2272	10%	2499	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 3,962
			TRIMS PAINT										
186			Paint @ Door's Trims	LF	13770	10%	15147	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 23,408
187			Paint @ Window's Trim	LF	12410	10%	13651	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 21,096
			RAILING PAINT										
188			Paint @ 1 1/2" OD Stainless Steel Stair Metal Hand Railing Ht (3')	LF	1360	10%	1496	0.025	\$ 41.41	\$ 1.04	\$ 1.40	\$ 2.44	\$ 3,643
189			Paint @ 1 1/2" OD Stainless Steel Stair Guard Railing Ht (3')	LF	850	10%	935	0.035	\$ 41.41	\$ 1.45	\$ 1.65	\$ 3.10	\$ 2,898
190			Paint @ Balcony 1 1/2" OD Stainless Steel Metal Railing Ht (3'-6")	LF	442	10%	486	0.035	\$ 41.41	\$ 1.45	\$ 1.65	\$ 3.10	\$ 1,507
SUBTOTAL													\$ 2,842,433

SPECIALITIES

			BATHROOM ACCESSERIES										
191			Soap Dispenser	EA	102	0%	102	0.450	\$ 54.50	\$ 24.53	\$ 38.40	\$ 62.93	\$ 6,418
192			Tissue Paper Holder	EA	102	0%	102	0.550	\$ 54.50	\$ 29.98	\$ 55.10	\$ 85.08	\$ 8,678
193			Sanitary Napkin Disposal	EA	102	0%	102	0.660	\$ 54.50	\$ 35.97	\$ 54.65	\$ 90.62	\$ 9,243
194			Towel Dispenser	EA	102	0%	102	0.550	\$ 54.50	\$ 29.98	\$ 75.10	\$ 105.08	\$ 10,718
195			24" x 36" Wall Mirror	EA	102	0%	102	1.350	\$ 54.50	\$ 73.58	\$ 134.90	\$ 208.48	\$ 21,264
196			2'-D x 6' L Benches W/Cubbies	EA	34	0%	34	2.680	\$ 54.50	\$ 146.06	\$ 418.00	\$ 564.06	\$ 19,178
SUBTOTAL													\$ 75,499

EQUIPMENTS

			EQUIPMENTS										
197			Washer	EA	34	0%	34	3.400	\$ 54.50	\$ 185.30	\$ 412.00	\$ 597.30	\$ 20,308
198			Dryer	EA	34	0%	34	3.200	\$ 54.50	\$ 174.40	\$ 344.00	\$ 518.40	\$ 17,626
199			Dish Washer	EA	34	0%	34	5.790	\$ 54.50	\$ 315.56	\$ 1,250.00	\$ 1,565.56	\$ 53,229
200			Refrigerator	EA	34	0%	34	7.890	\$ 54.50	\$ 430.01	\$ 1,573.98	\$ 2,003.99	\$ 68,135
201			Cooking Range	EA	34	0%	34	4.750	\$ 54.50	\$ 258.88	\$ 777.00	\$ 1,035.88	\$ 35,220
SUBTOTAL													\$ 194,518

FURNISHING

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 14-Jul-25

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



DETAILED BREAKDOWN OF ITEMS													
Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208 Project ID: 1005-38 Scope: GC  Date: 14-Jul-25													
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
202	A2.3-A4.0	Plan Notes	Kitchen Island Pre-Fabricated Length: 6'-2" Height: 3'-0" Width : 2'-4"	EA	34	0%	34	10.063	\$ 54.50	\$ 548.45	\$ 1,816.85	\$ 2,365.30	\$ 80,420
			COUNTERTOP										
203			2'-0"D Kitchen Countertop Stone Countertop To be Assumed	SF	1530	10%	1683	0.350	\$ 54.50	\$ 19.08	\$ 58.54	\$ 77.62	\$ 130,626
204			2'-0" D Vanity Countertop W/Base Cabinets Stone Countertop To be Assumed	SF	782	10%	860	0.420	\$ 54.50	\$ 22.89	\$ 71.20	\$ 94.09	\$ 80,936
												SUBTOTAL \$	291,982
PLUMBING													
			PIPING										
205	A2.3-A4.0	Plan Notes (Assumed)	Allowance For Plumbing Piping and Connections (68544 SF)	LS	1	0%	1	3290.112	\$ 75.30	\$ 247,745.43	\$ 215,913.60	\$ 463,659.03	\$ 463,659
			PLUMBING FIXTURES										
206			Water Closet	EA	102	0%	102	4.330	\$ 75.30	\$ 326.05	\$ 462.10	\$ 788.15	\$ 80,391
207			Tub	EA	68	0%	68	7.250	\$ 75.30	\$ 545.93	\$ 840.00	\$ 1,385.93	\$ 94,243
												SUBTOTAL \$	638,293
HVAC													
			DUCTS										
208	A2.3-A4.0	Plan Notes (Assumed)	Allowance For HVAC Connection, Ducts, Air Devices, Cond Pipe, Exhaust Fan, Air Handling Units, Condensing Unit Miscellaneous Items and Transitions (68544 SF)	LS	1	0%	1	3907.008	\$ 76.25	\$ 297,909.36	\$ 257,040.00	\$ 554,949.36	\$ 554,949
												SUBTOTAL \$	554,949
ELECTRICAL													
			ELECTRICAL WIRING										
209	A2.3-A4.0	Plan Notes (Assumed)	Allowance for Electrical Wiring, Lighting Control, Power Fixture, Panel, Meter, Miscellaneous Item, Sprinkler Room And Conducting 68544 SF)	LS	1	0%	1	4935.168	\$ 78.20	\$ 385,930.14	\$ 260,467.20	\$ 646,397.34	\$ 646,397
			LIGHTING FIXTURES										
210			Wall Sconce Note: As Per Rendering	EA	102	0%	102	1.124	\$ 78.20	\$ 87.90	\$ 129.99	\$ 217.89	\$ 22,224
												SUBTOTAL \$	668,622

DETAILED BREAKDOWN OF ITEMS													
Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208 Project ID: 1005-38 Scope: GC 													
												Date:	14-Jul-25
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
PROJECTED COST													\$9,508,759
												OVERHEAD AND PROFIT	\$950,876
												INSURANCE	\$142,631
												CONTINGENCY	\$190,175
												TAX	\$427,894
SUGGESTED BID													\$11,220,336



[illegible]

Project Name:	MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208	
Project ID:	1005-38	
Scope:	GC	



Date: 7/26/2025

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	100.000	\$ 40.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000
2			Supervision and Coordination	LS	1	0%	1	1350.000	\$ 40.00	\$ 54,000.00	\$ -	\$ 54,000.00	\$ 54,000
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	180.000	\$ 40.00	\$ 7,200.00	\$ -	\$ 7,200.00	\$ 7,200
5			Mobilization Costs	LS	1	0%	1	800.000	\$ 40.00	\$ 32,000.00	\$ -	\$ 32,000.00	\$ 32,000
6			Temporary Control & Facilities	LS	1	0%	1	1100.000	\$ 40.00	\$ 44,000.00	\$ -	\$ 44,000.00	\$ 44,000
7			Scaffolding	LS	1	0%	1	400.000	\$ 40.00	\$ 16,000.00	\$ -	\$ 16,000.00	\$ 16,000
SUBTOTAL												\$	157,200

CONCRETE

[illegible]

MASONRY	
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			EXTERIOR STONE CLADDING										
18	A0.2-A4.2	Plan Notes (Assumed)	Brick/Rock Front W/(2) Layer Grade 'D' Felt Behind	SF	18012	10%	19813	0.150	\$ 46.90	\$ 7.04	\$ 6.48	\$ 13.52	\$ 267,775
19			8" D Cast Stone Header	LF	324	10%	356	0.175	\$ 46.90	\$ 8.21	\$ 8.44	\$ 16.65	\$ 5,933
												SUBTOTAL \$	273,709

	METALS	
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DETAILED BREAKDOWN OF ITEMS						

Project Name:	MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208	
Project ID:	1005-38	
Scope:	GC	



