

GENERAL SUMMARY

Project Name: HEARSAY VICTORY PARK 2340 VICTORY PARK LN.DALLAS,TX
Project ID: 75219
Scope: 1005-57
GC



ACE SERVICES

BUILDING GSF 4,772

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS	\$ 36,200	\$ 7.59
2000	EXISTING CONDITIONS	\$ 8,488	\$ 1.78
3000	CONCRETE	\$ 1,502	\$ 0.31
4000	MASONRY	\$ 79,151	\$ 16.59
5000	METALS	\$ 14,259	\$ 2.99
6000	WOOD, PLASTIC & COMPONENTS	\$ 16,928	\$ 3.55
8000	OPENINGS	\$ 21,655	\$ 4.54
9000	FINISHES	\$ 53,527	\$ 11.22
10000	SPECIALITIES	\$ 11,372	\$ 2.38
11000	EQUIPMENTS	\$ 13,469	\$ 2.82
12000	FURNISHING	\$ 7,572	\$ 1.59
22000	PLUMBING	\$ 32,542	\$ 6.82
23000	HVAC	\$ 26,183	\$ 5.49
26000	ELECTRICAL	\$ 119,525	\$ 25.05
TOTAL TRADE COST		\$ 442,374	\$ 93
OVERHEAD AND PROFIT			
	20%	\$ 88,475	\$ 18.54
INSURANCE	5%	\$ 22,119	\$ 4.64
CONTINGENCY	2%	\$ 8,847	\$ 1.85
TAX	8%	\$ 36,496	\$ 7.65
SUGGESTED BID		\$ 598,311	\$ 125.38

DETAILED BREAKDOWN OF ITEMS

Project Name: HEARSAY VICTORY PARK 2340 VICTORY PARK LN.DALLAS,TX 75219
 Project ID: 1005-57
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Date: 16-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	25.000	\$ 40.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000
2			Supervision and Coordination	LS	1	0%	1	600.000	\$ 40.00	\$ 24,000.00	\$ -	\$ 24,000.00	\$ 24,000
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	35.000	\$ 40.00	\$ 1,400.00	\$ -	\$ 1,400.00	\$ 1,400
5			Mobilization Costs	LS	1	0%	1	110.000	\$ 40.00	\$ 4,400.00	\$ -	\$ 4,400.00	\$ 4,400
6			Temporary Control & Facilities	LS	1	0%	1	135.000	\$ 40.00	\$ 5,400.00	\$ -	\$ 5,400.00	\$ 5,400
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 36,200

EXISTING CONDITIONS	
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		BATHROOM REPAIRS											
	ID1.1	Plan Notes	DEMOLITION										
8			Saw Cut,Remove And Trench Slab For Waste Water Pipes	SF	30	0%	30	0.300	\$ 44.20	\$ 13.26	\$ -	\$ 13.26	\$ 398
			REPLACEMENT										
9			Remove Plastic Under Sink Pipes & Replace For Metallic Under Sink Pipes	EA	2	0%	2	1.400	\$ 44.20	\$ 61.88	\$ -	\$ 61.88	\$ 124
			RELOCATION										
10			Relocate Hand Sink	EA	2	0%	2	4.500	\$ 44.20	\$ 198.90	\$ -	\$ 198.90	\$ 398
			PATCH AND REPAIR										
11			Concrete Floor Patch, Repair & Leveled -Acid Washed w/Satin Sealer	SF	875	0%	875	0.062	\$ 44.20	\$ 2.74	\$ 5.91	\$ 8.65	\$ 7,569

