

GENERAL SUMMARY

Project ID: Bridgeport Crossing
Project ID: 1026-02
Scope: GC



BUILDING GSF 293,333

DIVISION NO.		DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS		\$ 735,000	\$ 2.51
3000	CONCRETE		\$ 744,830	\$ 2.54
6000	WOOD, PLASTIC & COMPONENTS		\$ 2,067,013	\$ 7.05
7000	THERMAL AND MOISTURE PROTECTION		\$ 541,326	\$ 1.85
9000	FINISHES		\$ 6,945,986	\$ 23.68
22000	PLUMBING		\$ 1,598,433	\$ 5.45
23000	HVAC		\$ 1,431,837	\$ 4.88
26000	ELECTRICAL		\$ 2,284,932	\$ 7.79
32000	EXTERIOR IMPROVEMENTS		\$ 873,912	\$ 2.98
TOTAL TRADE COST			\$ 17,223,270	\$ 56
OVERHEAD AND PROFIT			15.0%	\$ 2,583,490 \$ 8.36
INSURANCE			1.5%	\$ 258,349 \$ 0.84
CONTINGENCY			2.0%	\$ 344,465 \$ 1.11
TAX			4.5%	\$ 775,047 \$ 2.51
SUGGESTED BID			\$ 21,184,622	\$ 68.56

DETAILED BREAKDOWN OF ITEMS

Project Name: Bridgeport Crossing
Project ID: 1026-02
Scope: GC



Date: 12-Aug-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	25.000	\$ 60.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 1,500
2			Supervision and Coordination	LS	1	0%	1	350.000	\$ 60.00	\$ 21,000.00	\$ -	\$ 21,000.00	\$ 21,000
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 60.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	40.000	\$ 60.00	\$ 2,400.00	\$ -	\$ 2,400.00	\$ 2,400
5			Mobilization Costs	LS	1	0%	1	200.000	\$ 60.00	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 12,000
6			Temporary Control & Facilities	LS	1	0%	1	280.000	\$ 60.00	\$ 16,800.00	\$ -	\$ 16,800.00	\$ 16,800
7			Scaffolding	LS	1	0%	1	0.000	\$ 60.00	\$ -	\$ -	\$ -	\$ -
SUBTOTAL												\$	53,700

CONCRETE

			FOOTINGS										
	Site Plan	Plan Notes	EXTERIOR FOOTINGS										
8			18"x24"x536' Continuous Footing-3000PSI	CY	60	10%	66	2.500	\$ 91.34	\$ 228.35	\$ 245.00	\$ 473.35	\$ 31,010
9			Rein w/ 2-#5 Top Bottom	LBS	2236	10%	2460	0.015	\$ 91.34	\$ 1.37	\$ 0.98	\$ 2.35	\$ 5,781
10			Excavation	CY	119	10%	131	0.300	\$ 91.34	\$ 27.40	\$ -	\$ 27.40	\$ 3,590
11			Back Fill	CY	60	10%	66	0.200	\$ 91.34	\$ 18.27	\$ -	\$ 18.27	\$ 1,197
12			Formwork	SF	1608	10%	1769	0.035	\$ 91.34	\$ 3.20	\$ -	\$ 3.20	\$ 5,655
			SLAB										
13			4" Thk Concrete Slab On Grade -3000 PSI	SF	14464	10%	15910	0.031	\$ 91.34	\$ 2.82	\$ 3.02	\$ 5.84	\$ 92,978
14			Construction Joint As: 3/4" Dia x 24" Long Smooth Dowel Bar @ 10" O.C	LF	1446	10%	1591	0.038	\$ 91.34	\$ 3.47	\$ 1.63	\$ 5.10	\$ 8,116
15			6x6-W2.9xW2.9 WWf	SF	14464	10%	15910	0.004	\$ 91.34	\$ 0.37	\$ 0.51	\$ 0.88	\$ 13,927
16			10 Mil Polyethylene Vapor Barrier	SF	14464	0%	14464	0.002	\$ 91.34	\$ 0.18	\$ 0.33	\$ 0.51	\$ 7,415
17			Compacted Fill	SF	14464	10%	15910	0.003	\$ 91.34	\$ 0.23	\$ -	\$ 0.23	\$ 3,633
			Note: Assumed										
											SUBTOTAL	\$ 173,301	

WOOD, PLASTIC & COMPOSITES

			TRUSSES																			
18	Site Plan	Plan Notes	Pre-Engineered Wood Truss @24"O.C	LF	7232	10%	7955	0.058	\$ 80.92	\$ 4.69	\$ 5.85	\$ 10.54	\$ 83,875									
19			1 1/4" LSL Rim Board on Roof	LF	510	10%	561	0.035	\$ 80.92	\$ 2.83	\$ 2.74	\$ 5.57	\$ 3,126									
			SHEATHING																			
20			7/16" APA Rated Roof Sheathing	SF	14464	10%	15910															
21			No of Sheets (4x8)	EA	497	0%	497	0.640	\$ 80.92	\$ 51.79	\$ 29.44	\$ 81.23	\$ 40,387									
22			Nailing	EA	37290	0%	37290	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 6,781									
					Note: Assumed																	
													SUBTOTAL		\$	134,168						