Date: 7/26/2025

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														
	A2.3-A4	Plan Notes (Assumed)	HEADER											
26			2x6 Header	LF	2654	10%	2919	0.038	\$ 43.50	\$ 1.65	\$ 1.51	\$ 3.16	\$ 9,234	
			JOISTS											
27			2x12 Floor Joists @24"O.C	LF	10380	10%	11418	0.044	\$ 43.50	\$ 1.91	\$ 2.12	\$ 4.03	\$ 46,060	
28			2x12 Rim Joist	LF	3156	10%	3472	0.044	\$ 43.50	\$ 1.91	\$ 2.12	\$ 4.03	\$ 14,004	
			RAFTERS											
29			2x10 Rafters @16"O.C	LF	8752	10%	9627	0.042	\$ 43.50	\$ 1.83	\$ 2.05	\$ 3.88	\$ 37,324	
30			Collar Ties	LF	126	10%	139	0.036	\$ 43.50	\$ 1.57	\$ 1.42	\$ 2.99	\$ 414	
31			2x4 Lookouts	EA	63	0%	63	0.036	\$ 43.50	\$ 1.57	\$ 1.42	\$ 2.99	\$ 188	
32			1 1/4" LSL Rim Board on Roof	LF	1536	10%	1690	0.045	\$ 43.50	\$ 1.96	\$ 3.17	\$ 5.13	\$ 8,663	
			SHEATHING											
33			7/16" APA Rated Roof Sheathing	SF	11640	10%	12804							
34			No of Sheets (4x8)	EA	400	0%	400	0.640	\$ 43.50	\$ 27.84	\$ 29.44	\$ 57.28	\$ 22,919	
35			Nailing	EA	30009	0%	30009	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 3,211	
36			3/4" APA Rated Floor Sheathing	SF	20760	10%	22836							
37			No of Sheets (4x8)	EA	714	0%	714	0.640	\$ 43.50	\$ 27.84	\$ 41.92	\$ 69.76	\$ 49,782	
38			Nailing	EA	53522	0%	53522	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 5,727	
			FINISH CARPENTRY											
			ARCHITECTURAL WOODWORK											
39			Wood Corbels Installed Beneath Roof Soffits Ht 4and ThK 5"	EA	240	0%	240	0.500	\$ 43.50	\$ 21.75	\$ 39.52	\$ 61.27	\$ 14,705	
40			Wood Stair No of Tread(3'-6" W x 10" D) : 34 No. of Riser 7"H : 35	EA	12	0%	12	0.650	\$ 43.50	\$ 28.28	\$ 42.10	\$ 70.38	\$ 845	
			DOOR TRIMS											
41			Door Trims	LF	9213	10%	10134	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 34,006	
			WINDOW TRIM											
42			Window Trims	LF	6792	10%	7471	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 25,070	
			MILLWORK											
43			2'-1"D Kitchen Base Cabinets H(3'-0")	LF	300	10%	330	1.010	\$ 43.50	\$ 43.94	\$ 125.63	\$ 169.57	\$ 55,956	
44			2'-1" D Wall Mounted Kitchen Cabinets , H: (3'-6")	LF	300	10%	330	1.040	\$ 43.50	\$ 45.24	\$ 128.90	\$ 174.14	\$ 57,466	
45			1'-6"D Closet W/Shelving And Hanger Rod	LF	72	10%	79	1.290	\$ 43.50	\$ 56.12	\$ 160.25	\$ 216.37	\$ 17,136	
46			1'-0" D Pantry Closet W/Adjustable Shelving & Pull-Out Storage	LF	108	10%	119	1.240	\$ 43.50	\$ 53.94	\$ 154.00	\$ 207.94	\$ 24,703	
47	1'-0" D Bedroom Closet W/Shelving And Hanger Rod	LF	672	10%	739	1.240	\$ 43.50	\$ 53.94	\$ 154.00	\$ 207.94	\$ 153,709			
SUBTOTAL \$													581,124	
THERMAL AND MOISTURE PROTECTION														
	A2.3-A4	Plan Notes (Assumed)	ROOFING											
			SHINGLE ROOFING											
48			Architectural Shingle Roofing	SF	11640	10%	12804	0.020	\$ 43.00	\$ 0.86	\$ 1.63	\$ 2.49	\$ 31,882	
49			Roof Underlayment	SF	11640	10%	12804	0.002	\$ 43.00	\$ 0.09	\$ 0.21	\$ 0.30	\$ 3,790	
50			Ice and Water Shield	SF	6451	10%	7096	0.012	\$ 43.00	\$ 0.52	\$ 0.92	\$ 1.44	\$ 10,190	
			TPO ROOFING											
51			TPO Roofing Membrane at Balcony	SF	504	10%	554	0.020	\$ 43.00	\$ 0.86	\$ 1.63	\$ 2.49	\$ 1,380	
52			Tapered Rigid Insulation Slope 1/4" Ft to Floor Drain Ht(3'-6")	SF	504	10%	554	0.025	\$ 43.00	\$ 1.08	\$ 3.50	\$ 4.58	\$ 2,536	
			ROOFING ACCESSORIES											
			THERMAL AND MOISTURE PROTECTION											
53			8" W Metal Panel Fascia	LF	300	10%	330	0.045	\$ 43.00	\$ 1.94	\$ 4.77	\$ 6.71	\$ 2,213	
54			2'-0" D Overhang Soffit	SF	1452	10%	1597	0.040	\$ 43.00	\$ 1.72	\$ 3.75	\$ 5.47	\$ 8,737	
	MANUFACTURED GUTTERS AND DOWNSPOUTS													

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 7/26/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
55			4.5" W Pre-Finish Metal Downspout (Ht 30'-0")	EA	24	0%	24	1.650	\$ 43.00	\$ 70.95	\$ 155.70	\$ 226.65	\$ 5,440
56			6" Membrane Pre Finish Metal Gutter	LF	300	10%	330	0.058	\$ 43.00	\$ 2.49	\$ 6.24	\$ 8.73	\$ 2,882
			SHEET METAL FLASHING AND TRIM										
57			Drip Edge Flashing	LF	600	10%	660	0.036	\$ 43.00	\$ 1.55	\$ 3.76	\$ 5.31	\$ 3,503
58			6" Wide Valley Flashing	LF	480	10%	528	0.033	\$ 43.00	\$ 1.42	\$ 2.54	\$ 3.96	\$ 2,090
59			Ridge Flashing	LF	264	10%	290	0.033	\$ 43.00	\$ 1.42	\$ 2.54	\$ 3.96	\$ 1,150
			EXTERIOR FINISHES										
60			Vertical Siding	SF	8096	10%	8906	0.045	\$ 43.00	\$ 1.94	\$ 4.74	\$ 6.68	\$ 59,445
61			ST-01										
61			7/8" 3-Coat Stucco with Lath	SF	3004	10%	3304	0.059	\$ 43.00	\$ 2.54	\$ 1.55	\$ 4.09	\$ 13,505
62			Weep Screed	LF	1092	10%	1201	0.025	\$ 43.00	\$ 1.08	\$ 1.34	\$ 2.42	\$ 2,906
SUBTOTAL \$													151,649

OPENINGS

			DOORS										
63			3'-0" x 6'-8" Insulated Metal Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	36	0%	36	8.940	\$ 49.11	\$ 439.04	\$ 1,116.56	\$ 1,555.60	\$ 56,002
64			3'-0" x 8'-0" Insulated Metal Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	12	0%	12	10.720	\$ 49.11	\$ 526.46	\$ 1,339.20	\$ 1,865.66	\$ 22,388
65			18'-0" x 8'-0" Garage Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	12	0%	12	39.890	\$ 49.11	\$ 1,959.00	\$ 7,977.60	\$ 9,936.60	\$ 119,239
66			5'-0" x 6'-8" Garage Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	24	0%	24	11.090	\$ 49.11	\$ 544.63	\$ 1,847.59	\$ 2,392.22	\$ 57,413
67			2'-6" x 6'-8" Solid Wood Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	60	0%	60	4.340	\$ 49.11	\$ 213.14	\$ 541.94	\$ 755.07	\$ 45,304
68			2'-4" x 6'-8" Solid Wood Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	120	0%	120	4.050	\$ 49.11	\$ 198.90	\$ 505.09	\$ 703.98	\$ 84,478
			HARDWARES										
69			Doors Hardware	EA	264	0%	264	2.250	\$ 49.11	\$ 110.50	\$ 300.00	\$ 410.50	\$ 108,371
			WINDOWS										
70			3'-0" W x 6'-0" L Glass Window - 0'-1 3/4" THK	EA	72	0%	72	6.300	\$ 49.11	\$ 309.39	\$ 639.00	\$ 948.39	\$ 68,284
71			2'-6" W x 2'-6" L Glass Window - 0'-1 3/4" THK	EA	12	0%	12	2.190	\$ 49.11	\$ 107.55	\$ 221.88	\$ 329.43	\$ 3,953
72			3'-0" W x 4'-6" L Glass Window - 0'-1 3/4" THK	EA	24	0%	24	4.730	\$ 49.11	\$ 232.29	\$ 479.25	\$ 711.54	\$ 17,077
73			3'-0" W x 5'-0" L Glass Window - 0'-1 3/4" THK	EA	60	0%	60	5.250	\$ 49.11	\$ 257.83	\$ 532.50	\$ 790.33	\$ 47,420
74			2'-0" W x 4'-0" L Glass Window - 0'-1 3/4" THK	EA	24	0%	24	2.800	\$ 49.11	\$ 137.51	\$ 284.00	\$ 421.51	\$ 10,116
75			2'-0" W x 5'-0" L Glass Window - 0'-1 3/4" THK	EA	12	0%	12	3.500	\$ 49.11	\$ 171.89	\$ 355.00	\$ 526.89	\$ 6,323
76			2'-6" W x 6'-0" L Glass Window - 0'-1 3/4" THK	EA	12	0%	12	5.250	\$ 49.11	\$ 257.83	\$ 532.50	\$ 790.33	\$ 9,484
SUBTOTAL \$													655,852

FINISHES

			DRY WALL ASSEMBLIES										
77			WALL TYPE: EXTERIOR WALL	SF	21000	LF	700	H	30				
			One Layer of 5/8" Gypsum Board on Single Side	SF	21000								
78			No of Sheets (4x8)	EA	722	0%	722	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 23,955
79			Tapping	LF	10500	10%	11550	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 3,748

