

GENERAL SUMMARY

Project Name: GRANADO RIO DE JANEIRO-1644 N DAMEN AVE,CHICAGO,IL

Project ID: 1055-02

Scope: GC



BUILDING GSF 2,738

DIVISION NO.		DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS		\$ 112,000	\$ 40.91
2000	EXISTING CONDITIONS		\$ 58,280	\$ 21.29
3000	CONCRETE		\$ 10,937	\$ 3.99
5000	METALS		\$ 3,659	\$ 1.34
6000	WOOD, PLASTIC & COMPONENTS		\$ 14,729	\$ 5.38
7000	THERMAL AND MOISTURE PROTECTION		\$ 10,810	\$ 3.95
8000	OPENINGS		\$ 65,000	\$ 23.74
9000	FINISHES		\$ 185,248	\$ 67.66
10000	SPECIALITIES		\$ 1,950	\$ 0.71
22000	PLUMBING		\$ 8,100	\$ 2.96
23000	HVAC		\$ 21,068	\$ 7.69
26000	ELECTRICAL		\$ 135,412	\$ 49.46
28000	ELECTRONIC SAFETY AND SECURITY		\$ 22,100	\$ 8.07
TOTAL TRADE COST			\$ 649,292	\$ 237
OVERHEAD AND PROFIT		10%	\$ 64,929.23	\$ 23.71
INSURANCE		2%	\$ 9,739	\$ 3.56
CONTINGENCY		0%	\$ -	\$ -
TAX		5%	\$ 29,218	\$ 10.67
SUGGESTED BID			\$ 753,179	\$ 275.08

DETAILED BREAKDOWN OF ITEMS

Project Name: GRANADO RIO DE JANEIRO-1644 N DAMEN AVE,CHICAGO,IL
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Date: 8-Jun-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT COST	SUB COST
GENERAL REQUIREMENTS									
1			Permits	LS	1	0%	1	\$ 10,000.00	\$ 10,000
2			Supervision and Coordination	LS	1	0%	1	\$ 24,000.00	\$ 24,000
3			Submittals and Shop drawings	LS	1	0%	1	\$ 5,000.00	\$ 5,000
4			Final Cleaning	LS	1	0%	1	\$ 15,000.00	\$ 15,000
5			Mobilization Costs	LS	1	0%	1	\$ 30,000.00	\$ 30,000
6			Temporary Control & Facilities	LS	1	0%	1	\$ 10,000.00	\$ 10,000
7			Scaffolding	LS	1	0%	1	\$ 18,000.00	\$ 18,000
SUBTOTAL									\$ 112,000
EXISTING CONDITIONS									
			DEMOLITION						
8	A40-01-A43-01	Plan Notes	Remove Partition Stud Walls	SF	903	0%	903	\$ 10.00	\$ 9,025
9			Remove Stairs w/Handrail	SF	170	0%	170	\$ 50.00	\$ 8,500
10			Remove Doors	EA	3	0%	3	\$ 300.00	\$ 900
11			Remove Plumbing Fixtures	EA	4	0%	4	\$ 250.00	\$ 1,000
12			Remove Water Heater	EA	1	0%	1	\$ 700.00	\$ 700
13			Remove Exterior Stud Wall	SF	1530	0%	1530	\$ 10.00	\$ 15,305
14			Remove Floor Joists Framing /Sub Floor Sheathing	SF	805	0%	805	\$ 8.00	\$ 6,440
15			Remove Electrical Equipment	EA	1	0%	1	\$ 500.00	\$ 500
16			Cut Back Existing Columns @ 3'-6"H	EA	9	0%	9	\$ 400.00	\$ 3,600
17			Remove Flooring w/Wall Base	SF	763	0%	763	\$ 6.00	\$ 4,578
			REUSE						
18			Reuse Wood Joist @ Crawl Space	SF	805	0%	805	\$ 6.50	\$ 5,233
			DUMPSTER ENCLOSURE						
19			Allowance For Dumpster Enclosure	LS	1	0%	1	\$ 2,500.00	\$ 2,500
SUBTOTAL									\$ 58,280
CONCRETE									
			SLAB						
20			4" Thick Concrete Slab	SF	171	10%	188	\$ 8.00	\$ 1,505
21			Reinf w/6x6-W1.4xW1.4	SF	171	10%	188	\$ 1.20	\$ 226
22			10 Mil Vapor Barrier	SF	171	10%	188	\$ 0.80	\$ 150
23			4" Thick Compacted Fill	CY	2	10%	2	\$ 1.78	\$ 4
24			Compacted Subgrade	SF	171	10%	188	\$ 0.45	\$ 85
			CONT FOOTING						
25			1'D x 3'W x 43'L Cont Footing	CY	5	10%	5	\$ 650.00	\$ 3,416