THERMAL AND MOISTURE PROTECTION

	Site Plan	Plan Notes	ROOFING											
			TPO ROOFING											
23			TPO Roofing Membrane	SF	14464	10%	15910	0.018	\$ 79.63	\$ 1.43	\$ 1.58	\$ 3.01	\$ 47,943	
24			1/4" Cover Board	SF	14464	10%	15910	0.010	\$ 79.63	\$ 0.80	\$ 0.88	\$ 1.68	\$ 26,671	
25			Polyisocyanurate Insulation	SF	14464	10%	15910	0.020	\$ 79.63	\$ 1.59	\$ 2.68	\$ 4.27	\$ 67,979	
			Note: Assumed											
												SUBTOTAL	\$	142,593

FINISHES

DETAILED BREAKDOWN OF ITEMS

Project Name: Bridgeport Crossing
Project ID: 1026-02
Scope: GC



Date: 12-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
			DRY WALL ASSEMBLIES												
26	Site Plan	Plan Notes	WALL TYPE: EXTERIOR WALL	SF	8240	LF	515	H	16						
			One Layer of 5/8" Gypsum Board on Single Side	SF	8240										
27			No of Sheets (4x8)	EA	283	0%	283	0.384	\$ 80.92	\$ 31.07	\$ 16.48	\$ 47.55	\$ 13,469		
28			Tapping	LF	4120	10%	4532	0.007	\$ 80.92	\$ 0.57	\$ 0.02	\$ 0.58	\$ 2,635		
29			Joint Compound	LBS	1071	10%	1178	0.035	\$ 80.92	\$ 2.83	\$ 0.30	\$ 3.13	\$ 3,691		
30			Screws	EA	13596	0%	13596	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 2,472		
			1/2" Plywood Sheathing @ One Side	SF	8240										
31			No of Sheets (4x8)	EA	283	0%	283	0.640	\$ 80.92	\$ 51.79	\$ 35.84	\$ 87.63	\$ 24,821		
32			Screws	EA	21244	0%	21244	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 3,863		
33			2 x 6 Wood Studs @ 16' L	EA	387	0%	387	0.608	\$ 80.92	\$ 49.20	\$ 22.08	\$ 71.28	\$ 27,601		
34			2 x 6 Double Wooden Plate At Top @ 10' L	EA	103	0%	103	0.380	\$ 80.92	\$ 30.75	\$ 15.10	\$ 45.85	\$ 4,723		
35			2 x 6 Wooden Plate At Bottom @ 10' L	EA	52	0%	52	0.380	\$ 80.92	\$ 30.75	\$ 15.10	\$ 45.85	\$ 2,361		
36			R-19 Batt Insulation	SF	8240	10%	9064	0.011	\$ 80.92	\$ 0.89	\$ 0.92	\$ 1.81	\$ 16,407		
37			Acoustic Sealant	LF	1030	10%	1133	0.014	\$ 80.92	\$ 1.13	\$ 0.10	\$ 1.23	\$ 1,397		
			Note: Assumed												
			FLOOR FINISHES												
			FLOORING												
38					Luxury Vinyl Tile	SF	14464	10%	15910	0.040	\$ 71.21	\$ 2.85	\$ 3.39	\$ 6.24	\$ 99,255
			PAINT												
			CEILING PAINT												
39			Paint @ Exposed Ceiling 1 Coat Primer and 2 Coat Paint	SF	14464	10%	15910	0.022	\$ 53.05	\$ 1.17	\$ 0.45	\$ 1.62	\$ 25,729		
			Note: Assumed												
SUBTOTAL													\$ 228,424		
PLUMBING															
			PIPING												
40	Site Plan	Plan Notes	Allowance For Plumbing ,Piping,Fire Sprinkler, Water Heater,Misallanousitem and Connections (14464 SF)	LS	1	0%	1	687.040	\$ 95.87	\$ 65,866.52	\$ 50,624.00	\$ 116,490.52	\$ 116,491		
SUBTOTAL													\$ 116,491		
HVAC															
			DUCTS												
41	Site Plan	Plan Notes	Allowance For HVAC Connection, Ducts, Air Devices, Cond Pipe, Exhaust Fan, Air Handling Units, Condensing Unit ,Miscellaneous Items and Transitions (14464 SF)	LS	1	0%	1	607.488	\$ 92.01	\$ 55,894.97	\$ 48,454.40	\$ 104,349.37	\$ 104,349		
SUBTOTAL													\$ 104,349		
ELECTRICAL															
			ELECTRICAL WIRING												
42	Site Plan	Plan Notes	Allowance for Electrical Wiring, Lighting Control, Power Fixture, Panel, Meter, Miscellaneous Item, Sprinkler Room And Conducting (14464 SF)	LS	1	0%	1	940.160	\$ 97.12	\$ 91,308.34	\$ 75,212.80	\$ 166,521.14	\$ 166,521		
SUBTOTAL													\$ 166,521		
PROJECTED COST													\$1,119,547		
OVERHEAD AND PROFIT												15%	\$167,932		
INSURANCE												2%	\$16,793		
CONTINGENCY												2%	\$22,391		
TAX												4.5%	\$50,380		

DETAILED BREAKDOWN OF ITEMS

Project Name: Bridgeport Crossing
 Project ID: 1026-02
 Scope: GC



ACE SERVICES

Date: 12-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
SUGGESTED BID													\$1,377,043



DETAILED BREAKDOWN OF ITEMS

Project Name: Bridgeport Crossing
Project ID: 1026-02
Scope: GC



ACE SERVICES

Date: 12-Aug-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	85.000	\$ 60.00	\$ 5,100.00	\$ -	\$ 5,100.00	\$ 5,100
2			Supervision and Coordination	LS	1	0%	1	1350.000	\$ 60.00	\$ 81,000.00	\$ -	\$ 81,000.00	\$ 81,000
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 60.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	100.000	\$ 60.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 6,000
5			Mobilization Costs	LS	1	0%	1	800.000	\$ 60.00	\$ 48,000.00	\$ -	\$ 48,000.00	\$ 48,000
6			Temporary Control & Facilities	LS	1	0%	1	1000.000	\$ 60.00	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 60,000
7			Scaffolding	LS	1	0%	1	250.000	\$ 60.00	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 15,000
												SUBTOTAL	\$ 215,100