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 7/26/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
80			Joint Compound	LBS	2730	10%	3003	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 4,970
81			Screws	EA	34650	0%	34650	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 3,708
			1/2" Plywood Sheathing @ One Side	SF	21000								
82			No of Sheets (4x8)	EA	722	0%	722	0.640	\$ 43.50	\$ 27.84	\$ 35.84	\$ 63.68	\$ 45,969
83			Screws	EA	54141	0%	54141	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 5,793
84			2 x 6 Wood Studs @ 10' L	EA	1579	0%	1579	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 49,942
85			2 x 6 Double Wooden Plate At Top @ 10' L	EA	420	0%	420	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 13,285
86			2 x 6 Wooden Plate At Bottom @ 10' L	EA	210	0%	210	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 6,642
87			R-19 Batt Insulation	SF	21000	10%	23100	0.011	\$ 43.50	\$ 0.48	\$ 0.92	\$ 1.40	\$ 32,305
88			Acoustic Sealant	LF	1400	10%	1540	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,092
89			10 Mil Vapor Barrier	SF	21000	10%	23100	0.002	\$ 43.50	\$ 0.09	\$ 0.27	\$ 0.36	\$ 8,247
90			COMMON INTERIOR STUD WALL	SF	12510	LF	417	H	30.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	25020								
91			No of Sheets (4x8)	EA	1720	0%	1720	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 57,081
92			Tapping	LF	12510	10%	13761	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 4,465
93			Joint Compound	LBS	3253	10%	3578	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 5,921
94			Screws	EA	41283	0%	41283	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 4,417
95			2 x 4 Wood Studs @ 10' L	EA	941	0%	941	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 28,086
96			2 x 4 Double Wooden Plate At Top @ 10' L	EA	250	0%	250	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 7,471
97			2 x 4 Wooden Plate At Bottom @ 10' L	EA	125	0%	125	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 3,735
98			R-15 Insulation	SF	12510	10%	13761	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 17,869
99			Acoustic Sealant	LF	1668	10%	1835	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,301
100			INTERIOR STUD WALL	SF	7920	LF	792	H	10.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	15840								
101			No of Sheets (4x8)	EA	1089	0%	1089	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 36,137
102			Tapping	LF	7920	10%	8712	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 2,827
103			Joint Compound	LBS	2059	10%	2265	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 3,749
104			Screws	EA	26136	0%	26136	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 2,797
105			2 x 4 Wood Studs @ 10' L	EA	595	0%	595	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 17,781
106			2 x 4 Double Wooden Plate At Top @ 10' L	EA	158	0%	158	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 4,730
107			2 x 4 Wooden Plate At Bottom @ 10' L	EA	79	0%	79	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 2,365
108			R-15 Insulation	SF	7920	10%	8712	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 11,313
109			Acoustic Sealant	LF	3168	10%	3485	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 2,471
110			INTERIOR STUD WALL	SF	600	LF	60	H	10.0				
			One Layer of 5/8" Moisture Resistant Gypsum Board on Both Side	SF	1200								
111			No of Sheets (4x8)	EA	83	0%	83	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 2,830
112			Tapping	LF	600	10%	660	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 214
113			Joint Compound	LBS	156	10%	172	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 284
114			Screws	EA	1980	0%	1980	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 212
115			2 x 4 Wood Studs @ 10' L	EA	45	0%	45	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,347
116			2 x 4 Double Wooden Plate At Top @ 10' L	EA	12	0%	12	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 358
117			2 x 4 Wooden Plate At Bottom @ 10' L	EA	6	0%	6	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 179
118			R-15 Insulation	SF	600	10%	660	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 857
119			Acoustic Sealant	LF	240	10%	264	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 187
120			5/8" Moisture Resistant Backers Rod	LF	165	10%	182	0.014	\$ 43.50	\$ 0.61	\$ 0.48	\$ 1.09	\$ 198
121			INTERIOR STUD WALL	SF	5400	LF	540	H	10.0				
			One Layer of 5/8" Moisture Resistant Gypsum Board on one side	SF	5400								
122			No of Sheets (4x8)	EA	371	0%	371	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 12,735
123			Tapping	LF	2700	10%	2970	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 964
124			Joint Compound	LBS	702	10%	772	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,278
125			Screws	EA	8910	0%	8910	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 953
			One Layer of 5/8" Gypsum Board on one side	SF	5400								
126			No of Sheets (4x8)	EA	371	0%	371	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 12,320

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



Date: 7/26/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
127	A2.3-A4	Plan Notes (Assumed)	Tapping	LF	2700	10%	2970	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 964	
128			Joint Compound	LBS	702	10%	772	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,278	
129			Screws	EA	8910	0%	8910	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 953	
130			2 x 4 Wood Studs @ 10' L	EA	406	0%	406	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 12,124	
131			2 x 4 Double Wooden Plate At Top @ 10' L	EA	108	0%	108	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 3,225	
132			2 x 4 Wooden Plate At Bottom @ 10' L	EA	54	0%	54	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,612	
133			R-15 Insulation	SF	5400	10%	5940	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 7,713	
134			Acoustic Sealant	LF	2160	10%	2376	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,685	
135			5/8" Moisture Resistant Backers Rod	LF	1080	10%	1188	0.014	\$ 43.50	\$ 0.61	\$ 0.48	\$ 1.09	\$ 1,294	
136			INTERIOR STUD WALL	SF	2376	LF	264	H	9.0					
			One Layer of 5/8" Moisture Resistant Gypsum Board on Both Side	SF	4752									
137			No of Sheets (4x8)	EA	327	0%	327	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 11,207	
138			Tapping	LF	2376	10%	2614	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 848	
139			Joint Compound	LBS	618	10%	680	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,125	
140			Screws	EA	7841	0%	7841	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 839	
141			2 x 4 Wood Studs @ 9' L	EA	198	0%	198	0.324	\$ 43.50	\$ 14.09	\$ 12.78	\$ 26.87	\$ 5,334	
142			2 x 4 Double Wooden Plate At Top @ 10' L	EA	53	0%	53	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,577	
143			2 x 4 Wooden Plate At Bottom @ 10' L	EA	26	0%	26	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 788	
144			R-15 Insulation	SF	2376	10%	2614	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 3,394	
145			Acoustic Sealant	LF	1056	10%	1162	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 824	
146			5/8" Moisture Resistant Backers Rod	LF	653	10%	719	0.014	\$ 43.50	\$ 0.61	\$ 0.48	\$ 1.09	\$ 783	
147			INTERIOR STUD WALL	SF	3780	LF	420	H	9.0					
			One Layer of 5/8" Moisture Resistant Gypsum Board on one side	SF	3780									
148			No of Sheets (4x8)	EA	260	0%	260	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 8,915	
149			Tapping	LF	1890	10%	2079	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 675	
150			Joint Compound	LBS	491	10%	541	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 895	
151			Screws	EA	6237	0%	6237	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 667	
			One Layer of 5/8" Gypsum Board on one side	SF	3780									
152			No of Sheets (4x8)	EA	260	0%	260	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 8,624	
153			Tapping	LF	1890	10%	2079	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 675	
154			Joint Compound	LBS	491	10%	541	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 895	
155			Screws	EA	6237	0%	6237	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 667	
156			2 x 4 Wood Studs @ 9' L	EA	316	0%	316	0.324	\$ 43.50	\$ 14.09	\$ 12.78	\$ 26.87	\$ 8,487	
157			2 x 4 Double Wooden Plate At Top @ 10' L	EA	84	0%	84	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 2,508	
158			2 x 4 Wooden Plate At Bottom @ 10' L	EA	42	0%	42	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 1,254	
159			R-15 Insulation	SF	3780	10%	4158	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 5,399	
160			Acoustic Sealant	LF	1680	10%	1848	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,310	
161			5/8" Moisture Resistant Backers Rod	LF	840	10%	924	0.014	\$ 43.50	\$ 0.61	\$ 0.48	\$ 1.09	\$ 1,006	
162			INTERIOR STUD WALL	SF	11232	LF	1248	H	9.0					
			One Layer of 5/8" Gypsum Board on Both Side	SF	22464									
163			No of Sheets (4x8)	EA	1544	0%	1544	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 51,249	
164			Tapping	LF	11232	10%	12355	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 4,009	
165			Joint Compound	LBS	2920	10%	3212	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 5,316	
166			Screws	EA	37066	0%	37066	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 3,966	
167	2 x 4 Wood Studs @ 9' L	EA	938	0%	938	0.324	\$ 43.50	\$ 14.09	\$ 12.78	\$ 26.87	\$ 25,217			
168	2 x 4 Double Wooden Plate At Top @ 10' L	EA	250	0%	250	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 7,453			
169	2 x 4 Wooden Plate At Bottom @ 10' L	EA	125	0%	125	0.360	\$ 43.50	\$ 15.66	\$ 14.20	\$ 29.86	\$ 3,727			
170	R-15 Insulation	SF	11232	10%	12355	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 16,043			
171	Acoustic Sealant	LF	4992	10%	5491	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 3,893			
			CEILING FINISHES											
			GYPSUM BOARD CEILING											

[illegible]

Project Name:	MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208	
Project ID:	1005-38	
Scope:	GC	



Date: 7/26/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
172			5/8" Gypsum Board Ceiling	SF	28200	10%	31020						
173			No of Sheets (4x8)	EA	3878	0%	3878	0.480	\$ 43.50	\$ 20.88	\$ 30.40	\$ 51.28	\$ 198,838
174			Tapping	LF	14100	10%	15510	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 5,033
175			Joint Compound	LBS	3666	10%	4033	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 6,674
176			Screws	EA	46530	0%	46530	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 4,979
177			7/8" Hat Channel @16" O.C	LF	23233	10%	25556	0.025	\$ 43.50	\$ 1.09	\$ 1.03	\$ 2.12	\$ 54,116
			MOISTURE RESISTANT - GYPSUM BOARD CEILING										
178			5/8" Gypsum Board Ceiling - Moisture Resistant	SF	2700	10%	2970						
179			No of Sheets (4x8)	EA	371	0%	371	0.480	\$ 43.50	\$ 20.88	\$ 33.60	\$ 54.48	\$ 20,226
180			Tapping	LF	1350	10%	1485	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 482
181			Joint Compound	LBS	351	10%	386	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 639
182			Screws	EA	4455	0%	4455	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 477
			FLOOR FINISHES										
			FLOORING										
183			Sealed Concrete	SF	7920	10%	8712	0.033	\$ 46.50	\$ 1.53	\$ 0.93	\$ 2.46	\$ 21,471
184			Modular Carpet (Cushion Back)	SF	10800	10%	11880	0.035	\$ 46.50	\$ 1.63	\$ 3.50	\$ 5.13	\$ 60,915
185			Luxury Vinyl Tile	SF	10080	10%	11088	0.040	\$ 46.50	\$ 1.86	\$ 4.39	\$ 6.25	\$ 69,300
186			Ceramic Tile	SF	2208	10%	2429	0.075	\$ 46.50	\$ 3.49	\$ 4.88	\$ 8.37	\$ 20,323
			WALL BASE										
187			4" H Carpet Wall Base	LF	4260	10%	4686	0.030	\$ 46.50	\$ 1.40	\$ 1.63	\$ 3.03	\$ 14,175
188			4" H Vinyl Wall Base	LF	1800	10%	1980	0.030	\$ 46.50	\$ 1.40	\$ 1.63	\$ 3.03	\$ 5,990
189			4" H Rubber Wall Base	LF	972	10%	1069	0.032	\$ 46.50	\$ 1.49	\$ 1.85	\$ 3.34	\$ 3,569
			WALL FINISHES										
			WALL TILES										
190			Ceramic Wall Tile	SF	7200	10%	7920	0.075	\$ 46.50	\$ 3.49	\$ 4.88	\$ 8.37	\$ 66,271
			PAINTING										
			WALL PAINT										
191			Paint @ Wall										
			1 Coat Primer and 2-Coat Paint	SF	108636	10%	119500	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 146,769
			CEILING PAINT										
192			Paint @ Gypsum Board Ceiling										
			1 Coat Primer and 2 Coat Paint	SF	30900	10%	33990	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 41,747
			DOOR'S PAINT										
193			Paint @ Door	SF	6664	10%	7330	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 11,621
194			Paint @ Door Frame	SF	1520	10%	1672	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 2,651
			TRIMS PAINT										
195			Paint @ Door's Trims	LF	9213	10%	10134	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 15,661
196			Paint @ Window's Trim	LF	6792	10%	7471	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 11,54

