

GENERAL SUMMARY

Project Name: RETAIL & RESTAURANT DEVELOPMENT 2931 & 380 PROVIDENCE VILAGE TX 76227
Project ID: 1039-01
Scope: GC



BUILDING GSF 10,746
SITE GSF 55,055

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS	\$ 95,600	\$ 8.90
2000	EXISTING CONDITIONS	\$ 533	\$ 0.05
3000	CONCRETE	\$ 257,632	\$ 23.97
4000	MASONRY	\$ 148,341	\$ 13.80
5000	METAL	\$ 396,179	\$ 36.87
6000	WOOD, PLASTIC & COMPONENTS	\$ 17,367	\$ 1.62
7000	THERMAL AND MOISTURE PROTECTION	\$ 142,989	\$ 13.31
8000	OPENINGS	\$ 138,632	\$ 12.90
9000	FINISHES	\$ 110,235	\$ 10.26
22000	PLUMBING	\$ 32,203	\$ 3.00
23000	HVAC	\$ 8,616	\$ 0.80
26000	ELECTRICAL	\$ 57,963	\$ 5.39
31000	EARTHWORK	\$ 85,705	\$ 1.56
32000	EXTERIOR IMPROVEMENTS	\$ 442,475	\$ 8.04
33000	UTILITIES	\$ 70,591	\$ 1.28
TOTAL TRADE COST		\$ 2,005,063	\$ 142
OVERHEAD AND PROFIT		15%	\$ 300,759
INSURANCE		2%	\$ 30,076
CONTINGENCY		2%	\$ 40,101
TAX		5%	\$ 90,228
SUGGESTED BID		\$ 2,466,227	\$ 174.34

DETAILED BREAKDOWN OF ITEMS

Project Name: RETAIL & RESTAURANT DEVELOPMENT 2931 & 380 PROVIDENCE VILAGE TX 76227
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Date: 13-Oct-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	40.000	\$ 40.00	\$ 1,600.00	\$ -	\$ 1,600.00	\$ 1,600
2			Supervision and Coordination	LS	1	0%	1	900.000	\$ 40.00	\$ 36,000.00	\$ -	\$ 36,000.00	\$ 36,000
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	100.000	\$ 40.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000
5			Mobilization Costs	LS	1	0%	1	575.000	\$ 40.00	\$ 23,000.00	\$ -	\$ 23,000.00	\$ 23,000
6			Temporary Control & Facilities	LS	1	0%	1	775.000	\$ 40.00	\$ 31,000.00	\$ -	\$ 31,000.00	\$ 31,000
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 95,600
EXISTING CONDITIONS													
			SITE DEMOLITION										
8	C1.0-L2	Plan Notes	Remove Concrete Curb And Gutter	LF	142	0%	142	0.085	\$ 44.20	\$ 3.76	\$ -	\$ 3.76	\$ 533
												SUBTOTAL	\$ 533
CONCRETE													
			SLAB										
9			5" Thick Concrete Slab-3500PSI	SF	9884	10%	10872	0.048	\$ 46.90	\$ 2.25	\$ 4.92	\$ 7.17	\$ 77,968
10			8" Thick Concrete Slab-3500PSI	SF	872	10%	959	0.056	\$ 46.90	\$ 2.63	\$ 6.42	\$ 9.05	\$ 8,677
11			15 Mill Stego Wrap Vapor Barrier	SF	10756	10%	11832	0.002	\$ 46.90	\$ 0.09	\$ 0.33	\$ 0.42	\$ 5,014
12			Reinf w/#3 @15"O.C. Eachway	LBS	6471	10%	7118	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 11,983
13			4"L #4 Dowel @ 24"O.C	LBS	395	10%	435	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 732
14			#4 Corner Bars @6'L	LBS	48	10%	53	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 89
15			Grout Blocks @48"O.C. Eachway-3500PSI	EA	5378	0%	5378	0.065	\$ 46.90	\$ 3.05	\$ 2.10	\$ 5.15	\$ 27,689
16			4" Fill -Sandy Clay	CY	131	10%	145	0.175	\$ 46.90	\$ 8.21	\$ 19.00	\$ 27.21	\$ 3,934
17			Sawcut And Seal w/5/4"D Elastomeric Compound	LF	1598	10%	1758	0.042	\$ 46.90	\$ 1.97	\$ 0.77	\$ 2.74	\$ 4,816
			PAD PREPARATION										
18			10'D Excavation -Constructed With Excavated Soil -Placed In 8"Thick Lifts -Compacted @ 95% Standard Proctor Density	SF	10756	10%	11832	0.094	\$ 46.90	\$ 4.43	\$ 0.54	\$ 4.97	\$ 58,796
			CONTINUOUS FOOTING										
19			2'D x1'W x435'L Continuous Footing-3500PSI	CY	32	10%	35	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 13,371
20			Reinf w/(2)#6 Continuous Top & Bottom	LBS	2613	10%	2875	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 4,840
21			#3 Stirrups @12"o.c Note: Stirrups Spacing Assumed-Plz Verify	LBS	981	10%	1079	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 1,817
22			Excavation	CY	97	10%	106	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 1,496
23			Backfill	CY	64	10%	71	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 665
24			Formwork	SF	1740	10%	1914	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 3,142
			SPREAD FOOTING										
			A3										
25			5'x5'x15"-3000PSI (4EA)	CY	6	10%	6	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 2,413
26			Reinf w/(6) #5 Eachway	LBS	292	10%	321	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 541
27			Reinf w/(10)#5 Bars	LBS	83	10%	92	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 155
28			#3 Stirrups	LBS	60	10%	66	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 111
29			Vertical Reinf w/(8) #6	LBS	192	10%	211	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 356
30			1/2" Isolation Joint	LF	32	10%	35	0.035	\$ 46.90	\$ 1.64	\$ 1.10	\$ 2.74	\$ 97
31			(2) #4 @ Perimeter	LBS	43	10%	47	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 79

DETAILED BREAKDOWN OF ITEMS

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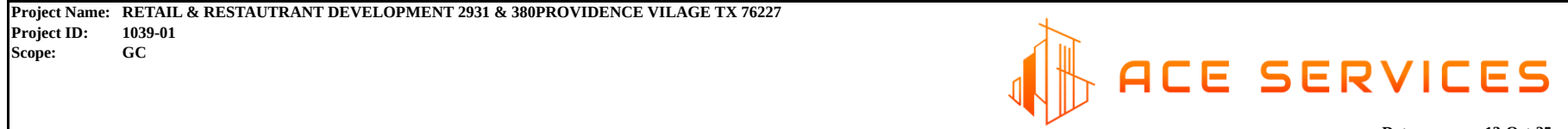
ACE SERVICES