CONCRETE

	Site Plan	Plan Notes	FOOTINGS										
8			EXTERIOR FOOTINGS										
9			18"x24"x713' Continuous Footing-3000PSI	CY	79	10%	87	2.500	\$ 91.34	\$ 228.35	\$ 245.00	\$ 473.35	\$ 41,250
10			Reinf w/ 2-#5 Top&Bottom	LBS	2975	10%	3272	0.015	\$ 91.34	\$ 1.37	\$ 0.98	\$ 2.35	\$ 7,690
11			Excavation	CY	158	10%	174	0.300	\$ 91.34	\$ 27.40	\$ -	\$ 27.40	\$ 4,776
12			Back Fill	CY	79	10%	87	0.200	\$ 91.34	\$ 18.27	\$ -	\$ 18.27	\$ 1,592
			Formwork	SF	2139	10%	2353	0.035	\$ 91.34	\$ 3.20	\$ -	\$ 3.20	\$ 7,522
			SLAB										
13			4" Thk Concrete Slab On Grade -3000 PSI	SF	19277	10%	21205	0.031	\$ 91.34	\$ 2.82	\$ 3.02	\$ 5.84	\$ 123,917
14			Construction Joint As: 3/4" Dia x 24" Long Smooth Dowel Bar @ 10' O.C	LF	1928	10%	2120	0.038	\$ 91.34	\$ 3.47	\$ 1.63	\$ 5.10	\$ 10,816
15			6x6-W2.9xW2.9 WWf	SF	19277	10%	21205	0.004	\$ 91.34	\$ 0.37	\$ 0.51	\$ 0.88	\$ 18,562
16			10 Mil Polyethylene Vapor Barrier	SF	19277	0%	19277	0.002	\$ 91.34	\$ 0.18	\$ 0.33	\$ 0.51	\$ 9,883
17	Compacted Fill	SF	19277	10%	21205	0.003	\$ 91.34	\$ 0.23	\$ -	\$ 0.23	\$ 4,842		
			Note: Assumed										
											SUBTOTAL	\$ 230,849	

WOOD, PLASTIC & COMPOSITES

			JOISTS																			
18			2x12 Floor Joists @24"O.C	LF	34424	10%	37866	0.042	\$ 80.92	\$ 3.40	\$ 2.12	\$ 5.52	\$ 208,971									
19			2x12 Rim Joist	LF	2852	10%	3137	0.042	\$ 80.92	\$ 3.40	\$ 2.12	\$ 5.52	\$ 17,313									
			TRUSSES																			
20			Pre-Engineered Wood Truss @24"O.C	LF	9350	10%	10285	0.058	\$ 80.92	\$ 4.69	\$ 5.85	\$ 10.54	\$ 108,438									
21			1 1/4" LSL Rim Board on Roof	LF	713	10%	784	0.035	\$ 80.92	\$ 2.83	\$ 2.74	\$ 5.57	\$ 4,370									
			SHEATHING																			
22			7/16" APA Rated Roof Sheathing	SF	18700	10%	20570															
23			No of Sheets (4x8)	EA	643	0%	643	0.640	\$ 80.92	\$ 51.79	\$ 29.44	\$ 81.23	\$ 52,215									
24			Nailing	EA	48211	0%	48211	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 8,767									
25			3/4" APA Rated Floor Sheathing	SF	68848	10%	75733															
26			No of Sheets (4x8)	EA	2367	0%	2367	0.640	\$ 80.92	\$ 51.79	\$ 41.92	\$ 93.71	\$ 221,776									
27			Nailing	EA	177499	0%	177499	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 32,276									
					Note: Assumed																	
												SUBTOTAL	\$	654,127								

THERMAL AND MOISTURE PROTECTION

ROOFING													
TPO ROOFING													
28	Site Plan	Plan Notes	TPO Roofing Membrane	SF	18700	10%	20570	0.018	\$ 79.63	\$ 1.43	\$ 1.58	\$ 3.01	\$ 61,984

DETAILED BREAKDOWN OF ITEMS

Project Name: Bridgeport Crossing
Project ID: 1026-02
Scope: GC



ACE SERVICES

Date: 12-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
29	Site Plan	Plan Notes	1/4" Cover Board	SF	18700	10%	20570	0.010	\$ 79.63	\$ 0.80	\$ 0.88	\$ 1.68	\$ 34,481
30			Polyisocyanurate Insulation	SF	18700	10%	20570	0.020	\$ 79.63	\$ 1.59	\$ 2.68	\$ 4.27	\$ 87,887
			Note: Assumed										
SUBTOTAL \$ 184,353													