SUBTOTAL	\$	1,455,492
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SPECIALITIES	
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[illegible]

DETAILED BREAKDOWN OF ITEMS

Project Name:	MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208	
Project ID:	1005-38	
Scope:	GC	



Date: 7/26/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
SUBTOTAL												\$	44,775

EQUIPMENTS	
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			EQUIPMENTS										
206	A2.3-A4.0	Plan Note (Assumed)	Washer	EA	12	0%	12	3,400	\$ 54.50	\$ 185.30	\$ 412.00	\$ 597.30	\$ 7,168
207			Dryer	EA	12	0%	12	3,200	\$ 54.50	\$ 174.40	\$ 344.00	\$ 518.40	\$ 6,221
208			Dish Washer	EA	12	0%	12	5,790	\$ 54.50	\$ 315.56	\$ 1,250.00	\$ 1,565.56	\$ 18,787
209			Refrigerator	EA	12	0%	12	7,890	\$ 54.50	\$ 430.01	\$ 1,573.98	\$ 2,003.99	\$ 24,048
210			Cooking Range	EA	12	0%	12	4,750	\$ 54.50	\$ 258.88	\$ 777.00	\$ 1,035.88	\$ 12,431
SUBTOTAL													\$ 68,653

FURNISHING	
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			SPECIALTY CASEWORK											
211	A2.3-A4.0	Plan Notes	Kitchen Island Pre Length: 11'-0" Height: 3'-0" Width : 3'-0"	EA	12	0%	12	17.325	\$ 54.50	\$ 944.21	\$ 3,127.91	\$ 4,072.12	\$ 48,865	
			COUNTERTOP											
212			2'-0"D Kitchen Countertop Stone Countertop To be Assumed	SF	564	10%	620	0.350	\$ 54.50	\$ 19.08	\$ 58.54	\$ 77.62	\$ 48,152	
213			2'-0"D Vanity Countertop W/Base Cabinets Stone Countertop To be Assumed	SF	408	10%	449	0.420	\$ 54.50	\$ 22.89	\$ 71.20	\$ 94.09	\$ 42,228	
											SUBTOTAL		\$	139,245

PLUMBING

	A2.3-A4.0	Plan Notes	PIPING											
214			Allowance For Plumbing Piping and Connections (33264 SF)		LS	1	0%	1	1596.672	\$ 75.30	\$ 120,229.40	\$ 104,781.60	\$ 225,011.00	\$ 225,011
			PLUMBING FIXTURES											
215			Water Closet		EA	48	0%	48	4.330	\$ 75.30	\$ 326.05	\$ 462.10	\$ 788.15	\$ 37,831
216			Tub		EA	24	0%	24	7.250	\$ 75.30	\$ 545.93	\$ 840.00	\$ 1,385.93	\$ 33,262
													SUBTOTAL	\$ 296,104

[illegible]

			DUCTS										
217	A2.3-A4.0	Plan Notes	Allowance For HVAC Connection, Ducts, Air Devices, Cond Pipe, Exhaust Fan, Air Handling Units, Condensing Unit ,Miscellaneous Items and Transitions (33264 SF)	LS	1	0%	1	1896.048	\$ 76.25	\$ 144,573.66	\$ 124,740.00	\$ 269,313.66	\$ 269,314
												SUBTOTAL	\$ 269,314

ELECTRICAL	
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			ELECTRICAL WIRING										
218	A2.3 - A4	Plan Notes	Allowance for Electrical Wiring, Lighting Control, Power Fixture, Panel, Meter, Miscellaneous Item, Sprinkler Room And Conducting (33264 SF)	LS	1	0%	1	2395.008	\$ 78.20	\$ 187,289.63	\$ 126,403.20	\$ 313,692.83	\$ 313,693
			LIGHTING FIXTURES										
219			Wall Sconce Note: As Per Rendering	EA	36	0%	36	1.124	\$ 78.20	\$ 87.90	\$ 129.99	\$ 217.89	\$ 7,844
SUBTOTAL												\$	321.53

DETAILED BREAKDOWN OF ITEMS													
Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208													
Project ID: 1005-38													
Scope: GC													
 ACE SERVICES													
Date: 7/26/2025													
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
PROJECTED COST													\$4,716,453
OVERHEAD AND PROFIT											10%	\$471,645	
INSURANCE											2%	\$70,747	
CONTINGENCY											2%	\$94,329	
TAX											4.5%	\$212,240	
SUGGESTED BID													\$5,565,415



DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 30-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	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	150.000	\$ 40.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 6,000
5			Mobilization Costs	LS	1	0%	1	450.000	\$ 40.00	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 18,000
6			Temporary Control & Facilities	LS	1	0%	1	575.000	\$ 40.00	\$ 23,000.00	\$ -	\$ 23,000.00	\$ 23,000
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 47,000

EXISTING CONDITIONS													
		SITE DEMOLITION											
8	C200	Plan Notes	Remove Trees	LF	14	0%	14	3.200	\$ 44.20	\$ 141.44	\$ -	\$ 141.44	\$ 1,980
9			Remove Curb And Gutter	LF	41	0%	41	0.085	\$ 44.20	\$ 3.76	\$ -	\$ 3.76	\$ 154
			RELOCATE										
10			Relocate Power pole	EA	3	0%	3	3.400	\$ 44.20	\$ 150.28	\$ -	\$ 150.28	\$ 451
												SUBTOTAL	\$ 2,585

EARTHWORK													
			GRADING										
11	C800	Plan Notes	Grading Cut	CY	401	10%	441	0.250	\$ 105.00	\$ 26.25	\$ -	\$ 26.25	\$ 11,579
12			Grading Fill	CY	7442	10%	8186	0.135	\$ 105.00	\$ 14.18	\$ -	\$ 14.18	\$ 116,039
			EROSION AND SEDIMENT CONTROL										
			SILT FENCE										
13			Filter Fabric Silt Fence (36" H) -Wood Or Steel Posts @ 4' H (169 Posts) -Wire Mesh W1.4 x W1.4 Note:Siltfence Details Are Assumed-Please Verify	LF	1350	10%	1485	0.036	\$ 46.90	\$ 1.69	\$ 0.75	\$ 2.44	\$ 3,621
14			Trenching For Silt Fence (4" W x 6" D x 1350' L)	CY	8	10%	9	0.550	\$ 46.90	\$ 25.80	\$ -	\$ 25.80	\$ 234
15			5'-0"x5'-0" Concrete Washout Area 10 Mil Plastic Liner(25SF) Straw Bales W/WOOD Or Metal Stakes	EA	1	0%	1	4.500	\$ 46.90	\$ 211.05	\$ 657.00	\$ 868.05	\$ 868
			TEMPORARY CONSTRUCTION ENTRANCE										
16			Stabilized Construction Entrance -10" Thk Layer Of 2"-3" Coarse Aggregates -6" Thk Crushed Stone Base -Non Woven Class 2 Geotextile Liner Note: All Above Mentioned Details Are Assumed	SF	578	10%	636	0.013	\$ 46.90	\$ 0.61	\$ 1.24	\$ 1.85	\$ 1,176
17			STOCKPILE AREA										
			Stock Pile Area	SF	278	10%	306	0.013	\$ 46.90	\$ 0.61	\$ 1.24	\$ 1.85	\$ 566
			MATERIAL STORAGE										
18			Material Storage	SF	280	10%	308	0.065	\$ 46.90	\$ 3.05	\$ 2.80	\$ 5.85	\$ 1,801
19			INLET PROTECTIONS										
			Inlet Protection	EA	10	0%	10	0.920	\$ 46.90	\$ 43.15	\$ 111.00	\$ 154.15	\$ 1,541
			CLEARING AND GRUBING										
20			Clear And Grub Area	SF	94142	0%	94142	0.003	\$ 105.00	\$ 0.32	\$ -	\$ 0.32	\$ 29,655
												SUBTOTAL	\$ 167,081

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
Project ID: 1005-38
Scope: GC