Date: 13-Oct-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
32	A101-ESP2	Plan Notes	Excavation	CY	19	10%	21	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 289
33			Backfill	CY	13	10%	14	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 134
34			Formwork	SF	164	10%	180	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 296
35			Anchor Bolts	EA	8	0%	8	0.135	\$ 46.90	\$ 6.33	\$ 13.69	\$ 20.02	\$ 160
			B1										
36			B1- 3'x3'x15"-3000PSI (8EA)	CY	3	10%	4	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 1,383
37			Reinf w/(4) #5 Eachway	LBS	200	10%	220	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 371
38			Excavation	CY	6	10%	7	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 92
39			Backfill	CY	3	10%	3	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 31
40			Formwork	SF	120	10%	132	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 217
41			Anchor Bolts	EA	16	0%	16	0.135	\$ 46.90	\$ 6.33	\$ 13.69	\$ 20.02	\$ 320
			B2										
42			B2- 4'x4'x15"-3000PSI (2EA)	CY	1	10%	2	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 615
43			Reinf w/(5) #5 Eachway	LBS	83	10%	92	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 155
44			Excavation	CY	2	10%	3	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 36
45			Backfill	CY	1	10%	1	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 10
46			Formwork	SF	40	10%	44	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 72
47			Anchor Bolts	EA	4	0%	4	0.135	\$ 46.90	\$ 6.33	\$ 13.69	\$ 20.02	\$ 80
			C3										
48			C3- 5'x5'x15"-3000PSI (12EA)	CY	19	10%	21	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 8,069
49			Reinf w/(6) #5 Eachway	LBS	751	10%	826	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 1,391
50			Vertical Reinf w/(8)#6	LBS	577	10%	634	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 1,068
51			Excavation	CY	52	10%	57	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 805
52			Backfill	CY	33	10%	36	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 340
53			Formwork	SF	540	10%	594	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 975
54			Anchor Bolts	EA	24	0%	24	0.135	\$ 46.90	\$ 6.33	\$ 13.69	\$ 20.02	\$ 481
			C4										
55			C4- 6'x6'x15"-3000PSI (4EA)	CY	7	10%	7	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 2,767
56			Reinf w/(7) #5 Eachway	LBS	350	10%	385	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 649
57			Excavation	CY	9	10%	10	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 140
58			Backfill	CY	2	10%	2	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 21
59			Formwork	SF	120	10%	132	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 217
60			Anchor Bolts	EA	8	0%	8	0.135	\$ 46.90	\$ 6.33	\$ 13.69	\$ 20.02	\$ 160
			D5										
61			D5- 8'x8'x15"-3000PSI (2EA)	CY	6	10%	7	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 2,459
62			Reinf w/(9) #5 Eachway	LBS	150	10%	165	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 278
63			Excavation	CY	8	10%	8	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 116
64			Backfill	CY	2	10%	2	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 21
65			Formwork	SF	80	10%	88	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 144
66			Anchor Bolts	EA	8	0%	8	0.135	\$ 46.90	\$ 6.33	\$ 13.69	\$ 20.02	\$ 160
			E6										
67			E6- 4'-6"x5'-4"x15"-3000PSI (4EA)	CY	7	10%	8	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 3,015
68			Reinf w/(5) #5 Eachway	LBS	209	10%	229	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 386
69			Excavation	CY	19	10%	20	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 287
70			Backfill	CY	12	10%	13	0.200	\$ 46.90	\$ 9.38	\$ -	\$ 9.38	\$ 124
71			Formwork	SF	197	10%	217	0.035	\$ 46.90	\$ 1.64	\$ -	\$ 1.64	\$ 356
72			Anchor Bolts	EA	8	0%	8	0.135	\$ 46.90	\$ 6.33	\$ 13.69	\$ 20.02	\$ 160

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SUBTOTAL \$												257,632	

MASONRY

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73	A101-ESP2	Plan Notes	8" x 8" x 16" CMU Block Wall As(LF : 56' ; H : 12') -All Cells To Be Fully Grouted At Vertical Reinforcement Cells	SF	672	10%	739	0.140	\$ 46.90	\$ 6.57	\$ 4.50	\$ 11.07	\$ 8,180
74			8" x 8" x 16" CMU Block Wall As(LF : 32' ; H : 18') -All Cells To Be Fully Grouted At Vertical Reinforcement Cells	SF	576	10%	634	0.140	\$ 46.90	\$ 6.57	\$ 4.50	\$ 11.07	\$ 7,011
75			Vertical Reinf W/#5 Bars @ 48" O.C. Note: Reinforcement Is Assumed.	LBS	318	10%	350	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 589
76			Horizontal Ladder Reinforcement 9 Gauge Wire Note: Assumed.	LF	938	10%	1032	0.006	\$ 46.90	\$ 0.28	\$ 0.56	\$ 0.84	\$ 868
			EXTERIOR STONE CLADDING										
77			ACME Face Brick, Modular Size, Slate Gray, Velour Texture	SF	745	10%	820	0.183	\$ 46.90	\$ 8.58	\$ 6.48	\$ 15.06	\$ 12,344
78			ACME Face Brick, Modular Size, Glacier White/Beige, Velour Texture. Matching Grout	SF	2360	10%	2596	0.183	\$ 46.90	\$ 8.58	\$ 6.48	\$ 15.06	\$ 39,103
79			3-1/2" Thick Natural Stone Color: Stone-Tuscan-Blue By ACME: Leuders	SF	1680	10%	1848	0.220	\$ 46.90	\$ 10.32	\$ 11.32	\$ 21.64	\$ 39,987
80			4" D Dallas Cast Stone Color: White	LF	275	10%	303	0.275	\$ 46.90	\$ 12.90	\$ 16.48	\$ 29.38	\$ 8,887
81			Brick Stack Bond With Matching Grout Color	SF	1560	10%	1716	0.183	\$ 46.90	\$ 8.58	\$ 6.48	\$ 15.06	\$ 25,848
82			Brick Soldiers	SF	296	10%	326	0.183	\$ 46.90	\$ 8.58	\$ 6.48	\$ 15.06	\$ 4,904
83			Grout Solid Pilaster With 5 Weeps @ Grouted Area Of Pilaster	SF	110	10%	121	0.059	\$ 46.90	\$ 2.77	\$ 1.55	\$ 4.32	\$ 522
			MASONRY EXPANSION JOINT										
84			Masonry Expansion Joint	LF	40	10%	44	0.035	\$ 46.90	\$ 1.64	\$ 0.56	\$ 2.20	\$ 97

		SUBTOTAL	\$	148,341
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METALS	
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ACE SERVICES