FINISHES

DRY WALL ASSEMBLIES													
31	Site Plan	Plan Notes	WALL TYPE: EXTERIOR WALL	SF	35650	LF	713	H	50				
			One Layer of 5/8" Gypsum Board on Single Side	SF	35650								
32			No of Sheets (4x8)	EA	1225	0%	1225	0.384	\$ 80.92	\$ 31.07	\$ 16.48	\$ 47.55	\$ 58,275
33			Tapping	LF	17825	10%	19608	0.007	\$ 80.92	\$ 0.57	\$ 0.02	\$ 0.58	\$ 11,401
34			Joint Compound	LBS	4635	10%	5098	0.035	\$ 80.92	\$ 2.83	\$ 0.30	\$ 3.13	\$ 15,968
35			Screws	EA	58823	0%	58823	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 10,696
			1/2" Plywood Sheathing @ One Side	SF	35650								
36			No of Sheets (4x8)	EA	1225	0%	1225	0.640	\$ 80.92	\$ 51.79	\$ 35.84	\$ 87.63	\$ 107,386
37			Screws	EA	91910	0%	91910	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 16,713
38			2 x 6 Wood Studs @ 10' L	EA	2680	0%	2680	0.380	\$ 80.92	\$ 30.75	\$ 15.10	\$ 45.85	\$ 122,898
39			2 x 6 Double Wooden Plate At Top @ 10' L	EA	713	0%	713	0.380	\$ 80.92	\$ 30.75	\$ 15.10	\$ 45.85	\$ 32,691
40			2 x 6 Wooden Plate At Bottom @ 10' L	EA	357	0%	357	0.380	\$ 80.92	\$ 30.75	\$ 15.10	\$ 45.85	\$ 16,345
41			R-19 Batt Insulation	SF	35650	10%	39215	0.011	\$ 80.92	\$ 0.89	\$ 0.92	\$ 1.81	\$ 70,984
42			Acoustic Sealant	LF	7130	10%	7843	0.014	\$ 80.92	\$ 1.13	\$ 0.10	\$ 1.23	\$ 9,669
			Note: Assumed										
			CEILING FINISHES										
			GYPSUM BOARD CEILING										
43			5/8" Gypsum Board Ceiling	SF	68848	10%	75733						
44			No of Sheets (4x8)	EA	9467	0%	9467	0.320	\$ 80.92	\$ 25.89	\$ 29.44	\$ 55.33	\$ 523,829
45			Tapping	LF	34424	10%	37866	0.007	\$ 80.92	\$ 0.57	\$ 0.02	\$ 0.58	\$ 22,017
46			Joint Compound	LBS	8950	10%	9845	0.035	\$ 80.92	\$ 2.83	\$ 0.30	\$ 3.13	\$ 30,837
47			Screws	EA	113599	0%	113599	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 20,657
48			7/8" Hat Channel @16" O.C	LF	51765	10%	56942	0.028	\$ 80.92	\$ 2.27	\$ 1.18	\$ 3.45	\$ 196,208
			FLOOR FINISHES										
			FLOORING										
49			Luxury Vinyl Tile	SF	68848	10%	75733	0.040	\$ 71.21	\$ 2.85	\$ 3.39	\$ 6.24	\$ 472,451
50			Sealed Concrete	SF	19277	10%	21205	0.033	\$ 71.21	\$ 2.35	\$ 0.92	\$ 3.27	\$ 69,338
			PAINTING										
			WALL PAINT										
51			Paint @ Exterior Wall 1 Coat Primer and 2 Coat Paint	SF	35650	10%	39215	0.020	\$ 53.05	\$ 1.06	\$ 0.40	\$ 1.46	\$ 57,293
			CEILING PAINT										
52			Paint @ Gypsum Board Ceiling 1 Coat Primer and 2 Coat Paint	SF	68848	10%	75733	0.020	\$ 53.05	\$ 1.06	\$ 0.40	\$ 1.46	\$ 110,646
53			Paint @ Open Structure 1 Coat Primer and 2 Coat Paint	SF	19277	10%	21205	0.022	\$ 53.05	\$ 1.17	\$ 0.45	\$ 1.62	\$ 34,290
			Note: Assumed										

PLUMBING

PIPING													
54	Site Plan	Plan Notes	Allowance For Plumbing ,Piping,Fire Sprinkler, Water Heater,Misallanousitems and Connections (68848 SF)	LS	1	0%	1	2616.224	\$ 95.87	\$ 250,817.39	\$ 192,774.40	\$ 443,591.79	\$ 443,592
SUBTOTAL \$ 443,592													

HVAC

DETAILED BREAKDOWN OF ITEMS														
Project Name: Bridgeport Crossing														
Project ID: 1026-02														
Scope: GC														
												Date: 12-Aug-25		
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
			DUCTS											
55	Site Plan	Plan Notes	Allowance For HVAC Connection, Ducts, Air Devices, Cond Pipe, Exhaust Fan, Air Handling Units, Condensing Unit ,Miscellaneous Items and Transitions (68848 SF)	LS	1	0%	1	2313.293	\$ 92.01	\$ 212,846.07	\$ 184,512.64	\$ 397,358.71	\$ 397,359	
												SUBTOTAL \$ 397,359		
ELECTRICAL														
			ELECTRICAL WIRING											
56	Site Plan	Plan Notes	Allowance for Electrical Wiring, Lighting Control, Power Fixture, Panel, Meter, Miscellaneous Item, Sprinkler Room And Conducting 68848 SF)	LS	1	0%	1	3580.096	\$ 97.12	\$ 347,698.92	\$ 286,407.68	\$ 634,106.60	\$ 634,107	
												SUBTOTAL \$ 634,107		
PROJECTED COST														
												\$4,770,079		
												OVERHEAD AND PROFIT 15%		\$715,512
												INSURANCE 2%		\$71,551
												CONTINGENCY 2%		\$95,402
												TAX 4.5%		\$214,654
SUGGESTED BID														
												\$5,867,197		