ACE SERVICES

Date: 30-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
EXTERIOR IMPROVEMENTS													
			PAVEMENTS AND SIDEWALKS										
			CONCRETE PAVENEBT										
21			8" Thick Concrete Pavement	SF	24773	10%	27250	0.062	\$ 46.90	\$ 2.90	\$ 6.42	\$ 9.31	\$ 253,831
22			6" Compacted Subgrade	SF	24773	10%	27250	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 6,390
23			Reinf w/#3 Bars @24"O.C Each Way	LBS	9315	10%	10246	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 17,249
			Note: Assumed										
			CONCRETE SIDEWALK										
24			4" Thick Class-C Concrete Light Broom Finish	SF	10136	10%	11150	0.042	\$ 46.90	\$ 1.97	\$ 4.14	\$ 6.11	\$ 68,122
25			Reinf w/#3 Bars @24"O.C Each Way	LBS	3811	10%	4192	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 7,058
26			#4 Smooth Bar @24"O.C	LBS	1275	10%	1403	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 2,362
27			Tooled Expansion Joint	LF	1909	10%	2100	0.035	\$ 46.90	\$ 1.64	\$ 0.51	\$ 2.15	\$ 4,518
28			1/2" Doweled Expansion Joint	LF	239	10%	262	0.035	\$ 46.90	\$ 1.64	\$ 1.24	\$ 2.88	\$ 756
			RESIDENTIAL DRIIVE APPROACH										
29			8" Thick Concrete Pavement	SF	720	10%	792	0.062	\$ 46.90	\$ 2.90	\$ 6.42	\$ 9.31	\$ 7,377
30			6" Compacted Subgrade	SF	720	10%	792	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 186
31			Reinf w/#4 Bar @18"O.C Both Way	LBS	641	10%	705	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 1,188
			CONCRETE CURB										
32			6" W x 18H" Concrete Curb										
			-12"x6" Gutter	LF	514	10%	565	0.165	\$ 46.90	\$ 7.74	\$ 18.33	\$ 26.07	\$ 14,739
			Note: Size Assumed										
33			6" W x 18H" Concrete Curb @Barrier Free Ramp	LF	130	10%	143	0.165	\$ 46.90	\$ 7.74	\$ 18.33	\$ 26.07	\$ 3,728
			Note: Size Assumed										
			BARRIER FREE RAMP										
34			Concrete Ramp										
			1:12 Max Slope	SF	650	10%	715	0.052	\$ 46.90	\$ 2.44	\$ 5.19	\$ 7.63	\$ 5,455
			Note: Follow ADA Guideline										
35			Detectable Warning Strips	SF	307	10%	338	0.100	\$ 46.90	\$ 4.69	\$ 19.11	\$ 23.80	\$ 8,037
			TRAFFIC COATING AND PAINTING										
36			4"W Parking Strips										
			White Painted	LF	108	10%	119	0.011	\$ 46.90	\$ 0.52	\$ 1.05	\$ 1.57	\$ 186
			LANDSCAPEING										
			TREE										
37			Common Name: Live Oak Botanical Name:Quercus Virginiana Mature Size:50'x50' Type:Evergreen Tree	EA	10	0%	10	2.480	\$ 46.90	\$ 116.31	\$ 289.00	\$ 405.31	\$ 4,053
38			Common Name:Gedar Elm Botanical Name:Ulmus Crassifolia Mature Size:45'x30' Type:Decidous Tree	EA	6	0%	6	2.480	\$ 46.90	\$ 116.31	\$ 365.00	\$ 481.31	\$ 2,888
39			Common Name:Bald Cypress Botanical Name:Taxodium Distichum Mature Size:60'x50' Type:Decidous Tree	EA	4	0%	4	2.480	\$ 46.90	\$ 116.31	\$ 314.00	\$ 430.31	\$ 1,721
			SHRUBS										
40			Common Name:Boxwood Botanical Name:Buxus Sempervirens Mature Size:4'x4' Type:Evergreen Shrub	EA	47	0%	47	0.450	\$ 46.90	\$ 21.11	\$ 90.00	\$ 111.11	\$ 5,222

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 30-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
41			Common Name:Texas Sage Botanical Name:Leucophyllum Frutescens Mature Size:6'x6' Type:Evergreen Shrub	EA	47	0%	47	0.520	\$ 46.90	\$ 24.39	\$ 46.29	\$ 70.68	\$ 3,322
			GROUND COVER										
42			Common Name:Liriope Botanical Name:Liriope Muscari Mature Size:1'x1' Type:Evergreen Groundcover	EA	24	0%	24	0.275	\$ 46.90	\$ 12.90	\$ 19.95	\$ 32.85	\$ 788
43			Common Name:Kinnikinnick Botanical Name:Arctostaphylos UVA-URSI Mature Size:2-4FT Spread Type:Evergreen Groundcover	EA	24	0%	24	0.450	\$ 46.90	\$ 21.11	\$ 35.00	\$ 56.11	\$ 1,347
			MULCH										
44			3" Mulch Layer	SF	20476	10%	22524	0.012	\$ 46.90	\$ 0.56	\$ 1.17	\$ 1.73	\$ 39,029
			TOP SOIL										
45			4" Top Soil	SF	20476	10%	22524	0.005	\$ 46.90	\$ 0.23	\$ 0.54	\$ 0.77	\$ 17,445
			TREET PROTECTIVE FENCING										
46			2"x4"x5' Wood Stake Post	EA	19	0%	19	0.175	\$ 46.90	\$ 8.21	\$ 10.60	\$ 18.81	\$ 353
47			6' Chain Link	LF	150	10%	165	0.105	\$ 46.90	\$ 4.92	\$ 9.30	\$ 14.22	\$ 2,347
			Note: Details For Tree Protective Fence Assumed- Please Verify										
												SUBTOTAL \$	479,696

UTILITIES

UTILITIES													
			PIPING										
			PIPES										
48			4" Ductile Iron Water Pipe	LF	1205	10%	1326	0.140	\$ 75.30	\$ 10.54	\$ 20.20	\$ 30.74	\$ 40,749
49			4" Sewer Lateral	LF	642	10%	706	0.100	\$ 75.30	\$ 7.56	\$ 7.40	\$ 14.96	\$ 10,565
50			1" Water Lateral	LF	115	10%	127	0.124	\$ 75.30	\$ 9.34	\$ 7.33	\$ 16.67	\$ 2,108
51			8" P.V.C Sewer Pipe	LF	695	10%	765	0.201	\$ 75.30	\$ 15.12	\$ 13.20	\$ 28.32	\$ 21,651
52			12" HDPE Storm Drain	LF	623	10%	685	0.301	\$ 75.30	\$ 22.68	\$ 20.54	\$ 43.22	\$ 29,615
53			18" HDPE Storm Drain	LF	9	10%	10	0.452	\$ 75.30	\$ 34.02	\$ 30.80	\$ 64.82	\$ 642
54			15" HDPE Storm Drain	LF	463	10%	509	0.377	\$ 75.30	\$ 28.35	\$ 25.67	\$ 54.02	\$ 27,512
55			30" HDPE Storm Drain	LF	38	10%	42	0.602	\$ 75.30	\$ 45.36	\$ 46.20	\$ 91.56	\$ 3,827
56			4" Sanitary Force Main	LF	414	10%	455	0.100	\$ 75.30	\$ 7.56	\$ 7.40	\$ 14.96	\$ 6,813
			FIRE HYDRANT										
57			Fire Hydrant	EA	3	0%	3	15.000	\$ 75.30	\$ 1,129.50	\$ 3,850.00	\$ 4,979.50	\$ 14,939
58			4" Thick Class A Concrete Pad	CY	1	10%	1	3.400	\$ 75.30	\$ 256.02	\$ 365.00	\$ 621.02	\$ 683
			UTILITIES STRUCTURES										
			CATCH BASIN										
59			3'x2'x2-8" Catch Basin	EA	1	0%	1	12.480	\$ 75.30	\$ 939.74	\$ 2,078.60	\$ 3,018.34	\$ 3,018
60			3'x2'x3-3" Catch Basin	EA	1	0%	1	15.190	\$ 75.30	\$ 1,143.81	\$ 2,530.13	\$ 3,673.93	\$ 3,674
61			3'x2'x4" Catch Basin	EA	1	0%	1	18.690	\$ 75.30	\$ 1,407.36	\$ 3,114.00	\$ 4,521.36	\$ 4,521
62			3'x2'x3-4" Catch Basin	EA	1	0%	1	15.560	\$ 75.30	\$ 1,171.67	\$ 2,592.41	\$ 3,764.07	\$ 3,764
63			3'x2'x3-8" Catch Basin	EA	1	0%	1	17.150	\$ 75.30	\$ 1,291.40	\$ 2,857.10	\$ 4,148.49	\$ 4,148
64			3'x2'x2" Catch Basin	EA	1	0%	1	9.350	\$ 75.30	\$ 704.06	\$ 1,557.00	\$ 2,261.06	\$ 2,261
65			3'x2'x3-11" Catch Basin	EA	1	0%	1	18.320	\$ 75.30	\$ 1,379.50	\$ 3,051.72	\$ 4,431.22	\$ 4,431

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



Date: 30-Jul-25

[illegible]

SUBTOTAL \$	280,395
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DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 30-Jul-25

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

\$976,756

OVERHEAD AND PROFIT

10%

\$97,676

INSURANCE

2%

\$14,651

CONTINGENCY

2%

\$19,535

TAX

4.5%

\$43,954

SUGGESTED BID

\$1,152,572



ACE SERVICES

Date: 14-Jul-25

SUBTOTAL	\$	98,600
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FOOTINGS

SUBTOTAL	\$	82,044
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EXTERIOR STONE CLADDING

SUBTOTAL	\$	136,854
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SUBTOTAL	\$	136,854
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DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



Date: 14-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			DECORATIVE METAL RAILINGS										
30	Z-33-Z-35	Plan Notes (Assumed)	1 1/2" OD Stainless Steel Metal Railing (H 3'-6")	LF	96	10%	106	0.550	\$ 55.00	\$ 30.25	\$ 48.70	\$ 78.95	\$ 8,337
31			1 1/2" OD Stainless Steel Stair Hand Railing (H 3'-0")	LF	240	10%	264	0.300	\$ 55.00	\$ 16.50	\$ 27.12	\$ 43.62	\$ 11,516
32			1 1/2" OD Stainless Steel Stair Guard Railing (H 3'-0")	LF	150	10%	165	0.450	\$ 55.00	\$ 24.75	\$ 38.65	\$ 63.40	\$ 10,461
			TEMPERED GLASS RAILINGS										
33			Tempered Glass Railing (H-3'-6")	LF	72	10%	79	0.600	\$ 55.00	\$ 33.00	\$ 53.10	\$ 86.10	\$ 6,819
34			Glass Railing Base Shoe	LF	72	10%	79	0.085	\$ 55.00	\$ 4.68	\$ 7.47	\$ 12.15	\$ 962