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26	A40-01-A43-01	Plan Notes	Reinf w/(3) #4 @ Top & Bottom	LBS	172	10%	190	\$ 2.50	\$ 474
27			Formwork	SF	86	10%	95	\$ 2.70	\$ 255
28			Excavation	CY	17	10%	18	\$ 95.00	\$ 1,747
29			Backfill	CY	9	10%	10	\$ 10.00	\$ 102
			STEM WALL						
30			8"W x 2'-6"D x 43'L Stem Wall	CY	3	10%	3	\$ 650.00	\$ 1,907
31			Reinf w/ (3) #4 @ Eachface	LBS	172	10%	190	\$ 2.50	\$ 474
32			Formwork	SF	215	10%	237	\$ 2.50	\$ 591
All Concrete Details Are Assumed. Plz Verify									
SUBTOTAL \$									10,937
METALS									
			FRMAING						
33	A40-01-A43-01	Plan Notes	6" Metal Stud Ceiling Framing	LF	81	10%	89	\$ 25.00	\$ 2,233
			DECK						
34			3-1/2" Metal Deck	SF	108	10%	119	\$ 12.00	\$ 1,426
SUBTOTAL \$									3,659
WOOD, PLASTIC & COMPOSITES									
			ROUGH CARPENTRY						
	A40-01-A43-01	Plan Notes	SHEATHING						
35			3/4" Subfloor Plywood Sheathing	SF	805	10%	886	\$ 6.50	\$ 5,756
36			Screws	EA	2075	0%	2075	\$ 0.25	\$ 519
37			5/8" Plywood Sheathing	SF	108	10%	119	\$ 6.20	\$ 737
38			Screws	EA	278	0%	278	\$ 0.25	\$ 70
			STAIR FRAMING						
39			2x12 Wood Stringer	LF	19	10%	21	\$ 12.00	\$ 248
40			1-1/2" Dia Wood Hand Rail	LF	18	10%	20	\$ 100.00	\$ 2,000
41			2x12 Wood Carriage	LF	13	10%	14	\$ 12.00	\$ 168
42			4"W 2"x12" Wood Treads	EA	6	0%	6	\$ 200.00	\$ 1,200
43			3/4" Plywood Riser	EA	7	0%	7	\$ 150.00	\$ 1,050
			BLOCKING						
44			1x4 Wood Blocking	LF	7	10%	8	\$ 10.00	\$ 77
45			1x6 Wood Blocking	LF	7	10%	8	\$ 13.00	\$ 100
			ARCHITECTURAL WOODWORK						
			TRIMS						
46			4" W Door Trim	LF	102	10%	112	\$ 25.00	\$ 2,805