DETAILED BREAKDOWN OF ITEMS

Project Name: Bridgeport Crossing
Project ID: 1026-02
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		
GENERAL REQUIREMENTS															
1			Permits	LS	1	0%	1	130.000	\$ 60.00	\$ 7,800.00	\$ -	\$ 7,800.00	\$ 7,800		
2			Supervision and Coordination	LS	1	0%	1	2100.000	\$ 60.00	\$ 126,000.00	\$ -	\$ 126,000.00	\$ 126,000		
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 60.00	\$ -	\$ -	\$ -	\$ -		
4			Final Cleaning	LS	1	0%	1	175.000	\$ 60.00	\$ 10,500.00	\$ -	\$ 10,500.00	\$ 10,500		
5			Mobilization Costs	LS	1	0%	1	1350.000	\$ 60.00	\$ 81,000.00	\$ -	\$ 81,000.00	\$ 81,000		
6			Temporary Control & Facilities	LS	1	0%	1	1600.000	\$ 60.00	\$ 96,000.00	\$ -	\$ 96,000.00	\$ 96,000		
7			Scaffolding	LS	1	0%	1	450.000	\$ 60.00	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 27,000		
SUBTOTAL													\$ 348,300		
CONCRETE															
			FOOTINGS												
			EXTERIOR FOOTINGS												
8	Site Plan	Plan Notes	18"x24"x750" Continuous Footing-3000PSI	CY	83	10%	92	2.500	\$ 91.34	\$ 228.35	\$ 245.00	\$ 473.35	\$ 43,390		
9			Reinf w/ 2-#5 Top&Bottom	LBS	3129	10%	3442	0.015	\$ 91.34	\$ 1.37	\$ 0.98	\$ 2.35	\$ 8,089		
10			Excavation	CY	167	10%	183	0.300	\$ 91.34	\$ 27.40	\$ -	\$ 27.40	\$ 5,024		
11			Back Fill	CY	83	10%	92	0.200	\$ 91.34	\$ 18.27	\$ -	\$ 18.27	\$ 1,675		
12			Formwork	SF	2139	10%	2353	0.035	\$ 91.34	\$ 3.20	\$ -	\$ 3.20	\$ 7,522		
			SLAB												
13			4" Thk Concrete Slab On Grade -3000 PSI	SF	19142	10%	21056	0.031	\$ 91.34	\$ 2.82	\$ 3.02	\$ 5.84	\$ 123,049		
14			Construction Joint As: 3/4" Dia x 24" Long Smooth Dowel Bar @ 10' O.C	LF	1914	10%	2106	0.038	\$ 91.34	\$ 3.47	\$ 1.63	\$ 5.10	\$ 10,741		
15			6x6-W2.9xW2.9 WWf	SF	19142	10%	21056	0.004	\$ 91.34	\$ 0.37	\$ 0.51	\$ 0.88	\$ 18,432		
16			10 Mil Polyethylene Vapor Barrier	SF	19142	0%	19142	0.002	\$ 91.34	\$ 0.18	\$ 0.33	\$ 0.51	\$ 9,814		
17	Compacted Fill	SF	19142	10%	21056	0.003	\$ 91.34	\$ 0.23	\$ -	\$ 0.23	\$ 4,808				
			Note: Assumed												
SUBTOTAL													\$ 232,543		
WOOD, PLASTIC & COMPOSITES															
			JOISTS												
18	Site Plan	Plan Notes	2x12 Floor Joists @24"O.C	LF	67080	10%	73788	0.042	\$ 80.92	\$ 3.40	\$ 2.12	\$ 5.52	\$ 407,209		
19			2x12 Rim Joist	LF	6000	10%	6600	0.042	\$ 80.92	\$ 3.40	\$ 2.12	\$ 5.52	\$ 36,423		
			TRUSSES												
20			Pre-Eng. Wood Truss @24"O.C	LF	9221	10%	10143	0.058	\$ 80.92	\$ 4.69	\$ 5.85	\$ 10.54	\$ 106,937		
21			1 1/4" LSL Rim Board on Roof	LF	750	10%	825	0.035	\$ 80.92	\$ 2.83	\$ 2.74	\$ 5.57	\$ 4,597		
			SHEATHING												
22			7/16" APA Rated Roof Sheathing	SF	18441	10%	20285								
23			No of Sheets (4x8)	EA	634	0%	634	0.640	\$ 80.92	\$ 51.79	\$ 29.44	\$ 81.23	\$ 51,492		
24			Nailing	EA	47543	0%	47543	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 8,645		
25			3/4" APA Rated Floor Sheathing	SF	134160	10%	147576								
26	No of Sheets (4x8)	EA	4612	0%	4612	0.640	\$ 80.92	\$ 51.79	\$ 41.92	\$ 93.71	\$ 432,162				
27	Nailing	EA	345881	0%	345881	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 62,895				
			Note: Assumed												
SUBTOTAL													\$ 1,110,360		
THERMAL AND MOISTURE PROTECTION															
			ROOFING												
			TPO ROOFING												
28	Site Plan	Plan Notes	TPO Roofing Membrane	SF	18441	10%	20285	0.018	\$ 79.63	\$ 1.43	\$ 1.58	\$ 3.01	\$ 61,126		

DETAILED BREAKDOWN OF ITEMS

Project Name: Bridgeport Crossing
Project ID: 1026-02
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
29	Site Plan	Plan Notes	1/4" Cover Board	SF	18441	10%	20285	0.010	\$ 79.63	\$ 0.80	\$ 0.88	\$ 1.68	\$ 34,004
30			Polyisocyanurate Insulation	SF	18441	10%	20285	0.020	\$ 79.63	\$ 1.59	\$ 2.68	\$ 4.27	\$ 86,670
			Note: Assumed										
SUBTOTAL \$ 181,800													