SUBTOTAL \$ 38,095

WOOD, PLASTIC & COMPOSITES

			HEADER											
35	Z-33-Z-35	Plan Notes	(2) 2x6 Header - Note: Quantities are multiplied	LF	608	10%	669	0.038	\$ 43.50	\$ 1.65	\$ 1.51	\$ 3.16	\$ 2,115	
36			(3) 2x6 Header - Note: Quantities are multiplied	LF	1743	10%	1917	0.038	\$ 43.50	\$ 1.65	\$ 1.51	\$ 3.16	\$ 6,065	
			JOISTS											
37			2x12 Floor Joists @24"O.C	LF	7146	10%	7861	0.044	\$ 43.50	\$ 1.91	\$ 2.12	\$ 4.03	\$ 31,710	
38			2x12 Rim Joist	LF	534	10%	587	0.044	\$ 43.50	\$ 1.91	\$ 2.12	\$ 4.03	\$ 2,370	
			RAFTERS											
39			2x10 Rafters @16"O.C	LF	2851	10%	3136	0.042	\$ 43.50	\$ 1.83	\$ 2.05	\$ 3.88	\$ 12,159	
40			Collar Ties	LF	33	10%	36	0.036	\$ 43.50	\$ 1.57	\$ 1.42	\$ 2.99	\$ 108	
41			2x4 Lookouts	EA	17	0%	17	0.036	\$ 43.50	\$ 1.57	\$ 1.42	\$ 2.99	\$ 49	
42			1 1/4" LSL Rim Board on Roof	LF	540	10%	594	0.045	\$ 43.50	\$ 1.96	\$ 3.17	\$ 5.13	\$ 3,046	
			SHEATHING											
43			7/16" APA Rated Roof Sheathing	SF	3792	10%	4171							
44			No of Sheets (4x8)	EA	130	0%	130	0.640	\$ 43.50	\$ 27.84	\$ 29.44	\$ 57.28	\$ 7,466	
45			Nailing	EA	9776	0%	9776	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,046	
46			3/4" APA Rated Floor Sheathing	SF	14292	10%	15721							
47			No of Sheets (4x8)	EA	491	0%	491	0.640	\$ 43.50	\$ 27.84	\$ 41.92	\$ 69.76	\$ 34,272	
48			Nailing	EA	36847	0%	36847	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 3,943	
			FINISH CARPENTRY											
			ARCHITECTURAL WOODWORK											
49			Wood Corbels Installed Beneath Roof Soffits Ht 4"and ThK 5"	EA	120	0%	120	0.500	\$ 43.50	\$ 21.75	\$ 39.52	\$ 61.27	\$ 7,352	
50			Wood Stair No of Tread(3'-6" W x 10" D) : 34 No. of Riser 7"H : 35	EA	6	0%	6	0.650	\$ 43.50	\$ 28.28	\$ 42.10	\$ 70.38	\$ 422	
			DOOR TRIMS											
51			Door Trims	LF	1560	10%	1716	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 5,758	
			WINDOW TRIM											
52			Window Trims	LF	1612	10%	1773	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 5,950	
			MILLWORK											
53			1'-0" D Closets Under Stairs	LF	38	10%	42	1.240	\$ 43.50	\$ 53.94	\$ 154.00	\$ 207.94	\$ 8,719	
54			1'-0" D Closets	LF	170	10%	187	1.240	\$ 43.50	\$ 53.94	\$ 154.00	\$ 207.94	\$ 38,921	
55			2'-0" D Base Cabinets	LF	225	10%	248	1.010	\$ 43.50	\$ 43.94	\$ 125.63	\$ 169.57	\$ 42,003	
56			1'-0" D Top Cabinets	LF	137	10%	151	0.910	\$ 43.50	\$ 39.59	\$ 112.85	\$ 152.44	\$ 22,948	
57	1'-0" D Pantry Cabinets	LF	87	10%	96	0.910	\$ 43.50	\$ 39.59	\$ 112.85	\$ 152.44	\$ 14,618			

SUBTOTAL \$ 251,042

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 14-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
THERMAL AND MOISTURE PROTECTION													
			ROOFING										
			SHINGLE ROOFING										
58	Z-33-Z-35	Plan Notes	Architectural Shingle Roofing	SF	3792	10%	4171	0.020	\$ 43.00	\$ 0.86	\$ 1.63	\$ 2.49	\$ 10,386
59			Roof Underlayment	SF	3792	10%	4171	0.002	\$ 43.00	\$ 0.09	\$ 0.21	\$ 0.30	\$ 1,235
60			Ice and Water shield	SF	2284	10%	2512	0.012	\$ 43.00	\$ 0.52	\$ 0.92	\$ 1.44	\$ 3,608
			TPO ROOFING										
61			TPO Roofing membrane at Balcony	SF	208	10%	229	0.020	\$ 43.00	\$ 0.86	\$ 1.63	\$ 2.49	\$ 570
62			Tapered Rigid Insulation Slope 1/4" Ft to Floor Drain Ht(3'-6")	SE	208	10%	229	0.025	\$ 43.00	\$ 1.08	\$ 3.50	\$ 4.58	\$ 1,047
			ROOFING ACCESSORIES										
			THERMAL AND MOISTURE PROTECTION										
63			8" W Metal Panel Fascia	LF	370	10%	407	0.045	\$ 43.00	\$ 1.94	\$ 4.77	\$ 6.71	\$ 2,729
64			2'-0" D Overhang Soffit	SF	770	10%	847	0.040	\$ 43.00	\$ 1.72	\$ 3.75	\$ 5.47	\$ 4,633
			MANUFACTURED GUTTERS AND DOWNSPOUTS										
65			4.5" W Pre-Finish Metal Downspout (Ht 30'-0")	EA	12	0%	12	1.650	\$ 43.00	\$ 70.95	\$ 155.70	\$ 226.65	\$ 2,720
66			6" Membrane Pre Finish Metal Gutter	LF	350	10%	385	0.058	\$ 43.00	\$ 2.49	\$ 6.24	\$ 8.73	\$ 3,363
			SHEET METAL FLASHING AND TRIM										
67			Drip Edge Flashing	LF	300	10%	330	0.036	\$ 43.00	\$ 1.55	\$ 3.76	\$ 5.31	\$ 1,752
68			6" Wide Valley Flashing	LF	240	10%	264	0.033	\$ 43.00	\$ 1.42	\$ 2.54	\$ 3.96	\$ 1,045
69			Ridge Flashing	LF	132	10%	145	0.033	\$ 43.00	\$ 1.42	\$ 2.54	\$ 3.96	\$ 575
			EXTERIOR FINISHES										
70			Vertical Siding	SF	2789	10%	3013	0.045	\$ 43.00	\$ 1.94	\$ 4.74	\$ 6.68	\$ 20,111
71			ST-01										
72			7/8" 3-Coat Stucco with Lath	SF	1504	10%	1654	0.059	\$ 43.00	\$ 2.54	\$ 1.55	\$ 4.09	\$ 6,762
			Weep Screed	LF	546	10%	601	0.025	\$ 43.00	\$ 1.08	\$ 1.34	\$ 2.42	\$ 1,453

SUBTOTAL \$ 61,987

OPENINGS

			DOORS										
73	Z-33-Z-35	Plan Notes	2'-0" x 5'-8" Door	EA	24	0%	24	2.950	\$ 49.11	\$ 144.87	\$ 368.55	\$ 513.42	\$ 12,322
74			2'-2" x 5'-8" Door	EA	30	0%	30	3.200	\$ 49.11	\$ 157.15	\$ 399.88	\$ 557.03	\$ 16,711
75			2'-4" x 5'-8" Door	EA	6	0%	6	3.440	\$ 49.11	\$ 168.94	\$ 429.36	\$ 598.30	\$ 3,590
76			2'-6" x 6'-8" Door	EA	24	0%	24	4.340	\$ 49.11	\$ 213.14	\$ 541.94	\$ 755.07	\$ 18,122
77			3'-4" x 5'-8" Double Door	EA	6	0%	6	4.910	\$ 49.11	\$ 241.13	\$ 613.64	\$ 854.77	\$ 5,129
78			4'-2" x 5'-8" Double Door	EA	6	0%	6	6.150	\$ 49.11	\$ 302.03	\$ 768.43	\$ 1,070.45	\$ 6,423
79			16'-0" x 8'-0" Garage Door	EA	6	0%	6	35.460	\$ 49.11	\$ 1,741.44	\$ 7,091.20	\$ 8,832.64	\$ 52,996
			HARDWARES										
80			Doors Hardware	EA	102	0%	102	2.250	\$ 49.11	\$ 110.50	\$ 300.00	\$ 410.50	\$ 41,871
			WINDOWS										
81			1'-10" x 5'-0" Fixed Window	EA	12	0%	12	3.210	\$ 49.11	\$ 157.64	\$ 324.83	\$ 482.47	\$ 5,790
82			1'-10" x 5'-0" Single Hung Window	EA	6	0%	6	3.210	\$ 49.11	\$ 157.64	\$ 324.83	\$ 482.47	\$ 2,895
83			2'-6" x 5'-0" Fixed Window	EA	26	0%	26	4.380	\$ 49.11	\$ 215.10	\$ 443.75	\$ 658.85	\$ 17,130
84			2'-6" x 5'-0" Single Hung Window	EA	6	0%	6	4.380	\$ 49.11	\$ 215.10	\$ 443.75	\$ 658.85	\$ 3,953
85			3'-4" x 6'-8" Fixed Window	EA	8	0%	8	7.780	\$ 49.11	\$ 382.08	\$ 788.49	\$ 1,170.57	\$ 9,365
86			4'-2" x 5'-0" Fixed Window	EA	12	0%	12	7.300	\$ 49.11	\$ 358.50	\$ 740.18	\$ 1,098.68	\$ 13,184
87			4'-2" x 4'-2" Single Hung Window	EA	12	0%	12	6.090	\$ 49.11	\$ 299.08	\$ 617.31	\$ 916.39	\$ 10,997
88			8'-0" x 8'-0" Sliding Window	EA	6	0%	6	16.000	\$ 49.11	\$ 785.76	\$ 2,272.00	\$ 3,057.76	\$ 18,347