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89	A101-ESP2	Plan Notes	Standing Seam Metal Canopy With Steel Rod & Turn Knuckle	SF	520	10%	572	0.280	\$ 55.10	\$ 15.43	\$ 25.28	\$ 40.71	\$ 23,285	
			STEEL CHANNEL											
90			12" Steel Channel	LF	144	10%	158	0.212	\$ 55.10	\$ 11.68	\$ 11.99	\$ 23.67	\$ 3,750	
			JOIST											
91			24K7 Joist	LF	927	10%	1020	0.180	\$ 55.10	\$ 9.92	\$ 15.12	\$ 25.04	\$ 25,531	
92			22K6 Joist	LF	674	10%	741	0.170	\$ 55.10	\$ 9.37	\$ 14.28	\$ 23.65	\$ 17,532	
93			2.5K2 Joist	LF	41	10%	45	0.130	\$ 55.10	\$ 7.16	\$ 10.92	\$ 18.08	\$ 816	
			BEAMS											
94			W24x55 Beam	LBS	5115	10%	5627	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 15,653	
95			W16x26 Beam	LBS	468	10%	515	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 1,432	
96			W18x35 Beam	LBS	14245	10%	15670	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 43,593	
97			W12x26 Beam	LBS	442	10%	486	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 1,353	
98			W8x10 Beam	LBS	740	10%	814	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 2,265	
99			W16x31 Beam	LBS	1271	10%	1398	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 3,890	
100			W14x55 Beam	LBS	1430	10%	1573	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 4,376	
101			HSS 12x6x3/8 Beam	LBS	10008	10%	11009	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 30,627	
102			HSS 6x6x3/8 Beam	LBS	4381	10%	4819	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 13,406	
			COLUMNS											
103			W8x10 Columns @ 24"H (2EA)	LBS	480	10%	528	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 1,469	
104			HSS 5x5x1/4 Column @ 24"H (11EA)	LBS	5932	10%	6525	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 18,153	
105			HSS 6x6x1/4 Column @ 27"H (8EA)	LBS	7042	10%	7746	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 21,549	
106			HSS 12x6x3/8 Column @ 24"H (2EA)	LBS	1565	10%	1721	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 4,789	
107			HSS 6x6x1/4 Column @ 24"H (5EA)	LBS	3098	10%	3408	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 9,482	
108			HSS7x7x1/4 Column @24"H (2EA)	LBS	750	10%	825	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 2,294	
109			HSS 5x5x1/4 Column @ 27"H (5EA)	LBS	2587	10%	2845	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 7,916	
			BASE PLATES											
110			14" x 14" x 1-1/4" Thk Base Plate (35EA) Note: Base Plates Details Are Assumed. Plz Verify	LBS	2431	10%	2674	0.031	\$ 55.10	\$ 1.71	\$ 1.68	\$ 3.39	\$ 9,060	
			CAP PLATES											
111			14" x 14" x 1-1/4" Thk Base Plate (35EA) Note: Base Plates Details Are Assumed. Plz Verify	LBS	2431	10%	2674	0.031	\$ 55.10	\$ 1.71	\$ 1.68	\$ 3.39	\$ 9,060	
			RAFTERS											
112			800162-54 Rafters @ 16"O.C	LF	965	10%	1062	0.040	\$ 55.10	\$ 2.20	\$ 3.74	\$ 5.94	\$ 6,312	
			DECK											
113			1.5B Metal Deck-20GA Manuf: New Millennium Building Systems	SF	10698	10%	11768	0.020	\$ 55.10	\$ 1.10	\$ 3.84	\$ 4.94	\$ 58,156	
			LINTELS											
114			L3-1/2x3-1/2x3/8 -6BRG	LBS	545	10%	599	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 1,667	
115			L5x5x3/8 -8BRG	LBS	277	10%	304	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 847	
116			L7x4x3/8 -8BRG	LBS	598	10%	658	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 1,831	
			CONNECTIONS											
117			Galv L6x6x3/8	LBS	3189	10%	3507	0.025	\$ 55.10	\$ 1.38	\$ 2.68	\$ 4.06	\$ 14,232	
118			L4x4x1/4	LBS	4646	10%	5111	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 14,219	
119			C6x8.2	LBS	7425	10%	8168	0.020	\$ 55.10	\$ 1.10	\$ 1.68	\$ 2.78	\$ 22,722	
			DECORATIVE METAL											
120			4" Steel Column Wrap With Metal Break (Ht 12'-0") -Color To Be Dark Bronze	EA	2	0%	2	2.700	\$ 55.10	\$ 148.77	\$ 384.25	\$ 533.02	\$ 1,066	
SUBTOTAL												\$ 396,179		

ACE SERVICES

Date: 13-Oct-25

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WOOD, PLASTIC & COMPOSITES													
			ROUGH CARPENTRY										
			WOOD BLOCKING										
121			2x2 Wood Blocking	LF	450	10%	495	0.030	\$ 43.50	\$ 1.31	\$ 1.10	\$ 2.41	\$ 1,190
			SHEATHING										
			3/4" Plywood Sheathing	SF	3500								
122			No of Sheets (4x8)	EA	120	0%	120	0.640	\$ 43.50	\$ 27.84	\$ 40.61	\$ 68.45	\$ 8,235
123			Nailing	EA	9023	0%	9023	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 966
			5/8" CDX Plywood Sheathing	SF	1435								
124			No of Sheets (4x8)	EA	49	0%	49	0.640	\$ 43.50	\$ 27.84	\$ 38.75	\$ 66.59	\$ 3,285
125			Screws	EA	3700	0%	3700	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 396
			HARDI BOARD										
126			1x6 TxG Hardi Board Trim Over Weather Treated 2x4 Nailer Vertical @ 24" O.C	LF	182	10%	200	0.042	\$ 43.50	\$ 1.83	\$ 3.74	\$ 5.57	\$ 1,115
127			1x4 TxG Hardi Board Trim	LF	35	10%	39	0.036	\$ 43.50	\$ 1.57	\$ 2.91	\$ 4.48	\$ 172
			FINISH CARPENTRY										
			DOOR TRIMS										
128			Door Trims	LF	544	10%	598	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 2,008
												SUBTOTAL \$	17,367
THERMAL AND MOISTURE PROTECTION													
			ROOFING										
129			Single Ply 60 Mil TPO Roofing	SF	10087	10%	11095	0.020	\$ 43.00	\$ 0.86	\$ 1.63	\$ 2.49	\$ 27,628
130			Rigid Insulation (R-25)	SF	10087	10%	11095	0.022	\$ 43.00	\$ 0.95	\$ 3.05	\$ 3.99	\$ 44,301
			1/4" Cover Board										
131			Note: Assumed	SF	10087	10%	11095	0.010	\$ 43.00	\$ 0.43	\$ 0.88	\$ 1.31	\$ 14,535
132			Roofing Cricket	SF	184	10%	202	0.025	\$ 43.00	\$ 1.08	\$ 3.50	\$ 4.58	\$ 924
			SHEET METAL ROOFING										
			Standing Seam Metal Roofing										
133			Color: Black	SF	1892	10%	2081	0.065	\$ 43.00	\$ 2.80	\$ 6.40	\$ 9.20	\$ 19,137
134			#30 LB Felt Paper	SF	1892	10%	2081	0.002	\$ 43.00	\$ 0.09	\$ 0.21	\$ 0.30	\$ 616
135			Pre-Finished Break Metal Panel On Exterior Side	SF	185	10%	204	0.058	\$ 43.00	\$ 2.49	\$ 6.23	\$ 8.72	\$ 1,775
			METAL WALL PANELS										
136			Pre-Finish Metal Panels On One Side Of Wall	SF	1450	10%	1595	0.055	\$ 43.00	\$ 2.37	\$ 5.75	\$ 8.12	\$ 12,943
			METAL PANEL SOFFIT										
137			6'-0" D Chrome Metal Panel Soffit	SF	420	10%	462	0.052	\$ 43.00	\$ 2.24	\$ 5.19	\$ 7.43	\$ 3,431
			ROOFING ACCESSORIES										
			ROOF HATCH										
138			3' x 2'-8" Roof Hatch w/ Roof Ladder (Ht 10') - Provide Flat Bent Steel Brackets @ Max 4'-0" O.C Weld To Side Rails. Weld Top To Steel Angle Frame. - Provide One layer of 5/8" Gypsum board Each Side - Provide FR-WD blocking & Lag Bolts To Receive Brackets - Provide 2 1/2" x 2 3/4" Wedge " Red Head" Anchor Bolt	EA	1	0%	1	8.250	\$ 43.00	\$ 354.75	\$ 1,395.00	\$ 1,749.75	\$ 1,750
139			12" Thick Roof Curb	LF	9	10%	10	0.145	\$ 43.00	\$ 6.24	\$ 16.83	\$ 23.07	\$ 228
			THERMAL AND MOISTURE PROTECTION										
140			12" W Pre-Finished Metal Fascia Color: Bluish Black	LF	495	10%	545	0.045	\$ 43.00	\$ 1.94	\$ 5.20	\$ 7.14	\$ 3,885
			MANUFACTURED GUTTERS, SCUPPER AND DOWNSPOUTS										