FINISHES

			DRY WALL ASSEMBLIES										
31	Site Plan	Plan Notes	WALL TYPE: EXTERIOR WALL	SF	67500	LF	750	H	90				
			One Layer of 5/8" Gypsum Board on Single Side	SF	67500								
32			No of Sheets (4x8)	EA	2320	0%	2320	0.384	\$ 80.92	\$ 31.07	\$ 16.48	\$ 47.55	\$ 110,338
33			Tapping	LF	33750	10%	37125	0.007	\$ 80.92	\$ 0.57	\$ 0.02	\$ 0.58	\$ 21,586
34			Joint Compound	LBS	8775	10%	9653	0.035	\$ 80.92	\$ 2.83	\$ 0.30	\$ 3.13	\$ 30,234
35			Screws	EA	111375	0%	111375	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 20,252
			1/2" Plywood Sheathing @ One Side	SF	67500								
36			No of Sheets (4x8)	EA	2320	0%	2320	0.640	\$ 80.92	\$ 51.79	\$ 35.84	\$ 87.63	\$ 203,326
37			Screws	EA	174023	0%	174023	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 31,644
38			2 x 6 Wood Studs @ 10' L	EA	5075	0%	5075	0.380	\$ 80.92	\$ 30.75	\$ 15.10	\$ 45.85	\$ 232,695
39			2 x 6 Double Wooden Plate At Top @ 10' L	EA	1350	0%	1350	0.380	\$ 80.92	\$ 30.75	\$ 15.10	\$ 45.85	\$ 61,897
40			2 x 6 Wooden Plate At Bottom @ 10' L	EA	675	0%	675	0.380	\$ 80.92	\$ 30.75	\$ 15.10	\$ 45.85	\$ 30,948
41			R-19 Batt Insulation	SF	67500	10%	74250	0.011	\$ 80.92	\$ 0.89	\$ 0.92	\$ 1.81	\$ 134,401
42			Acoustic Sealant	LF	13500	10%	14850	0.014	\$ 80.92	\$ 1.13	\$ 0.10	\$ 1.23	\$ 18,308
			Note: Assumed										
			CEILING FINISHES										
			GYPSUM BOARD CEILING										
43			5/8" Gypsum Board Ceiling	SF	134160	10%	147576						
44			No of Sheets (4x8)	EA	18447	0%	18447	0.480	\$ 80.92	\$ 38.84	\$ 29.44	\$ 68.28	\$ 1,259,591
45			Tapping	LF	67080	10%	73788	0.007	\$ 80.92	\$ 0.57	\$ 0.02	\$ 0.58	\$ 42,903
46			Joint Compound	LBS	17441	10%	19185	0.035	\$ 80.92	\$ 2.83	\$ 0.30	\$ 3.13	\$ 60,091
47			Screws	EA	221364	0%	221364	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 40,253
48			7/8" Hat Channel @16" O.C	LF	100872	10%	110959	0.028	\$ 80.92	\$ 2.27	\$ 1.18	\$ 3.45	\$ 382,339
			FLOOR FINISHES										
			FLOORING										
49			Luxury Vinyl Tile	SF	134160	10%	147576	0.040	\$ 71.21	\$ 2.85	\$ 3.39	\$ 6.24	\$ 920,638
50			Sealed Concrete	SF	19142	10%	21056	0.033	\$ 71.21	\$ 2.35	\$ 0.92	\$ 3.27	\$ 68,852
			PAINT										
			WALL PAINT										
51			Paint @ Exterior Wall 1 Coat Primer and 2 Coat Paint	SF	67500	10%	74250	0.020	\$ 53.05	\$ 1.06	\$ 0.40	\$ 1.46	\$ 108,479
			CEILING PAINT										
52			Paint @ Gypsum Board Ceiling 1 Coat Primer and 2 Coat Paint	SF	134160	10%	147576	0.020	\$ 53.05	\$ 1.06	\$ 0.40	\$ 1.46	\$ 215,609
53			Paint @ Open Structure 1 Coat Primer and 2 Coat Paint	SF	19142	10%	21056	0.022	\$ 53.05	\$ 1.17	\$ 0.45	\$ 1.62	\$ 34,050
			Note: Assumed										
											SUBTOTAL	\$ 4,028,437	

PLUMBING

PIPING													
54	Site Plan	Plan Notes	Allowance For Plumbing ,Piping,Fire Sprinkler, Water Heater,Misallanousitems and Connections (134158 SF)	LS	1	0%	1	5098.004	\$ 95.87	\$ 488,745.64	\$ 375,642.40	\$ 864,388.04	\$ 864,388
SUBTOTAL \$ 864,388													

HVAC

DETAILED BREAKDOWN OF ITEMS							

Project Name:	Bridgeport Crossing
Project ID:	1026-02
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
			DUCTS										
55	Site Plan	Plan Notes	Allowance For HVAC Connection, Ducts, Air Devices, Cond Pipe, Exhaust Fan, Air Handling Units, Condensing Unit ,Miscellaneous Items and Transitions (134158 SF)	LS	1	0%	1	4507.709	\$ 92.01	\$ 414,754.29	\$ 359,543.44	\$ 774,297.73	\$ 774,298
SUBTOTAL												\$	774,298

ELECTRICAL	
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			ELECTRICAL WIRING											
56	Site Plan	Plan Notes	Allowance for Electrical Wiring, Lighting Control, Power Fixture, Panel, Meter, Miscellaneous Item, Sprinkler Room And Conducting (134158 SF)	LS	1	0%	1	6976.216	\$ 97.12	\$ 677,530.10	\$ 558,097.28	\$ 1,235,627.38	\$ 1,235,627	
												SUBTOTAL	\$ 1,235,627	