SUBTOTAL \$ 238,822

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 14-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
FINISHES													
DRY WALL ASSEMBLIES													
89			WALL TYPE: EXTERIOR WALL	SF	8860	LF	886	H	10				
			One Layer of 5/8" Gypsum Board on Single Side	SF	8860								
90			No of Sheets (4x8)	EA	305	0%	305	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 10,107
91			Tapping	LF	4430	10%	4873	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,581
92			Joint Compound	LBS	1452	10%	1267	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 2,097
93			Screws	EA	14619	0%	14619	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,564
			1/2" Plywood Sheathing @ One Side	SF	8860								
94			No of Sheets (4x8)	EA	305	0%	305	0.640	\$ 43.50	\$ 27.84	\$ 35.84	\$ 63.68	\$ 19,395
95			Screws	EA	22842	0%	22842	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 2,444
96			2 x 6 Wood Studs @ 10' L	EA	1998	0%	1998	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 63,212
97			2 x 6 Double Wooden Plate At Top @ 10' L	EA	532	0%	532	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 16,815
98			2 x 6 Wooden Plate At Bottom @ 10' L	EA	266	0%	266	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 8,407
99			R-19 Batt Insulation	SF	8860	10%	9746	0.011	\$ 43.50	\$ 0.48	\$ 0.92	\$ 1.40	\$ 13,630
100			Acoustic Sealant	LF	1772	10%	1949	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,382
101			10 Mil Vapor Barrier	SF	8860	10%	9746	0.002	\$ 43.50	\$ 0.09	\$ 0.27	\$ 0.36	\$ 3,479
102			WALL TYPE: EXTERIOR WALL	SF	480	LF	96	H	5				
			One Layer of 5/8" Gypsum Board on Single Side	SF	480								
103			No of Sheets (4x8)	EA	17	0%	17	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 548
104			Tapping	LF	240	10%	264	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 86
105			Joint Compound	LBS	62	10%	69	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 114
106			Screws	EA	792	0%	792	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 85
			1/2" Plywood Sheathing @ One Side	SF	480								
107			No of Sheets (4x8)	EA	17	0%	17	0.640	\$ 43.50	\$ 27.84	\$ 35.84	\$ 63.68	\$ 1,051
108			Screws	EA	1238	0%	1238	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 132
109			2 x 6 Wood Studs @ 5' L	EA	217	0%	217	0.190	\$ 43.50	\$ 8.27	\$ 7.55	\$ 15.82	\$ 3,425
110			2 x 6 Double Wooden Plate At Top @ 10' L	EA	58	0%	58	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 1,822
111			2 x 6 Wooden Plate At Bottom @ 10' L	EA	29	0%	29	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 911
112			R-19 Batt Insulation	SF	480	10%	528	0.011	\$ 43.50	\$ 0.48	\$ 0.92	\$ 1.40	\$ 738
113			Acoustic Sealant	LF	192	10%	211	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 150
114			10 Mil Vapor Barrier	SF	480	10%	528	0.002	\$ 43.50	\$ 0.09	\$ 0.27	\$ 0.36	\$ 188
115			WALL TYPE: EXTERIOR WALL	SF	192	LF	96	H	2				
			One Layer of 5/8" Gypsum Board on Single Side	SF	192								
116			No of Sheets (4x8)	EA	7	0%	7	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 219
117			Tapping	LF	96	10%	106	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 34
118			Joint Compound	LBS	25	10%	27	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 45
119			Screws	EA	317	0%	317	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 34
			1/2" Plywood Sheathing @ One Side	SF	192								
120			No of Sheets (4x8)	EA	7	0%	7	0.640	\$ 43.50	\$ 27.84	\$ 35.84	\$ 63.68	\$ 420
121			Screws	EA	495	0%	495	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 53
122			2 x 6 Wood Studs @ 2' L	EA	217	0%	217	0.076	\$ 43.50	\$ 3.31	\$ 3.02	\$ 6.33	\$ 1,370
123			2 x 6 Double Wooden Plate At Top @ 10' L	EA	58	0%	58	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 1,822
124			2 x 6 Wooden Plate At Bottom @ 10' L	EA	29	0%	29	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 911
125			R-19 Batt Insulation	SF	192	10%	211	0.011	\$ 43.50	\$ 0.48	\$ 0.92	\$ 1.40	\$ 295
126			Acoustic Sealant	LF	192	10%	211	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 150
127			10 Mil Vapor Barrier	SF	192	10%	211	0.002	\$ 43.50	\$ 0.09	\$ 0.27	\$ 0.36	\$ 75
128			COMMON INTERIOR STUD WALL	SF	6530	LF	653	H	10.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	13060								
129			No of Sheets (4x8)	EA	898	0%	898	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 29,795
130			Tapping	LF	6530	10%	7183	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 2,331
131			Joint Compound	LBS	1698	10%	1868	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 3,091

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC

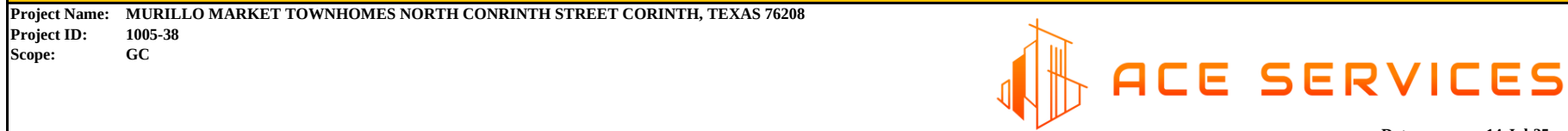


Date: 14-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
132	Z-33-Z-35	Plan Notes	Screws	EA	21549	0%	21549	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 2,306
133			2 x 6 Wood Studs @ 10' L	EA	1473	0%	1473	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 46,589
134			2 x 6 Double Wooden Plate At Top @ 10' L	EA	392	0%	392	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 12,393
135			2 x 6 Wooden Plate At Bottom @ 10' L	EA	196	0%	196	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 6,196
136			R-15 Insulation	SF	6530	10%	7183	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 9,327
137			Acoustic Sealant	LF	2612	10%	2873	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 2,037
138			INTERIOR STUD WALL	SF	2950	LF	295	H	10.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	5900								
139			No of Sheets (4x8)	EA	406	0%	406	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 13,460
140			Tapping	LF	2950	10%	3245	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 1,053
141			Joint Compound	LBS	787	10%	844	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,396
142			Screws	EA	9735	0%	9735	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,042
143			2 x 6 Wood Studs @ 10' L	EA	222	0%	222	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 7,016
144			2 x 6 Double Wooden Plate At Top @ 10' L	EA	59	0%	59	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 1,866
145			2 x 6 Wooden Plate At Bottom @ 10' L	EA	30	0%	30	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 933
146			R-15 Insulation	SF	2950	10%	3245	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 4,214
147			Acoustic Sealant	LF	1180	10%	1298	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 920
148			INTERIOR STUD WALL	SF	4170	LF	417	H	10.0				
			One Layer of 5/8" Gypsum Board on One Side	SF	4170								
149			No of Sheets (4x8)	EA	287	0%	287	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 9,513
150			Tapping	LF	2085	10%	2294	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 744
151			Joint Compound	LBS	542	10%	596	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 987
152			Screws	EA	6881	0%	6881	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 736
			One Layer of 5/8" Moisture Resistant Gypsum Board on One Side	SF	4170								
153			No of Sheets (4x8)	EA	287	0%	287	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 9,835
154			Tapping	LF	2085	10%	2294	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 744
155			Joint Compound	LBS	542	10%	596	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 987
156			Screws	EA	6881	0%	6881	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 736
157			2 x 6 Wood Studs @ 10' L	EA	314	0%	314	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 9,917
158			2 x 6 Double Wooden Plate At Top @ 10' L	EA	83	0%	83	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 2,638
159			2 x 6 Wooden Plate At Bottom @ 10' L	EA	42	0%	42	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 1,319
160			R-15 Insulation	SF	4170	10%	4587	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 5,956
161			Acoustic Sealant	LF	1668	10%	1835	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,301
162			INTERIOR STUD WALL	SF	7480	LF	748	H	10.0				
			One Layer of 5/8" Gypsum Board on Both Side	SF	14960								
163			No of Sheets (4x8)	EA	1029	0%	1029	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 34,130
164			Tapping	LF	7480	10%	8228	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 2,670
165			Joint Compound	LBS	1945	10%	2139	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 3,541
166			Screws	EA	24684	0%	24684	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 2,641
167			2 x 6 Wood Studs @ 10' L	EA	562	0%	562	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 17,789
168			2 x 6 Double Wooden Plate At Top @ 10' L	EA	150	0%	150	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 4,732
169			2 x 6 Wooden Plate At Bottom @ 10' L	EA	75	0%	75	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 2,366
170			R-15 Insulation	SF	7480	10%	8228	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 10,684
171			Acoustic Sealant	LF	2992	10%	3291	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 2,333
172			INTERIOR STUD WALL	SF	4330	LF	433	H	10.0				
			One Layer of 5/8" Gypsum Board on One Side	SF	4330								
173			No of Sheets (4x8)	EA	298	0%	298	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 9,878
174			Tapping	LF	2165	10%	2382	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 773
175			Joint Compound	LBS	563	10%	619	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,025
176			Screws	EA	7145	0%	7145	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 764
			One Layer of 5/8" Moisture Resistant Gypsum Board on One Side	SF	4330								