SUBTOTAL \$	8,488
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CONCRETE	
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			CONCRETE										
			SLAB INFILL										
12	P1.01-P6.01	Assumed	4"Thk Concrete Slab Infill	SF	30	10%	33	0.042	\$ 46.90	\$ 1.97	\$ 4.14	\$ 6.11	\$ 202
13			Reinf w/#3 @ 16"O.C Eachway	LBS	17	10%	19	0.015	\$ 46.90	\$ 0.70	\$ 0.98	\$ 1.68	\$ 31
14			10 Mil Vapor Barrier	SF	30	10%	33	0.003	\$ 46.90	\$ 0.14	\$ 0.33	\$ 0.47	\$ 16
15			Dowels #4x1'-6"L @ 16"O.C	LBS	23	10%	25	0.035	\$ 46.90	\$ 1.64	\$ 2.94	\$ 4.58	\$ 114
			CONCRETE STEPS										
16			Concrete Steps @ Main Dining	CY	3	10%	3	2.500	\$ 46.90	\$ 117.25	\$ 260.00	\$ 377.25	\$ 1,138

SUBTOTAL \$	1,502
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MASONRY	
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18			ST100- Brick Veneer @ Columns (6EA) Manuf: South Texas Brick & Stone Houston Brick Yard Style: Chicago Used Brick Veneer	SF	1485	10%	1634	0.183	\$ 46.90	\$ 8.58	\$ 6.48	\$ 15.06	\$ 24,605

SUBTOTAL \$	79,151
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METALS	
Aluminum	Al
Antimony	Sb
Barium	Ba
Bismuth	Bi
Boron	B
Bromine	Br
Cadmium	Cd
Calcium	Ca
Carbon	C
Chlorine	Cl
Chromium	Cr
Cobalt	Co
Copper	Cu
Fluorine	F
Gallium	Ga
Germanium	Ge
Gold	Au
Hydrogen	H
Iodine	I
Iron	Fe
Krypton	Kr
Lithium	Li
Magnesium	Mg
Manganese	Mn
Mercury	Hg
Molybdenum	Mo
Nickel	Ni
Nitrogen	N
Oxygen	O
Palladium	Pd
Phosphorus	P
Potassium	K
Radium	Ra
Rhenium	Re
Rhodium	Rh
Rubidium	Rb
Selenium	Se
Silver	Ag
Sodium	Na
Strontium	Sr
Tellurium	Te
Thallium	Tl
Thorium	Th
Tin	Sn
Titanium	Ti
Vanadium	V
Xenon	Xe
Zinc	Zn
Zirconium	Zr

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SUBTOTAL \$	14,259
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WOOD, PLASTICS, AND COMPOSITES

	ID2.1-ID2.7	Plan Notes	SHEATHING											
			3/4" Plywood Sheathing	SF	88									
23				No of Sheets (4x8)	EA	3	0%	3	0.960	\$ 44.60	\$ 42.82	\$ 62.88	\$ 105.70	\$ 318
24				Screws	EA	226	0%	226	0.003	\$ 44.60	\$ 0.13	\$ 0.03	\$ 0.16	\$ 37
			1/8" Plywood Backing	SF	248									
25				No of Sheets (4x8)	EA	9	0%	9	0.960	\$ 44.60	\$ 42.82	\$ 36.96	\$ 79.78	\$ 680
26				Screws	EA	639	0%	639	0.003	\$ 44.60	\$ 0.13	\$ 0.03	\$ 0.16	\$ 105
			RAILING CAP											
27				Wood Railing Cap -Mahagony w/ Clear Matte	LF	105	10%	116	0.225	\$ 44.60	\$ 10.04	\$ 27.38	\$ 37.41	\$ 4,321
			CABINETS											
28				2'-10"D x 3'H Base Cabinets w/Doors,Hardwares & Shelves	LF	14	10%	15	1.845	\$ 44.60	\$ 82.29	\$ 228.84	\$ 311.13	\$ 4,791
			TRIMS											
29				4"W Wood Door Trims	LF	170	10%	187	0.050	\$ 44.60	\$ 2.21	\$ 2.88	\$ 5.09	\$ 951
			MAIN DINING BAR											
30				FRAMING			LF	35	H	3				
31				2x6 Wood Studs @8'H	EA	13	0%	13	0.054	\$ 44.60	\$ 2.41	\$ 2.27	\$ 4.67	\$ 61
32				2'-6"D x3/4" Thick Red Oak Top	LF	35	10%	39	0.128	\$ 44.60	\$ 5.69	\$ 13.86	\$ 19.55	\$ 753
33		1" Molding -Made of Poplar	LF	86	10%	95	0.053	\$ 44.60	\$ 2.34	\$ 4.68	\$ 7.02	\$ 664		
34		3'-3"H Bar Pilaster -5"D x 2'H Fluted Trim Moulding -6"x6" Bulls Eye Rosette (2EA)	EA	6	0%	6	4.875	\$ 44.60	\$ 217.44	\$ 490.32	\$ 707.76	\$ 4,247		