DETAILED BREAKDOWN OF ITEMS

Project Name: RETAIL & RESTAURANT DEVELOPMENT 2931 & 380 PROVIDENCE VILAGE TX 76227
 Project ID: 1039-01
 Scope: GC



ACE SERVICES

Date: 13-Oct-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
141			6"x4" Pre-Finish Metal Downspout (Ht 15'-0")	EA	7	0%	7	0.825	\$ 43.00	\$ 35.48	\$ 77.85	\$ 113.33	\$ 793
142			6" Membrane Pre Finish Metal Gutter	LF	142	10%	156	0.058	\$ 43.00	\$ 2.49	\$ 6.24	\$ 8.73	\$ 1,364
143			8"x12" Pre-Finished Metal Scupper W/8"x12"x12" Pre-Finished Metal Conductor Box	EA	7	0%	7	1.150	\$ 43.00	\$ 49.45	\$ 88.00	\$ 137.45	\$ 962
			SHEET METAL FLASHING AND TRIM										
144			Drip Edge Flashing	LF	142	10%	156	0.038	\$ 43.00	\$ 1.63	\$ 3.76	\$ 5.39	\$ 843
145			4" Roof Cant Strip	LF	142	10%	156	0.030	\$ 43.00	\$ 1.29	\$ 1.44	\$ 2.73	\$ 426
146			Ridge Flashing	LF	70	10%	77	0.033	\$ 43.00	\$ 1.42	\$ 2.54	\$ 3.96	\$ 305
147			Pre-Shaped Metal Counter Flashing Clip W/Receiver	EA	7	0%	7	0.036	\$ 43.00	\$ 1.55	\$ 3.12	\$ 4.67	\$ 33
148			Counter Flashing	LF	144	10%	158	0.036	\$ 43.00	\$ 1.55	\$ 3.12	\$ 4.67	\$ 739
			JOINT SEALANT										
149			1/2" Backer Rod & Sealant	LF	420	10%	462	0.021	\$ 43.00	\$ 0.90	\$ 0.56	\$ 1.46	\$ 676
			EXTERIOR FINISHES										
150			Pre-Finished Fiber Cement Siding - 1x6 T&G (Tongue And Groove)	SF	450	10%	495	0.035	\$ 43.00	\$ 1.51	\$ 3.12	\$ 4.63	\$ 2,291
151			7/8" Thk 3-Coat Stucco System With Metal Lath Over Drainage Mat Color & Texture: Omega Milky Quartz (White)	SF	595	10%	655	0.059	\$ 43.00	\$ 2.54	\$ 1.55	\$ 4.09	\$ 2,675
152			Weep Screed	LF	274	10%	301	0.025	\$ 43.00	\$ 1.08	\$ 1.34	\$ 2.42	\$ 729
												SUBTOTAL \$	142,989

OPENINGS

			DOORS										
153			3'-0" x 7'-0" Insulated Metal Door w/ Hollow Metal Frame - 0'-1 3/4" THK	EA	8	0%	8	9.380	\$ 49.11	\$ 460.65	\$ 1,171.80	\$ 1,632.45	\$ 13,060
154			3'-0" x 8'-0" Alum Double Leaf Door w/ Hollow Metal Frame - 0'-1 3/4" THK Note: Provide Mill Finish	EA	3	0%	3	12.300	\$ 49.11	\$ 604.05	\$ 1,756.80	\$ 2,360.85	\$ 7,083
155			3'-0" x 8'-0" Alum Door w/ Hollow Metal Frame - 0'-1 3/4" THK Note: Provide Mill Finish	EA	4	0%	4	10.770	\$ 49.11	\$ 528.91	\$ 1,537.20	\$ 2,066.11	\$ 8,264
			HARDWARES										
156			Hardware Set No.2 Schlage Hinges Stop-Door Knob bumper Entry Lockset D-Series Lock W/"Sparta" Lever Closer Head,Jamb ,Sweep Threshold Drip Cap Weather Trip	EA	8	0%	8	2.180	\$ 49.11	\$ 107.06	\$ 435.00	\$ 542.06	\$ 4,336
157			Hardware Set No.1 Hinges Cylinder Locks Closer, Pushbar, Pullbar,Door Silencer Head, Jamb, Sweep, Threshold	EA	7	0%	7	1.500	\$ 49.11	\$ 73.67	\$ 299.00	\$ 372.67	\$ 2,609
			LOUVERS AND VENTS										
158			Attic Vent Louver W/Screen	SF	40	0%	40	0.350	\$ 49.11	\$ 17.19	\$ 29.60	\$ 46.79	\$ 1,872
			WINDOWS										
			SPANDRAL GLASS PANEL										
159			2'-0" W x 2'-0" L Spandrel Glass Panel - 0'-1 3/4" THK	EA	12	0%	12	1.400	\$ 49.11	\$ 68.75	\$ 142.00	\$ 210.75	\$ 2,529
160			4'-0" W x 3'-8" L Spandrel Glass Panel - 0'-1 3/4" THK	EA	5	0%	5	5.140	\$ 49.11	\$ 252.43	\$ 521.14	\$ 773.57	\$ 3,868
			STOREFRONT GLASS SYSTEM										
161			Aluminum Glass Storefront System	SF	1095	10%	1205	0.300	\$ 49.11	\$ 14.73	\$ 32.40	\$ 47.13	\$ 56,772

DETAILED BREAKDOWN OF ITEMS

Project Name: RETAIL & RESTAURANT DEVELOPMENT 2931 & 380 PROVIDENCE VILAGE TX 76227
 Project ID: 1039-01
 Scope: GC



Date: 13-Oct-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
162			Tempered Glass Storefront System	SF	650	10%	715	0.300	\$ 49.11	\$ 14.73	\$ 38.75	\$ 53.48	\$ 38,240