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								SUBTOTAL \$	14,729
THERMAL AND MOISTURE PROTECTION									
			ROOFING						
47	A40-01-A43-01	Plan Notes	Single Ply TPO Roofing Membrane	SF	165	10%	182	\$ 18.00	\$ 3,267
48			R-30Rigid Insulation	SF	108	10%	119	\$ 4.70	\$ 558
49			Vapor Barrier	SF	108	10%	119	\$ 8.00	\$ 950
			FLASHING						
50			Drip Edge Flashing	LF	6	10%	7	\$ 15.00	\$ 99
51			Parapet Metal Cap Flashing	LF	27	10%	30	\$ 25.00	\$ 743
			ROOF ACCESSORIES						
52			6"W Metal Gutter	LF	6	10%	7	\$ 13.00	\$ 86
			INSULATION						
53			Rigid Insulation R-40 @ Foundation	SF	279	10%	306	\$ 5.00	\$ 1,532
			EXTERIOR SOFFIT						
54			3/8" Fiber Cement Board Soffit	SF	25	10%	28	\$ 6.50	\$ 179
			EXTERIOR FINISHES						
55			3/8" Fiber Cement Board Finish (James Hardie Architectural Panel Or Similar)	SF	475	10%	523	\$ 6.50	\$ 3,396
								SUBTOTAL \$	10,810
OPENINGS									
			DOORS						
56	A40-01-A43-01	Plan Notes	19'-5"W x 10'-0"H Aluminum Storefront With Door -Tempered Glass	EA	1	0%	1	\$ 35,000.00	\$ 35,000
57			2'-0"W x 2'-0"H Wall Access Hatch	EA	1	0%	1	\$ 1,200.00	\$ 1,200
58			3'-0"W x 7'-0"H Door	EA	3	0%	3	\$ 2,600.00	\$ 7,800
			WINDOWS						
59			19'-5"W x 6'-0"H Aluminum Window -Tempered Glass	EA	1	0%	1	\$ 21,000.00	\$ 21,000
								SUBTOTAL \$	65,000
FINISHES									
			DRY WALL ASSEMBLIES						
60			Wall Tag B1 (Wall @ Crawl Space):	SF	87	LF	29		
			5/8" Thk Plywood Sheathing @ Both Side	SF	174				

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61			No of Sheets (4x8)	EA	6	0%	6	\$ 208.00	\$ 1,244
62			Screws	EA	449	0%	449	\$ 0.80	\$ 359
63			4" Thick Metal Studs @ 8' H	EA	11	0%	11	\$ 44.00	\$ 480
64			4" Thick Metal Top Plate @ 10' L	EA	3	0%	3	\$ 55.00	\$ 160
65			4" Thick Metal Bottom Plate @ 10' L	EA	3	0%	3	\$ 55.00	\$ 160
66			Interior Wall: (one Side Moisture Resistant Gypsum Board	SF	190	LF	19		
			One Layer of 5/8" Thick Gypsum Board	SF	190				
67			No of Sheets (4x8)	EA	7	0%	7	\$ 208.00	\$ 1,359
68			Tapping	LF	95	10%	105	\$ 0.30	\$ 31
69			Joint Compound	LBS	25	10%	27	\$ 0.20	\$ 5
70			Screws	EA	314	0%	314	\$ 0.12	\$ 38
			One Layer of 5/8" Thick Moisture Resistant Gypsum Board	SF	190				
71			No of Sheets (4x8)	EA	7	0%	7	\$ 214.40	\$ 1,400
72			Tapping	LF	95	10%	105	\$ 0.30	\$ 31
73			Joint Compound	LBS	25	10%	27	\$ 0.20	\$ 5
74			Screws	EA	314	0%	314	\$ 0.12	\$ 38
75			4" Thick Metal Studs @ 10' H	EA	14	0%	14	\$ 55.00	\$ 786
76			4" Thick Metal Top Plate @ 10' L	EA	2	0%	2	\$ 55.00	\$ 105
77			4" Thick Metal Bottom Plate @ 10' L	EA	2	0%	2	\$ 55.00	\$ 105
78			Acoustical Sealant @ All Penetrations	LF	76	10%	84	\$ 0.20	\$ 17
79			Interior Wall:	SF	430	LF	43		
			One Layer of 5/8" Thick Gypsum Board	SF	860				
80			No of Sheets (4x8)	EA	30	0%	30	\$ 208.00	\$ 6,149
81			Tapping	LF	430	10%	473	\$ 0.30	\$ 142
82			Joint Compound	LBS	112	10%	123	\$ 0.20	\$ 25
83			Screws	EA	1419	0%	1419	\$ 0.12	\$ 170
84			4" Thick Metal Studs @ 10' H	EA	32	0%	32	\$ 55.00	\$ 1,778
85			4" Thick Metal Top Plate @ 10' L	EA	4	0%	4	\$ 55.00	\$ 237
86			4" Thick Metal Bottom Plate @ 10' L	EA	4	0%	4	\$ 55.00	\$ 237
87			Acoustical Sealant @ All Penetrations	LF	172	10%	189	\$ 0.20	\$ 38
88			Interior Wall: (one Side Moisture Resistant Gypsum Board	SF	140	LF	14		
			One Layer of 5/8" Thick Gypsum Board	SF	140				
89			No of Sheets (4x8)	EA	5	0%	5	\$ 208.00	\$ 1,001
90			Tapping	LF	70	10%	77	\$ 0.30	\$ 23
91			Joint Compound	LBS	18	10%	20	\$ 0.20	\$ 4
92			Screws	EA	231	0%	231	\$ 0.12	\$ 28
			One Layer of 5/8" Thick Moisture Resistant Gypsum Board	SF	140				