	PROJECTED COST	\$8,775,752
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\$8,775,752

	OVERHEAD AND PROFIT	15%	\$1,316,363
	INSURANCE	2%	\$131,636
	CONTINGENCY	2%	\$175,515
	TAX	4.5%	\$394,909
SUGGESTED BID			\$10,794,175

SUGGESTED BID

\$10,794,175

DETAILED BREAKDOWN OF ITEMS

Project Name: Bridgeport Crossing
Project ID: 1026-02
Scope: GC



Date: 8/12/2025

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	45.000	\$ 60.00	\$ 2,700.00	\$ -	\$ 2,700.00	\$ 2,700
2			Supervision and Coordination	LS	1	0%	1	475.000	\$ 60.00	\$ 28,500.00	\$ -	\$ 28,500.00	\$ 28,500
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 60.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	70.000	\$ 60.00	\$ 4,200.00	\$ -	\$ 4,200.00	\$ 4,200
5			Mobilization Costs	LS	1	0%	1	300.000	\$ 60.00	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 18,000
6			Temporary Control & Facilities	LS	1	0%	1	375.000	\$ 60.00	\$ 22,500.00	\$ -	\$ 22,500.00	\$ 22,500
7			Scaffolding	LS	1	0%	1	0.000	\$ 60.00	\$ -	\$ -	\$ -	\$ -
SUBTOTAL													\$ 75,900

CONCRETE

			FOOTINGS										
8	Site Plan	Plan Notes	EXTERIOR FOOTINGS										
9			18"x24"x515' Continuous Footing-3000PSI	CY	57	10%	63	2.500	\$ 91.34	\$ 228.35	\$ 245.00	\$ 473.35	\$ 29,795
10			Reinf w/ 2-#5 Top&Bottom	LBS	2149	10%	2363	0.015	\$ 91.34	\$ 1.37	\$ 0.98	\$ 2.35	\$ 5,554
11			Excavation	CY	114	10%	126	0.300	\$ 91.34	\$ 27.40	\$ -	\$ 27.40	\$ 3,450
12			Back Fill	CY	57	10%	63	0.200	\$ 91.34	\$ 18.27	\$ -	\$ 18.27	\$ 1,150
			Formwork	SF	1545	10%	1700	0.035	\$ 91.34	\$ 3.20	\$ -	\$ 3.20	\$ 5,433
			SLAB										
13			4" Thk Concrete Slab On Grade -3000 PSI	SF	7200	10%	7920	0.031	\$ 91.34	\$ 2.82	\$ 3.02	\$ 5.84	\$ 46,283
14			Construction Joint As: 3/4" Dia x 24" Long Smooth Dowel Bar @ 24" O.C	LF	720	10%	792	0.038	\$ 91.34	\$ 3.47	\$ 1.63	\$ 5.10	\$ 4,040
15			6x6-W2.9xW2.9 WWF (Wire Mesh)	SF	7200	10%	7920	0.004	\$ 91.34	\$ 0.37	\$ 0.51	\$ 0.88	\$ 6,933
16			10 Mil Polyethylene Vapor Barrier	SF	7200	0%	7200	0.002	\$ 91.34	\$ 0.18	\$ 0.33	\$ 0.51	\$ 3,691
17			Compacted Fill	SF	7200	10%	7920	0.003	\$ 91.34	\$ 0.23	\$ -	\$ 0.23	\$ 1,809
SUBTOTAL \$ 108,137													

WOOD, PLASTIC & COMPOSITES

			JOISTS											
18			2x12 Floor Joists @24"O.C	LF	7200	10%	7920	0.042	\$ 80.92	\$ 3.40	\$ 2.12	\$ 5.52	\$ 43,708	
19			2x12 Rim Joist	LF	515	10%	567	0.042	\$ 80.92	\$ 3.40	\$ 2.12	\$ 5.52	\$ 3,126	
			RAFTERS											
20			Pre-Eng. Wood Truss @24"O.C	LF	3600	10%	3960	0.058	\$ 80.92	\$ 4.69	\$ 5.85	\$ 10.54	\$ 41,752	
21			1 1/4" LSL Rim Board on Roof	LF	515	10%	567	0.035	\$ 80.92	\$ 2.83	\$ 2.74	\$ 5.57	\$ 3,157	
			SHEATHING											
22			7/16" APA Rated Roof Sheathing	SF	7200	10%	7920							
23			No of Sheets (4x8)	EA	248	0%	248	0.640	\$ 80.92	\$ 51.79	\$ 29.44	\$ 81.23	\$ 20,104	
24			Nailing	EA	18563	0%	18563	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 3,375	
25			3/4" APA Rated Floor Sheathing	SF	14400	10%	15840							
26			No of Sheets (4x8)	EA	495	0%	495	0.640	\$ 80.92	\$ 51.79	\$ 41.92	\$ 93.71	\$ 46,386	
27			Nailing	EA	37125	0%	37125	0.002	\$ 80.92	\$ 0.16	\$ 0.02	\$ 0.18	\$ 6,751	
					Note: Assumed									
												SUBTOTAL	\$ 168,358	