SUBTOTAL \$ 138,632

FINISHES

DRY WALL ASSEMBLIES													
163			WALL TYPE: EXTERIOR WALL	SF	4320	LF	240	H	18				
			One Layer of 5/8" Type X Gypsum Board On One Side	SF	4320								
164			No of Sheets (4x8)	EA	149	0%	149	0.384	\$ 43.50	\$ 16.70	\$ 17.12	\$ 33.82	\$ 5,023
165			Tapping	LF	2160	10%	2376	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 771
166			Joint Compound	LBS	562	10%	618	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 1,022
167			Screws	EA	7128	0%	7128	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 763
			3/4" Plywood Sheathing @ One Side	SF	4320								
168			No of Sheets (4x8)	EA	149	0%	149	0.640	\$ 43.50	\$ 27.84	\$ 17.12	\$ 44.96	\$ 6,677
169			Screws	EA	11138	0%	11138	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 1,192
170			6" Metal Studs @ 18'-0" L -18 Gauge	EA	180	0%	180	0.684	\$ 43.50	\$ 29.75	\$ 43.74	\$ 73.49	\$ 13,262
171			6" Metal Runner At Top @ 10' L -18 Gauge	EA	24	0%	24	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 980
172			6" Metal Runner At Bottom @ 10' L -18 Gauge	EA	24	0%	24	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 980
173			R-19 Batt Insulation	SF	4320	10%	4752	0.011	\$ 43.50	\$ 0.48	\$ 0.92	\$ 1.40	\$ 6,646
174			Acoustic Sealant	LF	480	10%	528	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 374
175			WALL TYPE: EXTERIOR WALL	SF	1746	LF	97	H	18				
			One Layer of 5/8" Type X Gypsum Board On One Side	SF	1746								
176			No of Sheets (4x8)	EA	60	0%	60	0.384	\$ 43.50	\$ 16.70	\$ 17.12	\$ 33.82	\$ 2,030
177			Tapping	LF	873	10%	960	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 312
178			Joint Compound	LBS	227	10%	250	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 413
179			Screws	EA	2881	0%	2881	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 308
			3/4" Plywood Sheathing @ One Side	SF	1746								
180			No of Sheets (4x8)	EA	60	0%	60	0.640	\$ 43.50	\$ 27.84	\$ 41.92	\$ 69.76	\$ 4,187
181			Screws	EA	4501	0%	4501	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 482
182			6" Metal Studs @ 18'-0" L -18 Gauge	EA	141	0%	141	0.684	\$ 43.50	\$ 29.75	\$ 43.74	\$ 73.49	\$ 10,363
183			6" Metal Runner At Top @ 10' L -18 Gauge	EA	19	0%	19	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 776
184			6" Metal Runner At Bottom @ 10' L -18 Gauge	EA	19	0%	19	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 776
185			1/2" Rigid Insulation	SF	1746	10%	1921	0.010	\$ 43.50	\$ 0.44	\$ 0.79	\$ 1.23	\$ 2,353
186			Acoustic Sealant	LF	194	10%	213	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 151
187			WALL TYPE: EXTERIOR WALL	SF	360	LF	30	H	12				
			One Layer of 5/8" Type X Gypsum Board On One Side	SF	360								
188			No of Sheets (4x8)	EA	12	0%	12	0.384	\$ 43.50	\$ 16.70	\$ 17.12	\$ 33.82	\$ 419
189			Tapping	LF	180	10%	198	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 64
190			Joint Compound	LBS	47	10%	51	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 85
191			Screws	EA	594	0%	594	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 64
			3/4" Plywood Sheathing @ One Side	SF	360								
192			No of Sheets (4x8)	EA	12	0%	12	0.640	\$ 43.50	\$ 27.84	\$ 41.92	\$ 69.76	\$ 863
193			Screws	EA	928	0%	928	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 99
194			6" Metal Studs @ 12'-0" L -18 Gauge	EA	23	0%	23	0.456	\$ 43.50	\$ 19.84	\$ 29.16	\$ 49.00	\$ 1,105
195			6" Metal Runner At Top @ 10' L -18 Gauge	EA	3	0%	3	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 122

DETAILED BREAKDOWN OF ITEMS

Project Name: RETAIL & RESTAURANT DEVELOPMENT 2931 & 380PROVIDENCE VILAGE TX 76227
 Project ID: 1039-01
 Scope: GC



Date: 13-Oct-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
196	A101-ESP2	Plan Notes	6" Metal Runner At Bottom @ 10' L -18 Gauge	EA	3	0%	3	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 122
197			R-19 Batt Insulation	SF	360	10%	396	0.011	\$ 43.50	\$ 0.48	\$ 0.92	\$ 1.40	\$ 554
198			Acoustic Sealant	LF	60	10%	66	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 47
199			WALL TYPE: EXTERIOR WALL	SF	480	LF	60	H	8				
			One Layer of 5/8" Type X Gypsum Board On One Side	SF	480								
200			No of Sheets (4x8)	EA	17	0%	17	0.384	\$ 43.50	\$ 16.70	\$ 17.12	\$ 33.82	\$ 558
201			Tapping	LF	240	10%	264	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 86
202			Joint Compound	LBS	62	10%	69	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 114
203			Screws	EA	792	0%	792	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 85
			3/4" Plywood Sheathing @ One Side	SF	480								
204			No of Sheets (4x8)	EA	17	0%	17	0.640	\$ 43.50	\$ 27.84	\$ 41.92	\$ 69.76	\$ 1,151
205			Screws	EA	1238	0%	1238	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 132
206			6" Metal Studs @ 8'-0" L -18 Gauge	EA	45	0%	45	0.304	\$ 43.50	\$ 13.22	\$ 19.44	\$ 32.66	\$ 1,474
207			6" Metal Runner At Top @ 10' L -18 Gauge	EA	6	0%	6	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 245
208			6" Metal Runner At Bottom @ 10' L -18 Gauge	EA	6	0%	6	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 245
209			R-19 Batt Insulation	SF	480	10%	528	0.011	\$ 43.50	\$ 0.48	\$ 0.92	\$ 1.40	\$ 738
210			Acoustic Sealant	LF	120	10%	132	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 94
211			STUD IN CMU WALL Ht 12'	SF	672	LF	56	H	12.0				
			One Layer of 5/8" Gypsum Board On One Side	SF	672								
212			No of Sheets (4x8)	EA	23	0%	23	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 767
213			Tapping	LF	336	10%	370	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 120
214			Joint Compound	LBS	87	10%	96	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 159
215			Screws	EA	1109	0%	1109	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 119
			3/4" Plywood Sheathing @ One Side	SF	672								
216			No of Sheets (4x8)	EA	23	0%	23	0.640	\$ 43.50	\$ 27.84	\$ 41.92	\$ 69.76	\$ 1,611
217			Screws	EA	1733	0%	1733	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 185
218			6" Metal Studs @ 12'-0" L -18 Gauge	EA	42	0%	42	0.304	\$ 43.50	\$ 13.22	\$ 19.44	\$ 32.66	\$ 1,375
219			6" Metal Runner At Top @ 10' L -18 Gauge	EA	6	0%	6	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 229
220			6" Metal Runner At Bottom @ 10' L -18 Gauge	EA	6	0%	6	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 229
221			R-19 Batt Insulation	SF	672	10%	739	0.011	\$ 43.50	\$ 0.48	\$ 0.92	\$ 1.40	\$ 1,034
222			Acoustic Sealant	LF	112	10%	123	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 87
223			STUD IN CMU WALL Ht 18'	SF	252	LF	14	H	18.0				
			One Layer of 5/8" Gypsum Board On One Side	SF	252								
224			No of Sheets (4x8)	EA	9	0%	9	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 287
225			Tapping	LF	126	10%	139	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 45
226			Joint Compound	LBS	33	10%	36	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 60
227			Screws	EA	416	0%	416	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 44
			3/4" Plywood Sheathing @ One Side	SF	252								
228			No of Sheets (4x8)	EA	9	0%	9	0.640	\$ 43.50	\$ 27.84	\$ 41.92	\$ 69.76	\$ 604
229			Screws	EA	650	0%	650	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 70
230			6" Metal Studs @ 18'-0" L -18 Gauge	EA	11	0%	11	0.684	\$ 43.50	\$ 29.75	\$ 43.74	\$ 73.49	\$ 774
231			6" Metal Runner At Top @ 10' L -18 Gauge	EA	1	0%	1	0.380	\$ 43.50	\$ 16.53	\$ 24.30	\$ 40.83	\$ 57