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93			No of Sheets (4x8)	EA	5	0%	5	\$ 215.00	\$ 1,035
94			Tapping	LF	70	10%	77	\$ 0.30	\$ 23
95			Joint Compound	LBS	18	10%	20	\$ 0.20	\$ 4
96			Screws	EA	231	0%	231	\$ 0.12	\$ 28
97			6" Thick Metal Studs @ 10' H	EA	11	0%	11	\$ 58.00	\$ 611
98			6" Thick Metal Top Plate @ 10' L	EA	1	0%	1	\$ 58.00	\$ 81
99			6" Thick Metal Bottom Plate @ 10' L	EA	1	0%	1	\$ 58.00	\$ 81
100			Acoustical Sealant @ All Penetrations	LF	56	10%	62	\$ 0.20	\$ 12
101			Interior Wall:	SF	198	LF	22		
			One Layer of 5/8" Thick Gypsum Board	SF	396				
102			No of Sheets (4x8)	EA	14	0%	14	\$ 208.00	\$ 2,831
103			Tapping	LF	198	10%	218	\$ 0.30	\$ 65
104			Joint Compound	LBS	51	10%	57	\$ 0.20	\$ 11
105			Screws	EA	653	0%	653	\$ 0.12	\$ 78
106			6" Thick Metal Studs @ 10' H	EA	17	0%	17	\$ 58.00	\$ 959
107			6" Thick Metal Top Plate @ 10' L	EA	2	0%	2	\$ 58.00	\$ 128
108			6" Thick Metal Bottom Plate @ 10' L	EA	2	0%	2	\$ 58.00	\$ 128
109			Acoustical Sealant @ All Penetrations	LF	88	10%	97	\$ 0.20	\$ 19
110			Interior Wall:	SF	132	LF	22		
			One Layer of 5/8" Thick Gypsum Board	SF	264				
111			No of Sheets (4x8)	EA	9	0%	9	\$ 208.00	\$ 1,888
112			Tapping	LF	132	10%	145	\$ 0.30	\$ 44
113			Joint Compound	LBS	34	10%	38	\$ 0.18	\$ 7
114			Screws	EA	436	0%	436	\$ 0.12	\$ 52
115			6" Thick Metal Studs @ 8' H	EA	17	0%	17	\$ 47.00	\$ 777
116			6" Thick Metal Top Plate @ 10' L	EA	2	0%	2	\$ 47.00	\$ 103
117			6" Thick Metal Bottom Plate @ 10' L	EA	2	0%	2	\$ 47.00	\$ 103
118			Acoustical Sealant @ All Penetrations	LF	88	10%	97	\$ 0.20	\$ 19
119			Furring Wall: (@ Crawl Space)	SF	348	LF	116		
			One Layer of 5/8" Thick Gypsum Board	SF	348				
120			No of Sheets (4x8)	EA	12	0%	12	\$ 208.00	\$ 2,488
121			Tapping	LF	174	10%	191	\$ 0.30	\$ 57
122			Joint Compound	LBS	45	10%	50	\$ 0.20	\$ 10
123			Screws	EA	574	0%	574	\$ 0.12	\$ 69
124			2-1/2" Thick Metal Studs @ 8' H	EA	44	0%	44	\$ 40.00	\$ 1,744
125			2-1/2" Thick Metal Top Plate @ 10' L	EA	12	0%	12	\$ 45.00	\$ 522
126			2-1/2" Thick Metal Bottom Plate @ 10' L	EA	12	0%	12	\$ 45.00	\$ 522