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



Date: 14-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
177			No of Sheets (4x8)	EA	298	0%	298	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 10,212
178			Tapping	LF	2165	10%	2382	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 773
179			Joint Compound	LBS	563	10%	619	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,025
180			Screws	EA	7145	0%	7145	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 764
181			2 x 6 Wood Studs @ 10' L	EA	326	0%	326	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 10,298
182			2 x 6 Double Wooden Plate At Top @ 10' L	EA	87	0%	87	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 2,739
183			2 x 6 Wooden Plate At Bottom @ 10' L	EA	43	0%	43	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 1,370
184			R-15 Insulation	SF	4330	10%	4763	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 6,185
185			Acoustic Sealant	LF	1732	10%	1905	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 1,351
186			INTERIOR STUD WALL	SE	950	LF	95	H	10.0				
			One Layer of 5/8" Moisture Resistant Gypsum Board on One Side	SF	1900								
187			No of Sheets (4x8)	EA	131	0%	131	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 4,481
188			Tapping	LF	950	10%	1045	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 339
189			Joint Compound	LBS	247	10%	272	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 450
190			Screws	EA	3135	0%	3135	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 335
191			2 x 6 Wood Studs @ 10' L	EA	71	0%	71	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 2,259
192			2 x 6 Double Wooden Plate At Top @ 10' L	EA	19	0%	19	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 601
193			2 x 6 Wooden Plate At Bottom @ 10' L	EA	10	0%	10	0.380	\$ 43.50	\$ 16.53	\$ 15.10	\$ 31.63	\$ 300
194			R-15 Insulation	SF	950	10%	1045	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 1,357
195			Acoustic Sealant	LF	380	10%	418	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 296
			CEILING FINISHES										
			GYPSUM BOARD CEILING										
196			5/8" Gypsum Board Ceiling	SF	12947	10%	14242						
197			No of Sheets (4x8)	EA	1780	0%	1780	0.480	\$ 43.50	\$ 20.88	\$ 30.40	\$ 51.28	\$ 91,289
198			Tapping	LF	6474	10%	7121	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 2,311
199			Joint Compound	LBS	1683	10%	1851	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 3,064
200			Screws	EA	21363	0%	21363	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 2,286
201			7/8" Hat Channel @16" O.C	LF	10746	10%	11820	0.025	\$ 43.50	\$ 1.09	\$ 1.03	\$ 2.12	\$ 25,030
			MOISTURE RESISTANT - GYPSUM BOARD CEILING										
202			5/8" Gypsum Board Ceiling - Moisture Resistant	SF	1345	10%	1480						
203			No of Sheets (4x8)	EA	185	0%	185	0.480	\$ 43.50	\$ 20.88	\$ 33.60	\$ 54.48	\$ 10,075
204			Tapping	LF	673	10%	740	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 240
205			Joint Compound	LBS	175	10%	192	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 318
206			Screws	EA	2219	0%	2219	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 237
			FLOOR FINISHES										
			FLOORING										
207			Sealed Concrete	SF	5100	10%	5610	0.033	\$ 46.50	\$ 1.53	\$ 0.93	\$ 2.46	\$ 13,826
208			Modular Carpet (Cushion Back)	SF	2618	10%	2880	0.035	\$ 46.50	\$ 1.63	\$ 3.50	\$ 5.13	\$ 14,766
209			Luxury Vinyl Tile	SF	5644	10%	6208	0.040	\$ 46.50	\$ 1.86	\$ 4.39	\$ 6.25	\$ 38,803
210			Ceramic Tile	SF	1346	10%	1481	0.075	\$ 46.50	\$ 3.49	\$ 4.88	\$ 8.37	\$ 12,389
			WALL BASE										
211			4" H Carpet Wall Base	LF	869	10%	956	0.030	\$ 46.50	\$ 1.40	\$ 1.63	\$ 3.03	\$ 2,892
212			4" H Vinyl Wall Base	LF	1276	10%	1404	0.030	\$ 46.50	\$ 1.40	\$ 1.63	\$ 3.03	\$ 4,246
213			4" H Ceramic Wall Base	LF	662	10%	728	0.038	\$ 46.50	\$ 1.77	\$ 2.84	\$ 4.61	\$ 3,355
214			4" H Rubber Wall Base	LF	1266	10%	1393	0.032	\$ 46.50	\$ 1.49	\$ 1.85	\$ 3.34	\$ 4,648
			WALL FINISHES										
			WALL TILES										
215			Ceramic Wall Tile	SF	498	10%	548	0.075	\$ 46.50	\$ 3.49	\$ 4.88	\$ 8.37	\$ 4,584
			PAINTING										
			WALL PAINT										

DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 14-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
216			Paint @ Wall 1 Coat Primer and 2-Coat Paint	SF	62352	10%	68587	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 84,239
			CEILING PAINT										
217			Paint @ Gypsum Board Ceiling 1 Coat Primer and 2 Coat Paint	SF	14292	10%	15721	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 19,309
			DOOR'S PAINT										
218			Paint @ Door	SF	2126	10%	2339	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 3,707
219			Paint @ Door Frame	SF	1557	10%	1713	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 2,715
			TRIMS PAINT										
220			Paint @ Door's Trims	LF	3114	10%	3425	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 5,294
221			Paint @ Window's Trim	LF	3224	10%	3546	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 5,481
			RAILING PAINT										
222			Paint @ 1 1/2" OD Stainless Steel Stair Metal Hand Railing Ht (3')	LF	174	10%	191	0.025	\$ 41.41	\$ 1.04	\$ 1.40	\$ 2.44	\$ 466
223			Paint @ 1 1/2" OD Stainless Steel Stair Guard Railing Ht (3')	LF	754	10%	829	0.035	\$ 41.41	\$ 1.45	\$ 1.65	\$ 3.10	\$ 2,571
224			Paint @ Balcony 1 1/2" OD Stainless Steel Metal Railing Ht (3'-6")	LF	100	10%	110	0.035	\$ 41.41	\$ 1.45	\$ 1.65	\$ 3.10	\$ 341
												SUBTOTAL	\$ 847,111

SPECIALITIES

			BATHROOM ACCESSERIES										
225	Z-33-Z-35	Plan Notes (Assumed)	Soap Dispenser	EA	18	0%	18	0.450	\$ 54.50	\$ 24.53	\$ 38.40	\$ 62.93	\$ 1,133
226			Tissue Paper Holder	EA	18	0%	18	0.550	\$ 54.50	\$ 29.98	\$ 55.10	\$ 85.08	\$ 1,531
227			Sanitary Napkin Disposal	EA	18	0%	18	0.660	\$ 54.50	\$ 35.97	\$ 54.65	\$ 90.62	\$ 1,631
228			Towel Dispenser	EA	18	0%	18	0.550	\$ 54.50	\$ 29.98	\$ 75.10	\$ 105.08	\$ 1,891
229			24" x 36" Wall Mirror	EA	18	0%	18	1.350	\$ 54.50	\$ 73.58	\$ 134.90	\$ 208.48	\$ 3,753
230			2'-D x 6' L Benches W/Cubbies	EA	6	0%	6	2.680	\$ 54.50	\$ 146.06	\$ 418.00	\$ 564.06	\$ 3,384
												SUBTOTAL	\$ 13,323

EQUIPMENTS

			EQUIPMENTS										
231	Z-33-Z-35	Plan Notes (Assumed)	3'-0" x 2'-0" Refrigerator	EA	6	0%	6	7.890	\$ 54.50	\$ 430.01	\$ 1,573.98	\$ 2,003.99	\$ 12,024
232			Cooking Range	EA	6	0%	6	4.750	\$ 54.50	\$ 258.88	\$ 777.00	\$ 1,035.88	\$ 6,215
233			TV	EA	12	0%	12	3.200	\$ 54.50	\$ 174.40	\$ 369.30	\$ 543.70	\$ 6,524
234			Washer	EA	6	0%	6	3.400	\$ 54.50	\$ 185.30	\$ 412.00	\$ 597.30	\$ 3,584
235			Dryer	EA	6	0%	6	3.200	\$ 54.50	\$ 174.40	\$ 344.00	\$ 518.40	\$ 3,110
												SUBTOTAL	\$ 31,458

FURNISHING

SPECIALTY CASEWORK													
236	Z-33-Z-35	Plan Notes	Kitchen Island Pre-Fabricated Length: 12'-0" Height: 3'-0" Width : 3'-0" w/ 2'-0" x 2'-0" Drawer	EA	6	0%	6	18.900	\$ 54.50	\$ 1,030.05	\$ 3,412.26	\$ 4,442.31	\$ 26,654
			COUNTERTOP										
237			2'-0"D Kitchen Countertop Stone Countertop To be Assumed	SF	114	10%	125	0.350	\$ 54.50	\$ 19.08	\$ 58.54	\$ 77.62	\$ 9,733

 ACE SERVICES

Date: 14-Jul-25

[illegible]

	SUBTOTAL	\$	104,954
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[illegible]

	SUBTOTAL	\$	46,140
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[illegible]

	SUBTOTAL	\$	84,552
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	OVERHEAD AND PROFIT	10%	\$212,505
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OVERHEAD AND PROFIT	10 %	\$212,595
INSURANCE		

10%	\$212,595
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2%	\$31,889
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DETAILED BREAKDOWN OF ITEMS

Project Name: MURILLO MARKET TOWNHOMES NORTH CONRINTH STREET CORINTH, TEXAS 76208
 Project ID: 1005-38
 Scope: GC



ACE SERVICES

Date: 14-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
CONTINGENCY												2%	\$42,519
TAX												4.5%	\$95,668
SUGGESTED BID													\$2,508,624