DETAILED BREAKDOWN OF ITEMS

Project Name: RETAIL & RESTAURANT DEVELOPMENT 2931 & 380 PROVIDENCE VILAGE TX 76227
 Project ID: 1039-01
 Scope: GC



ACE SERVICES

Date: 13-Oct-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
262	A101-ESP2	Plan Notes	4" Sanitary Waste Pipe Material: Cast Iron With Stainless Steel Couplings	LF	150	10%	165	0.168	\$ 75.30	\$ 12.65	\$ 24.68	\$ 37.33	\$ 6,160
263			6" Sanitary Waste Pipe Material: Cast Iron With Stainless Steel Couplings	LF	108	10%	119	0.292	\$ 75.30	\$ 21.99	\$ 37.02	\$ 59.01	\$ 7,010
264			2" CW Cold Water Pipe Material: Type L Hard Drawn Copper Tubing With Sweat Joints	LF	250	10%	275	0.200	\$ 75.30	\$ 15.06	\$ 18.79	\$ 33.85	\$ 9,309
265			1/2" CW Cold Water Pipe Material: Type L Hard Drawn Copper Tubing With Sweat Joints	LF	35	10%	39	0.104	\$ 75.30	\$ 7.83	\$ 3.46	\$ 11.29	\$ 435
266			3" V Vent Pipe Material: Cast Iron With Stainless Steel Couplings	LF	52	10%	57	0.168	\$ 75.30	\$ 12.65	\$ 18.87	\$ 31.52	\$ 1,803
267			4" Grease Waste Pipe Material: Cast Iron	LF	45	10%	50	0.168	\$ 75.30	\$ 12.65	\$ 24.68	\$ 37.33	\$ 1,848
			PIPE INSULATION										
268			1" Pre-Formed Fiber Glass Insulation Note: Insulation Is Assumed	LF	285	10%	314	0.067	\$ 75.30	\$ 5.05	\$ 1.61	\$ 6.66	\$ 2,086
			FIXTURES AND EQUIPMENTS										
269			YCO- Yard Cleanout Manf: Jay R.Smith 4216 Cast Iron Flanged Housing With Heavy Duty	EA	6	0%	6	0.898	\$ 75.30	\$ 67.62	\$ 54.99	\$ 122.61	\$ 736
270			Floor Sink	EA	1	0%	1	4.210	\$ 75.30	\$ 317.01	\$ 556.92	\$ 873.93	\$ 874
271			Double (2-Way) Clean-out	EA	2	0%	2	0.720	\$ 75.30	\$ 54.22	\$ 36.17	\$ 90.39	\$ 181
272			NFWH- Non-Freeze Exterior Wall Hydrant Manf: Jay.R Model: 5509-QT Non Fress 3/4" Cast Bronze Hydrant	EA	1	0%	1	3.240	\$ 75.30	\$ 243.97	\$ 415.80	\$ 659.77	\$ 660
273			GI-1 Grease Interceptor Manf: Park USA Model: GT-3000 Capacity: GT-3000 Ga	EA	1	0%	1	5.800	\$ 75.30	\$ 436.74	\$ 665.59	\$ 1,102.33	\$ 1,102

SUBTOTAL \$ 32,203

HVAC

			EQUIPMENTS										
			ELECTRIC UNIT HEATER										
274			EWH-1 Manf: INDEECO Model: 93211W V/PH: 208/1 KW 3	EA	1	0%	1	4.200	\$ 76.25	\$ 320.25	\$ 840.34	\$ 1,160.59	\$ 1,161
275			EUH Manf: INDEECO Model: UCI V/PH: 208/1 KW 5	EA	6	0%	6	4.650	\$ 76.25	\$ 354.56	\$ 888.00	\$ 1,242.56	\$ 7,455

ACE SERVICES

Date: 13-Oct-25

SUBTOTAL \$	8,616
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ELECTRICAL WIRING

SUBTOTAL \$ 57,963

GRADING

EROSION AND SEDIMENT CONTROL

DETAILED BREAKDOWN OF ITEMS

Project Name: RETAIL & RESTAURANT DEVELOPMENT 2931 & 380 PROVIDENCE VILAGE TX 76227
 Project ID: 1039-01
 Scope: GC



Date: 13-Oct-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			SILT FENCE										
292			Extra Strength Filter Fabric Silt Fence (36" H) -Wood Or Steel Posts @ 3' H (173 Posts)	LF	1038	10%	1142	0.036	\$ 46.90	\$ 1.69	\$ 0.76	\$ 2.45	\$ 2,796
293			Trenching For Silt Fence (4" W x 6" D x 1038' L)	CY	6	10%	7	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 98
294			10'-0"x10'-0" Concrete Washout Area -16 Mil Plastic Liner -3' D Pit For Washout Area	EA	1	0%	1	2.200	\$ 46.90	\$ 103.18	\$ 230.00	\$ 333.18	\$ 333
295			Excavation For Washout Area	CY	7	10%	8	0.300	\$ 46.90	\$ 14.07	\$ -	\$ 14.07	\$ 110
			TEMPORARY CONSTRUCTION ENTRANCE										
296			Stabilized Construction Entrance -8" Thk Layer Of 4"-8" Coarse Aggregates -Geotextile Underliner	SF	1270	10%	1397	0.011	\$ 46.90	\$ 0.52	\$ 1.13	\$ 1.65	\$ 2,299
			SOIL STABILIZATION										
297			Soil Stabilization By Permanent Sodding Warm Season: Hybrid Bermuda Grass, Zysiagrass, Centipede Cool Season: Tall Fescue/Kentucky Bluegrass	SF	7591	10%	8350	0.008	\$ 46.90	\$ 0.38	\$ 0.88	\$ 1.26	\$ 10,481
298			Soil Stabilization By Dust Control Method -Vegetation Cover -Mulch -Sprinkling Water -Spray On Adhesive -Calcium chloride -Barriers Etc.	SF	10035	10%	11039	0.012	\$ 46.90	\$ 0.56	\$ 1.17	\$ 1.73	\$ 19,128
			INLET PROTECTIONS										
299			Inlet Protection -Compost Filter Sock Around Inlets -Place Sand Bags At Each End Of Sock	EA	6	0%	6	1.100	\$ 46.90	\$ 51.59	\$ 108.30	\$ 159.89	\$ 959
			CLEARING AND GRUBING										
300			Site Clearing And Grubbing All Debris Etc.	SF	55055	10%	60561	0.003	\$ 46.90	\$ 0.13	\$ -	\$ 0.13	\$ 7,953
												SUBTOTAL \$	85,705