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127	A40-01-A43-01	Plan Notes	Acoustical Sealant @ All Penetrations	LF	232	10%	255	\$ 0.20	\$ 51
128			Furring Wall: (Equipment Platform Plan)	SF	370	LF	37		
129			One Layer of 5/8" Thick Gypsum Board	SF	370				
130			No of Sheets (4x8)	EA	13	0%	13	\$ 208.00	\$ 2,646
131			Tapping	LF	185	10%	204	\$ 0.30	\$ 61
132			Joint Compound	LBS	48	10%	53	\$ 0.20	\$ 11
133			Screws	EA	611	0%	611	\$ 0.12	\$ 73
134			2-1/2" Thick Metal Studs @ 10' H	EA	28	0%	28	\$ 45.00	\$ 1,252
135			2-1/2" Thick Metal Top Plate @ 10' L	EA	4	0%	4	\$ 45.00	\$ 167
136			2-1/2" Thick Metal Bottom Plate @ 10' L	EA	4	0%	4	\$ 45.00	\$ 167
137			Acoustical Sealant @ All Penetrations	LF	74	10%	81	\$ 0.20	\$ 16
138			B6-1 Furring Wall:	SF	968	LF	88		
139			One Layer of 5/8" Thick Gypsum Board	SF	968				
140			No of Sheets (4x8)	EA	33	0%	33	\$ 208.00	\$ 6,921
141			Tapping	LF	484	10%	532	\$ 0.30	\$ 160
142			Joint Compound	LBS	126	10%	138	\$ 0.20	\$ 28
143			Screws	EA	1597	0%	1597	\$ 0.12	\$ 192
144			6" Thick Metal Studs @ 12' H	EA	66	0%	66	\$ 70.00	\$ 4,632
145			6" Thick Metal Top Plate @ 10' L	EA	9	0%	9	\$ 58.00	\$ 510
146			6" Thick Metal Bottom Plate @ 10' L	EA	9	0%	9	\$ 58.00	\$ 510
147			Acoustical Sealant @ All Penetrations	LF	176	10%	194	\$ 0.20	\$ 39
148			C1 Type Wall:	SF	378	LF	18		
149			5/8" Thick Gypsum Board @ Interior Side	SF	378				
150			No of Sheets (4x8)	EA	13	0%	13	\$ 208.00	\$ 2,703
151			Tapping	LF	189	10%	208	\$ 0.30	\$ 62
152			Joint Compound	LBS	49	10%	54	\$ 0.20	\$ 11
153			Screws	EA	624	0%	624	\$ 0.12	\$ 75
154			5/8" Thk Plywood Sheathing @ Exterior Side	SF	378				
155			No of Sheets (4x8)	EA	13	0%	13	\$ 235.00	\$ 3,054
156			Screws	EA	975	0%	975	\$ 0.15	\$ 146
157			6" Thick Metal Studs @ 22' H	EA	14	0%	14	\$ 125.00	\$ 1,692
158			6" Thick Metal Top Plate @ 10' L	EA	2	0%	2	\$ 58.00	\$ 104
159			6" Thick Metal Bottom Plate @ 10' L	EA	2	0%	2	\$ 58.00	\$ 104
			R13 Min Batt Insulation	SF	378	10%	416	\$ 6.30	\$ 2,620
			Vapor Barrier	SF	378	10%	416	\$ 2.80	\$ 1,164
			R-10 Rigid Insulation	SF	378	10%	416	\$ 4.50	\$ 1,871
			7/8" Metal Hat Channel	SF	284	10%	313	\$ 5.30	\$ 1,657