SUBTOTAL \$	16,928
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DETAILED BREAKDOWN OF ITEMS

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35	ID2.1-ID2.7	Plan Notes	3'W x 7'H x 1-3/4" Wood Door w/Aluminum Frame -Double Action Swinging Door	EA	10	0%	10	8.955	\$ 49.11	\$ 439.78	\$ 1,118.25	\$ 1,558.03	\$ 15,580
			HARDWARES										
36			Doors Hardware Set	EA	10	0%	10	3.375	\$ 49.11	\$ 165.75	\$ 375.00	\$ 540.75	\$ 5,407
37			HD104- Push Plates -House of Antique Hardware -Lorraine Pattern -Item R-05CH-0919-US10B	EA	2	0%	2	0.900	\$ 49.11	\$ 44.20	\$ 110.66	\$ 154.85	\$ 310
38			HD106- Step and Pull -Stepnpull	EA	2	0%	2	1.035	\$ 49.11	\$ 50.83	\$ 127.80	\$ 178.63	\$ 357

SUBTOTAL \$ 21,655

FINISHES

INTERIOR DRY WALL ASSEMBLIES													
39			Wall Type: INTERIOR WALL	SF	1664	LF	52	H	32				
			One Layer of 5/8" Gypsum Board on Both Sides	SF	2184								
40			No of Sheets (4x8)	EA	75	0%	75	0.576	\$ 43.50	\$ 25.06	\$ 24.72	\$ 49.78	\$ 3,737
41			Tapping	LF	1092	10%	1201	0.011	\$ 43.50	\$ 0.46	\$ 0.03	\$ 0.49	\$ 585
42			Joint Compound	LBS	284	10%	312	0.045	\$ 43.50	\$ 1.96	\$ 0.53	\$ 2.48	\$ 775
43			Screws	EA	3604	0%	3604	0.003	\$ 43.50	\$ 0.13	\$ 0.03	\$ 0.16	\$ 578
44			3-5/8" Metal Studs @ 32'-0" L -20 Gauge	EA	39	0%	39	1.728	\$ 43.50	\$ 75.17	\$ 66.24	\$ 141.41	\$ 5,529
45			3-5/8" Metal Runner At Top @ 10' L -20 Gauge	EA	5	0%	5	0.540	\$ 43.50	\$ 23.49	\$ 20.70	\$ 44.19	\$ 230
46			3-5/8" Metal Runner At Bottom @ 10' L -20 Gauge	EA	5	0%	5	0.540	\$ 43.50	\$ 23.49	\$ 20.70	\$ 44.19	\$ 230
47			Acoustical Sealant @ All Penetrations	LF	208	10%	229	0.021	\$ 43.50	\$ 0.91	\$ 0.15	\$ 1.06	\$ 243
48			Wall Type: INTERIOR WALL RAISE TO CEILING	SF	150	LF	15	H	10				
			One Layer of 5/8" Gypsum Board on Both Sides	SF	160								
49			No of Sheets (4x8)	EA	6	0%	6	0.576	\$ 43.50	\$ 25.06	\$ 24.72	\$ 49.78	\$ 274
50			Tapping	LF	80	10%	88	0.011	\$ 43.50	\$ 0.46	\$ 0.03	\$ 0.49	\$ 43
51			Joint Compound	LBS	21	10%	23	0.045	\$ 43.50	\$ 1.96	\$ 0.53	\$ 2.48	\$ 57
52			Screws	EA	264	0%	264	0.003	\$ 43.50	\$ 0.13	\$ 0.03	\$ 0.16	\$ 42
53			3-5/8" Metal Studs @ 10'-0" L -20 Gauge	EA	11	0%	11	0.540	\$ 43.50	\$ 23.49	\$ 20.70	\$ 44.19	\$ 498
54			3-5/8" Metal Runner At Top @ 10' L -20 Gauge	EA	2	0%	2	0.540	\$ 43.50	\$ 23.49	\$ 20.70	\$ 44.19	\$ 66
55			3-5/8" Metal Runner At Bottom @ 10' L -20 Gauge	EA	2	0%	2	0.540	\$ 43.50	\$ 23.49	\$ 20.70	\$ 44.19	\$ 66
56			Acoustical Sealant @ All Penetrations	LF	60	10%	66	0.021	\$ 43.50	\$ 0.91	\$ 0.15	\$ 1.06	\$ 70
			Note: We Have Assumed Wall Details. Plz Verify										
CEILING FINISHES													
57			ACT Ceiling @ Kitchen	SF	879	10%	967	0.063	\$ 43.50	\$ 2.74	\$ 6.18	\$ 8.92	\$ 8,625