EXTERIOR IMPROVEMENTS

PAVEMENTS AND SIDEWALKS													
			CONCRETE PAVEMENT										
301			5" Thick Light Duty Concrete Pavement -3600 PSI	SF	9900	10%	10890	0.048	\$ 46.90	\$ 2.25	\$ 4.92	\$ 7.17	\$ 78,094
302			6" Thk Compacted Subgrade	SF	9900	10%	10890	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 2,554
303			Reinf w/#4 Bars @18"O.C Each Way	LBS	8818	10%	9699	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 16,329
304			Saw cut Joint @ 15' O.C -Hot Poured Rubber Joint Sealing Compound	LF	660	10%	726	0.042	\$ 46.90	\$ 1.97	\$ 0.54	\$ 2.51	\$ 1,822
305			3/4" W Expansion Joint @ 40' O.C -Hot Poured Rubber Joint Sealing Compound -2'-6" x #6 Smooth dowel Bar @ 18" O.C	LF	248	10%	272	0.032	\$ 46.90	\$ 1.50	\$ 0.91	\$ 2.41	\$ 657
306			7" Thick Heavy Duty Concrete Pavement -4000 PSI	SF	20316	10%	22348	0.055	\$ 46.90	\$ 2.58	\$ 5.26	\$ 7.84	\$ 175,194
307			8" Thk Compacted Subgrade	SF	20316	10%	22348	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 5,241
308			Reinf w/#3 Bars @18"O.C Each Way	LBS	10185	10%	11204	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 18,861
309			Saw cut Joint @ 15' O.C -Hot Poured Rubber Joint Sealing Compound	LF	1354	10%	1490	0.042	\$ 46.90	\$ 1.97	\$ 0.54	\$ 2.51	\$ 3,739

ACE SERVICES

Date: 13-Oct-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
310	C1.0-L2	Plan Notes	3/4" W Expansion Joint @ 40' O.C -Hot Poured Rubber Joint Sealing Compound -2'-6" x #6 Smooth dowel Bar @ 18" O.C	LF	508	10%	559	0.032	\$ 46.90	\$ 1.50	\$ 0.91	\$ 2.41	\$ 1,348		
				CONCRETE SIDEWALK											
311				4" Thick Concrete Sidewalk Broom Finished -3000 PSI	SF	2482	10%	2730	0.042	\$ 46.90	\$ 1.97	\$ 4.14	\$ 6.11	\$ 16,681	
312				Reinf w/#3 Bars @18"O.C Each Way	LBS	1244	10%	1369	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 2,304	
313				1" Thk Sand Cushion	CY	8	10%	8	0.225	\$ 46.90	\$ 10.55	\$ 22.00	\$ 32.55	\$ 273	
314				1" D x 1/2" Redwood Tooled Expansion Joint	LF	496	10%	546	0.032	\$ 46.90	\$ 1.50	\$ 0.56	\$ 2.06	\$ 1,125	
315				1/2" Thk Redwood Expansion Joint -24" L x 1/2" Dia Greased Dowel Bar	LF	62	10%	68	0.042	\$ 46.90	\$ 1.97	\$ 1.24	\$ 3.21	\$ 219	
					CONCRETE CURB										
316					6" W x 6" H Concrete Curb -12"x6" Gutter	LF	1541	10%	1695	0.110	\$ 46.90	\$ 5.16	\$ 12.48	\$ 17.64	\$ 29,900
317					(1)#3 Cont. Bar	LBS	579	10%	637	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 1,073
					TRAFFIC COATING AND PAINTING										
318					4"W Parking Strips -White Painted	LF	1246	10%	1371	0.011	\$ 46.90	\$ 0.52	\$ 1.05	\$ 1.57	\$ 2,146
319					3' W x 3' H White On Blue Background Painted Parking Symbol	EA	4	0%	4	0.400	\$ 46.90	\$ 18.76	\$ 23.65	\$ 42.41	\$ 170
					MISC										
320					7' L Precast Concrete Wheel Stop	EA	12	0%	12	0.750	\$ 46.90	\$ 35.18	\$ 88.00	\$ 123.18	\$ 1,478
321					6" W Fire Lane Painted Stripping -Painted With Exterior Acrylic Latex Paint Color: Traffic Red Glidden 63251 -Written "Fire Lane No Parking" @ 25' O.C -Strip May Be Brushed Or Sprayed	LF	1331	10%	1464	0.013	\$ 46.90	\$ 0.61	\$ 1.24	\$ 1.85	\$ 2,708
322					12" W x 18" H Handicapped Parking sign W/Van Accessible Mounted On 2" Steel Post	EA	4	0%	4	1.450	\$ 46.90	\$ 68.01	\$ 128.93	\$ 196.94	\$ 788
323					12" Dia x 18" H Concrete Footing For Signs	CY	0.17	10%	0	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 72
324					24" Dia x 10' H Concrete Footing For Light Poles	CY	14	10%	15	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 5,791
					DUMPSTER ENCLOSURE										
					CONCRETE PAD AND WALL FOOTING										
325					8" Thk Concrete Pad	SF	202	10%	222	0.058	\$ 46.90	\$ 2.72	\$ 6.01	\$ 8.73	\$ 1,940
326					#4 Bars @ 12" O.C.E.W	LBS	270	10%	297	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 500
327					2' W x 1' D Concrete Footing	CY	5	10%	5	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 1,967
328					(7)#5 Bars Cont.	LBS	245	10%	270	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 454
329					#5 Reinforcement @ 12" O.C	LBS	134	10%	147	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 247
330					#5 Dowel Bar @ 16" O.C	LBS	251	10%	276	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 465
					CMU WALL										
331					8" x 8" x 16" CMU Block Wall -Fully Grouted Split face CMU	SF	420	10%	462	0.140	\$ 46.90	\$ 6.57	\$ 4.50	\$ 11.07	\$ 5,112
332					#5 vertical Bars @ 16"O.C	LBS	296	10%	326	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 549
333					#4 vertical Bars @ 16"O.C	LBS	21	10%	23	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 39
334					(2)#5 Cont. Bars @ CMU Bond Beam	LBS	90	10%	99	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 166
335					8" W Precast Stone Cap	LF	43	10%	47	0.200	\$ 46.90	\$ 9.38	\$ 8.23	\$ 17.61	\$ 833
336					Paint @ Dumpster Wall -1 Coat Primer And 2 Coat Of Finish	SF	420	10%	462	0.025	\$ 46.90	\$ 1.17	\$ 0.55	\$ 1.72	\$ 796
337					1/2" Isolation Joint W/Backer Rod And Sealant	LF	60	10%	66	0.035	\$ 46.90	\$ 1.64	\$ 0.56	\$ 2.20	\$ 145
					GATE AND POSTS										