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160			Acoustical Sealant @ All Penetrations	LF	36	10%	40	\$ 0.20	\$ 8
161			C1 Type Wall: (Above StoreFront)	SF	130	LF	26		
			5/8" Thick Gypsum Board @ Interior Side	SF	130				
162			No of Sheets (4x8)	EA	4	0%	4	\$ 208.00	\$ 930
163			Tapping	LF	65	10%	72	\$ 0.30	\$ 21
164			Joint Compound	LBS	17	10%	19	\$ 0.20	\$ 4
165			Screws	EA	215	0%	215	\$ 0.12	\$ 26
			5/8" Thk Plywood Sheathing @ Exterior Side	SF	130				
166			No of Sheets (4x8)	EA	4	0%	4	\$ 235.00	\$ 1,050
167			Screws	EA	335	0%	335	\$ 0.12	\$ 40
168			6" Thick Metal Studs @ 8' H	EA	20	0%	20	\$ 47.00	\$ 919
169			6" Thick Metal Top Plate @ 10' L	EA	3	0%	3	\$ 58.00	\$ 151
170			6" Thick Metal Bottom Plate @ 10' L	EA	3	0%	3	\$ 58.00	\$ 151
171			R13 Min Batt Insulation	SF	130	10%	143	\$ 6.30	\$ 901
172			Vapor Barrier	SF	130	10%	143	\$ 2.80	\$ 400
173			R-10 Rigid Insulation	SF	130	10%	143	\$ 4.50	\$ 644
174			7/8" Metal Hat Channel	SF	98	10%	108	\$ 5.30	\$ 570
175			Acoustical Sealant @ All Penetrations	LF	52	10%	57	\$ 0.20	\$ 11
176			C1 Type Wall: (Parapet, Sheathing Both sides)	SF	40	LF	20		
			5/8" Thk Plywood Sheathing @ Exterior Side	SF	80				
177			No of Sheets (4x8)	EA	3	0%	3	\$ 235.00	\$ 646
178			Screws	EA	206	0%	206	\$ 0.12	\$ 25
179			6" Thick Metal Studs @ 8' H	EA	4	0%	4	\$ 47.00	\$ 177
180			6" Thick Metal Top Plate @ 10' L	EA	2	0%	2	\$ 58.00	\$ 116
181			6" Thick Metal Bottom Plate @ 10' L	EA	2	0%	2	\$ 58.00	\$ 116
182			R13 Min Batt Insulation	SF	40	10%	44	\$ 6.30	\$ 277
183			Vapor Barrier	SF	40	10%	44	\$ 2.80	\$ 123
184			R-10 Rigid Insulation	SF	40	10%	44	\$ 4.50	\$ 198
185			7/8" Metal Hat Channel	SF	30	10%	33	\$ 5.30	\$ 175
186			Soffit Framing	SF	25	LF	7		
187			6" Thick Horizontal Metal Studs @ 8' H	EA	3	0%	3	\$ 47.00	\$ 124
188			6" Thick Metal Top Plate @ 10' L	EA	1	0%	1	\$ 58.00	\$ 41
189			6" Thick Metal Bottom Plate @ 10' L	EA	1	0%	1	\$ 58.00	\$ 41
190			Diagonal Cross Bracing Support (4' L)	EA	3	0%	3	\$ 25.00	\$ 66
191			R13 Min Batt Insulation	SF	25	10%	27	\$ 6.30	\$ 170
192			Vapor Barrier	SF	25	10%	27	\$ 2.80	\$ 75
193			R-10 Rigid Insulation	SF	25	10%	27	\$ 4.50	\$ 121