THERMAL AND MOISTURE PROTECTION

ROOFING													
SHINGLE ROOFING													
28	Site Plan	Plan Notes	Architectural Shingle Roofing	SF	7200	10%	7920	0.020	\$ 79.63	\$ 1.59	\$ 1.63	\$ 3.22	\$ 25,523
29			Roof Underlayment	SF	7200	10%	7920	0.002	\$ 79.63	\$ 0.16	\$ 0.23	\$ 0.39	\$ 3,083
30			Ice and Water Shield	SF	1926	10%	2119	0.012	\$ 79.63	\$ 0.96	\$ 0.92	\$ 1.88	\$ 3,974

DETAILED BREAKDOWN OF ITEMS									
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Project Name: Bridgeport Crossing
Project ID: 1026-02
Scope: GC



Date: 8/12/2025

[illegible]

SUBTOTAL \$	32,580
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FINISHES	
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[illegible]

SUBTOTAL	\$ 678,533
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PLUMBING

			PIPING
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[illegible]

Project Name: Bridgeport Crossing
Project ID: 1026-02
Scope: GC



Date: 8/12/2025

[illegible]

SUBTOTAL	\$	173,963
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HVAC

			DUCTS	
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[illegible]

SUBTOTAL \$	155,831
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ELECTRICAL	
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			ELECTRICAL WIRING	
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[illegible]

SUBTOTAL \$	248,676
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	PROJECTED COST	\$1,641,979
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\$1,641,979

OVERHEAD AND PROFIT	15%	\$246,297
INSURANCE	2%	\$24,630
CONTINGENCY	2%	\$32,840
TAX	4.5%	\$73,889

SUGGESTED BID	\$2,019,635
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\$2,019,635

DETAILED BREAKDOWN OF ITEMS														
Project Name: Bridgeport Crossing														
Project ID: 1026-02														
Scope: GC														
										Date:		12-Aug-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	\$ 60.00	\$ -	\$ -	\$ -	\$ -	
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ 60.00	\$ -	\$ -	\$ -	\$ -	
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 60.00	\$ -	\$ -	\$ -	\$ -	
4			Final Cleaning	LS	1	0%	1	75.000	\$ 60.00	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 4,500	
5			Mobilization Costs	LS	1	0%	1	275.000	\$ 60.00	\$ 16,500.00	\$ -	\$ 16,500.00	\$ 16,500	
6			Temporary Control & Facilities	LS	1	0%	1	350.000	\$ 60.00	\$ 21,000.00	\$ -	\$ 21,000.00	\$ 21,000	
7			Scaffolding	LS	1	0%	1	0.000	\$ 60.00	\$ -	\$ -	\$ -	\$ -	
												SUBTOTAL	\$ 42,000	
EXTERIOR IMPROVEMENTS														
			PAVEMENTS AND SIDEWALKS											
			CONCRETE PAVENEBT											
8	Site Plan	Plan Notes	6" Thick Concrete Pavement	SF	43870	10%	48257	0.046	\$ 91.34	\$ 4.23	\$ 4.54	\$ 8.77	\$ 423,008	
9			Compacted Subgrades	SF	43870	10%	48257	0.005	\$ 91.34	\$ 0.46	\$ -	\$ 0.46	\$ 22,039	
10			4" Thk Aggregate Base Course	CY	536	10%	590	0.325	\$ 91.34	\$ 29.69	\$ 32.50	\$ 62.19	\$ 36,677	
11			Reinf w/#3 Bars @24"O.C Each Way	LBS	16495	10%	18145	0.015	\$ 91.34	\$ 1.37	\$ 0.98	\$ 2.35	\$ 42,642	
			Note: Assumed											
			CONCRETE SIDEWALK											
12			4" Thick Class-C Concrete Light Broom Finish	SF	32390	10%	35629	0.031	\$ 91.34	\$ 2.82	\$ 3.02	\$ 5.84	\$ 208,210	
13			Compacted Subgrades	SF	32390	10%	35629	0.005	\$ 91.34	\$ 0.46	\$ -	\$ 0.46	\$ 16,272	
14			4" Thk Aggregate Base Course	CY	396	10%	435	0.325	\$ 91.34	\$ 29.69	\$ 32.50	\$ 62.19	\$ 27,080	
15			Reinf w/#3 Bars @24"O.C Each Way	LBS	12179	10%	13397	0.015	\$ 91.34	\$ 1.37	\$ 0.98	\$ 2.35	\$ 31,483	
16			1/2" Control Joint @ 25' O.C	LF	1296	10%	1425	0.042	\$ 91.34	\$ 3.84	\$ -	\$ 3.84	\$ 5,467	
			Note: Assumed											
			TRAFFIC COATING AND PAINTING											
17			4"W Parking Strips White Painted	LF	6105	10%	6716	0.011	\$ 91.34	\$ 1.00	\$ 1.05	\$ 2.05	\$ 13,799	
18			White Background Painted " Handicapped Parking" Sign	EA	3	0%	3	0.720	\$ 91.34	\$ 65.76	\$ 56.30	\$ 122.06	\$ 366	
			SIGNAGES											
19	Directional Arrow Signs	EA	36	0%	36	0.620	\$ 91.34	\$ 56.63	\$ 44.19	\$ 100.82	\$ 3,630			
	LANDSCAPEING													
20	Allowance For Landscape (71270 SF)	LS	1	0%	1	356.350	\$ 91.34	\$ 32,549.01	\$ 10,690.50	\$ 43,239.51	\$ 43,240			
												SUBTOTAL	\$ 873,912	
PROJECTED COST												\$915,912		
												OVERHEAD AND PROFIT	15%	\$137,387
												INSURANCE	2%	\$13,739
												CONTINGENCY	2%	\$18,318
												TAX	4.5%	\$41,216
SUGGESTED BID												\$1,126,572		