ACE SERVICES

Date: 13-Oct-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
338			10'-8" W x 7' H Dumpster Gate -Opaque Metal Clad Gate Of 16 Gauge Sheet Metal Welded To Tube Framing -2" x 2" x 1/8" steel Tube And Bracing -Gate To Be Painted	EA	2	0%	2	6.200	\$ 46.90	\$ 290.78	\$ 1,381.77	\$ 1,672.55	\$ 3,345
339			6" x 6" Steel Tube Gate Posts -Prime And Paint	EA	4	0%	4	3.600	\$ 46.90	\$ 168.84	\$ 201.96	\$ 370.80	\$ 1,483
340			2' Dia x 4'-6" H Concrete Footing	CY	2	10%	2	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 869
341			6" Dia Concrete Filled Steel Pipe Bollards @ 3'-6" H -Painted Traffic Yellow	EA	6	0%	6	2.400	\$ 46.90	\$ 112.56	\$ 273.20	\$ 385.76	\$ 2,315
342			1'-6" Dia x 2'-6" H Concrete Footing	CY	1	10%	1	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 244
			LANDSCAPEING										
			TREE										
343			Common Name; lacebark Elm Botanical Name: Ulmus Parvifolia Mature Size: 4' Spread And 12' H, 4" Cal	EA	8	0%	8	3.480	\$ 46.90	\$ 163.21	\$ 230.00	\$ 393.21	\$ 3,146
344			Common Name:Cedar Elm Botanical Name:Ulmus Crassifolia Mature Size:4' Spread And 12' H, 4" Cal	EA	12	0%	12	3.480	\$ 46.90	\$ 163.21	\$ 240.00	\$ 403.21	\$ 4,839
			SHRUBS										
345			Common Name: Dwarf Wax Myrtle Botanical Name: Myrica Cerifera Mature Size: 20" Spread x 24" H, 5 Gal	EA	94	0%	94	0.450	\$ 46.90	\$ 21.11	\$ 47.98	\$ 69.09	\$ 6,494
			GROUND COVER										
346			Common Name: 419 Bermudagrass Botanical Name: Cynodon Dactylon 419	SF	7855	10%	8641	0.008	\$ 46.90	\$ 0.38	\$ 0.49	\$ 0.86	\$ 7,466
			MULCH										
347			2" Double Shredded Hardwood Mulch -Dark Brown	SF	7432	10%	8175	0.012	\$ 46.90	\$ 0.56	\$ 0.92	\$ 1.48	\$ 12,122
			TOP SOIL										
348			1" Imported Topsoil -Friable,Fertile,Loamy Soil	SF	8500	10%	9350	0.005	\$ 46.90	\$ 0.23	\$ 0.54	\$ 0.77	\$ 7,242
			IRRIGATION										
349			Allowance For Irrigation Pipes,Sprinkler Heads And Connections (SF : 7982)	LS	1	0%	1	143.676	\$ 46.90	\$ 6,738.40	\$ 4,390.10	\$ 11,128.50	\$ 11,129
												SUBTOTAL \$	442,475
UTILITIES													
			PIPING										
			PIPES										
350			2" Dia Domestic Water Pipe	LF	159	10%	175	0.075	\$ 75.30	\$ 5.67	\$ 3.70	\$ 9.37	\$ 1,639
351			6" Dia Sanitary Sewer Pipe	LF	186	10%	205	0.151	\$ 75.30	\$ 11.34	\$ 9.90	\$ 21.24	\$ 4,346
352			6" Dia Fire Line	LF	51	10%	56	0.200	\$ 75.30	\$ 15.06	\$ 32.50	\$ 47.56	\$ 2,668
353			18" Dia RCP Storm Water Pipe	LF	223	10%	245	0.272	\$ 75.30	\$ 20.48	\$ 41.30	\$ 61.78	\$ 15,155
354			12" Dia RCP Storm Water Pipe	LF	123	10%	135	0.181	\$ 75.30	\$ 13.65	\$ 27.53	\$ 41.19	\$ 5,573
			UTILITIES STRUCTURES										
			CURB INLETS										
355			3' x 3' Area Inlet @ 2'-10" D	EA	1	0%	1	7.880	\$ 75.30	\$ 593.36	\$ 984.84	\$ 1,578.20	\$ 1,578
356			5' Storm Curb Inlet @ 4'-9"D	EA	1	0%	1	13.230	\$ 75.30	\$ 996.22	\$ 1,653.00	\$ 2,649.22	\$ 2,649
357			5' Storm Curb Inlet @ 4' D	EA	1	0%	1	11.140	\$ 75.30	\$ 838.84	\$ 1,392.00	\$ 2,230.84	\$ 2,231
358			5' Storm Curb Inlet @ 4'-4" D	EA	1	0%	1	12.060	\$ 75.30	\$ 908.12	\$ 1,506.84	\$ 2,414.96	\$ 2,415

ACE SERVICES

Scope:	GC
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Date: 13-Oct-25

Date: 15-Oct-23													
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
359	C1.0-L2	Plan Notes	5' Storm Curb Inlet @ 3'-3" D	EA	1	0%	1	9.050	\$ 75.30	\$ 681.47	\$ 1,131.00	\$ 1,812.47	\$ 1,812
			JUNCTION BOX										
360			4' x 4' Precast Junction Box @ 6'-3" D	EA	1	0%	1	18.750	\$ 75.30	\$ 1,411.88	\$ 7,210.00	\$ 8,621.88	\$ 8,622
			CLEANOUT										
361			Sanitary Sewer Cleanout	EA	2	0%	2	4.200	\$ 75.30	\$ 316.26	\$ 444.00	\$ 760.26	\$ 1,521
			SANITARY SEWER MANHOLE										
362			4' Dia Sanitary Sewer Manhole	EA	1	0%	1	18.750	\$ 75.30	\$ 1,411.88	\$ 2,690.00	\$ 4,101.88	\$ 4,102
			Note: Sanitary Sewer Manhole Is Pre-Cast										
			MISC										
363			1" Irrigation Meter	EA	1	0%	1	1.250	\$ 75.30	\$ 94.13	\$ 128.00	\$ 222.13	\$ 222
364			2" Domestic Water Meter	EA	1	0%	1	1.750	\$ 75.30	\$ 131.78	\$ 165.00	\$ 296.78	\$ 297
365			6" x 4" WYE For Sanitary Pipes	EA	1	0%	1	1.596	\$ 75.30	\$ 120.18	\$ 228.01	\$ 348.19	\$ 348
366			18" x 12" WYE Connection For Storm Pipes	EA	3	0%	3	3.420	\$ 75.30	\$ 257.54	\$ 684.03	\$ 941.57	\$ 2,825
367			30" x 18" Storm Water Reducer	EA	1	0%	1	4.559	\$ 75.30	\$ 343.28	\$ 911.76	\$ 1,255.04	\$ 1,255
368			45 Deg Bend For 18" RCP Storm Pipe	EA	4	0%	4	3.605	\$ 75.30	\$ 271.43	\$ 514.95	\$ 786.38	\$ 3,146
369			45 Deg Bend For 12" RCP Storm Pipe	EA	2	0%	2	2.403	\$ 75.30	\$ 180.95	\$ 343.30	\$ 524.25	\$ 1,049
370			Fire Department Connection	EA	1	0%	1	15.000	\$ 75.30	\$ 1,129.50	\$ 1,289.30	\$ 2,418.80	\$ 2,419
			TRENCHING										
371	Trenching	CY	122	10%	134	0.300	\$ 75.30	\$ 22.59	\$ -	\$ 22.59	\$ 3,032		
372	Back Fill	CY	102	10%	112	0.200	\$ 75.30	\$ 15.06	\$ -	\$ 15.06	\$ 1,690		

SUBTOTAL	\$	70,591
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PROJECTED COST

\$2,005,063

OVERHEAD AND PROFIT	15%	\$300,759
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INSURANCE	1.5%	\$30,076
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CONTINGENCY	2%	\$40,101
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TAX	4.5%	\$90,228
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