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			Details of the interior partition walls were not provided. Therefore, the interior partition walls have been modeled/provided based on assumptions. Please review and verify accordingly.						
			CEILING						
			GYPSUM BOARD CEILING						
			5/8" Gypsum Board Ceiling	SF	165				
194			No of Sheets (4x8)	EA	6	0%	6	\$ 215.00	\$ 1,219
195			Tapping	LF	83	10%	91	\$ 0.40	\$ 36
196			Joint Compound	LBS	21	10%	24	\$ 0.25	\$ 6
197			Screws	EA	272	0%	272	\$ 0.15	\$ 41
198			Suspended Metal Support Structure Anchored To Ceiling For Electrified Track	LF	72	10%	79	\$ 45.00	\$ 3,564
			PAINTING						
			WALL PAINT						
199			Paint @ Drywall -White Matte Finish -1 Coat Primer And 2 Coat Finish	SF	4567	10%	5024	\$ 4.30	\$ 21,602
			CEILING PAINT						
200			Paint @ Drywall Ceiling Finish: Matte White -1 Coat Primer And 2 Coat Finish	SF	840	10%	924	\$ 4.53	\$ 4,186
201			Paint @ Drywall Ceiling Finish: White -1 Coat Primer And 2 Coat Finish	SF	933	10%	1026	\$ 4.53	\$ 4,649
			DOOR PAINT						
202			Door Paint	SF	126	10%	139	\$ 5.50	\$ 762
			DOOR FRAME PAINT						
203			Door Frame Paint	SF	26	10%	28	\$ 5.50	\$ 154
			DOOR TRIM PAINT						
204			Door Trim Paint	LF	102	10%	112	\$ 5.50	\$ 617
			VINYL ADHESIVE						
205			Matte Laminated Blackout Vinyl Adhesive Behind Artwork -We Have Provided Vinyl Adhesive Behind Artwork,As Artwork Is Provided By Granado,Plz Verify This	SF	1848	10%	2033	\$ 11.00	\$ 22,361
			DOOR SILL						
206			Metal Trim Profile With Black Paint Finish	LF	9	10%	10	\$ 45.00	\$ 446
207			Polished White Marble Sill	LF	10	10%	11	\$ 35.00	\$ 385

DETAILED BREAKDOWN OF ITEMS

Project Name: GRANADO RIO DE JANEIRO-1644 N DAMEN AVE,CHICAGO,IL
 Project ID: 1055-02
 Scope: GC



Date: 8-Jun-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT COST	SUB COST
			FLOOR PREPERATION						
208			Prepared Floor For Tenant Floor Finish Cleaning The Floor Surface Grinding High Spots Filling Cracks And Voids Leveling Uneven Areas	SF	1391	10%	1530	\$ 35.00	\$ 53,554
SUBTOTAL \$									185,248
SPECIALITIES									
			BATHROOM ACCESSORIES						
209	A40-01-A43-01	Plan Notes	Soap Dispenser	EA	1	0%	1	\$ 200.00	\$ 200
210			36" Grab Bar	EA	1	0%	1	\$ 250.00	\$ 250
211			42" Grab Bar	EA	1	0%	1	\$ 300.00	\$ 300
212			Tissue Paper Holder	EA	1	0%	1	\$ 250.00	\$ 250
213			Sanitary Napkin Disposal	EA	1	0%	1	\$ 200.00	\$ 200
214			Vanity Mirrors	EA	1	0%	1	\$ 750.00	\$ 750
SUBTOTAL \$									1,950
PLUMBING									
215	A40-01-A43-01	Plan Notes	Allowance for Plumbing Connections And Piping (72SF)	LS	1	0%	1	\$ 5,000.00	\$ 5,000
			PLUMBING FIXTURE						
216			Water Closet (W.C)	EA	1	0%	1	\$ 1,500.00	\$ 1,500
217			Floor Drain	EA	1	0%	1	\$ 500.00	\$ 500
218			Lavatory Sink	EA	1	0%	1	\$ 1,100.00	\$ 1,100
SUBTOTAL \$									8,100
HVAC									
219	A40-01-A43-01	Plan Notes	Allowance for HVAC CONNECTIONS (340SF)	LS	1	0%	1	\$ 15,000.00	\$ 15,000
			DUCTS						
220			16" x 14" Supply Lined Duct	LF	14	10%	15	\$ 108.00	\$ 1,663
221			22" x 20" Air Supply Duct	LF	24	10%	27	\$ 115.00	\$ 3,074
222			22" x 20" To 16" x 14" Reducer	EA	1	0%	1	\$ -	\$ -
			INSULATION						
223			1" Internally Lined Fiberglass Insulation	SF	70	10%	77	\$ 4.80	\$ 370
224			Externally Wrap Fiberglass Insulation	SF	168	10%	185	\$ 5.20	\$ 961

DETAILED BREAKDOWN OF ITEMS

Project Name: GRANADO RIO DE JANEIRO-1644 N DAMEN AVE,CHICAGO,IL
Project ID: 1055-02
Scope: GC



Date: 8-Jun-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT COST	SUB COST	
SUBTOTAL \$								21,068		
ELECTRICAL										
225	A40-01-A43-01	Plan Notes	Allowance for Electrical Wiring, Connection And Conduiting (2078 SF)	LS	1	0%	1	\$ 75,000.00	\$ 75,000	
			LIGHTING FIXTURE							
226			Recessed LED Line2700K, STL21836/50 19W/m, 3000K	LF	82	10%	90	\$ 60.00	\$ 5,412	
227			Dual Emergency Light With Emergency Battery Pack	EA	5	0%	5	\$ 250.00	\$ 1,250	
228			Trackspot Oiko Pro Prolicht 2700k- 02 Black Velvet Finish	EA	44	0%	44	\$ 600.00	\$ 26,400	
229			Bioniq Square Adjustable Recessed 2700k- 02 Black Velvet Finish	EA	4	0%	4	\$ 700.00	\$ 2,800	
230			Oiko Pro Adjustable Recessed 2700k- 02 Black Velvet Finish(low Ceiling)	EA	6	0%	6	\$ 600.00	\$ 3,600	
231			Decorating Pendant Lighting In Gold Finish	EA	6	0%	6	\$ 1,000.00	\$ 6,000	
232			Storage Light Fixture To Be Installed by The LL	EA	6	0%	6	\$ 350.00	\$ 2,100	
			ELECTRICAL MICS							
233			Floor Electrical Outlet	EA	5	0%	5	\$ 200.00	\$ 1,000	
234			Socket Low Level High= 1'-0" Or Indicated On Plan	EA	14	0%	14	\$ 150.00	\$ 2,100	
235			Socket Medium Level High H=3'-0" Or High Indicated On the Plan	EA	1	0%	1	\$ 150.00	\$ 150	
236			Electrical Supply For Illuminate. High Indicated On The Plan And Section	EA	2	0%	2	\$ 250.00	\$ 500	
237			Network/Data Outlet -Low Level Height Indicated On Plan	EA	9	0%	9	\$ 350.00	\$ 3,150	
238			Electrical Panel	EA	1	0%	1	\$ 1,000.00	\$ 1,000	
239			Light Switch	EA	5	0%	5	\$ 120.00	\$ 600	
240			Ceiling Network/Data Far Connect Wifi System	EA	1	0%	1	\$ 800.00	\$ 800	
241			Socket Medium Level High H=6'-0" Or High Indicated On the Plan	EA	2	0%	2	\$ 150.00	\$ 300	
242			Audio Point Connected To Rack	EA	1	0%	1	\$ 500.00	\$ 500	
243			Net08,09-Network/Data Outlet For Office, H:1'-0"	EA	7	0%	7	\$ 350.00	\$ 2,450	
244			Junction Box	EA	1	0%	1	\$ 300.00	\$ 300	
SUBTOTAL \$								135,412		

ELECTRONIC SAFTY AND SECURITY									
	A40-01-A43-01	Plan Notes	SECURITY MICS						
245			Security Cameras	EA	17	0%	17	\$ 1,200.00	\$ 20,400
246			Sound Speakers (Black Finish) Install On In Ceiling	EA	2	0%	2	\$ 850.00	\$ 1,700

DETAILED BREAKDOWN OF ITEMS

Project Name:

Project ID:

Scope:

GRANADO RIO DE JANEIRO-1644 N DAMEN AVE,CHICAGO,IL
1055-02
GC



Date: 8-Jun-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT COST	SUB COST
SUBTOTAL \$									22,100

PROJECTED COST			\$649,292
OVERHEAD AND PROFIT		10%	\$64,929
INSURANCE		2%	\$9,739
CONTINGENCY		0%	\$0
TAX		4.5%	\$29,218
SUGGESTED BID			\$103,887

Exclusion Notes: Please note that millwork has not been included in our current estimate. This is based on the assumption that the millwork items are pre-fabricated and built-in and Tenant supplied and installed as no clear instructions were given about this, So plz verify and confirm.