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			Note: We Are Not Clear About Ceilings From ID Drawings As No Clear Tags And Detail About RCP Was Given, So From Finish And General Notes We Have Assumed That Dining Area Has Existing Wood Ceiling So We Have Provided Stain And Repair. Secondly We Have Given Replacement Of Ceiling Tiles At Kitchen Areas, Plz Verify -We Have Provided Paint For Restroom Ceiling Considering Existing Gyp Ceiling At Restrooms From Notes So Plz Confirm And Verify All These Assumptions.										
			WALL FINISHES										
			FRP										
58			Fiber Reinforced Plastic Panels @ Kitchen Walls -Size 4'x8' -Pebbled FRP	SF	2280	10%	2508	0.035	\$ 46.50	\$ 1.63	\$ 2.92	\$ 4.55	\$ 11,405
59			Fiber Reinforced Plastic Panels @ BAR -White FRP	SF	245	10%	270	0.035	\$ 46.50	\$ 1.63	\$ 2.12	\$ 3.75	\$ 1,010
			VINYL MURAL										
60			WC102- Vinyl Mural -Manuf: Level Digital Wall Coverings -Pattern: Custom Street ART -Color: Wild Style -Substrate: Silver Smooth Note: G.C to Install Only	SF	1436	10%	1579	0.085	\$ 46.50	\$ 3.95	\$ -	\$ 3.95	\$ 6,241
			WOOD STAIN										
61			WD102- Wood Stain @ Doors & Mill Work	SF	382	10%	420	0.042	\$ 46.50	\$ 1.95	\$ 4.68	\$ 6.63	\$ 2,784
62			WD102- Wood Stain @ 4"W Doors Trim	LF	170	10%	187	0.033	\$ 46.50	\$ 1.53	\$ 1.92	\$ 3.45	\$ 646
63			WD102- Wood Stain @ Wood Railing Cap	LF	105	10%	116	0.125	\$ 46.50	\$ 5.81	\$ 9.24	\$ 15.05	\$ 1,739
			PAINTING										
			WALL PAINT										
64			PT100- Paint @ Walls Manuf: Sherwin Williams -Color: SW 6081 Down Home -Egg Shell One Coat Primer & Two Coats Paint	SF	2538	10%	2791	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 3,428
65			PT103- Paint @ Walls Manuf: Sherwin Williams -Color: SW 6307 Fine Wine -Egg Shell One Coat Primer & Two Coats Paint	SF	588	10%	647	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 794

ID2.1-ID2.7

Plan Notes

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66			PT102- Paint @ Walls Manuf: Sherwin Williams -Color: SW 6991 Black Magic -Semi Gloss One Coat Primer & Two Coats Paint	SF	29	10%	32	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 39
			CEILING PAINT										
67			PT101- Paint @ Restroom Ceiling -Sherwin Williams -Color: SW7042 SHOJI White	SF	248	10%	273	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 335
			CANOPY PAINT										
68			PT102- Paint @ Metal Canopy Sherwin Williams -SW6991 Black Magic One Coat Primer & Two Coats Paint	SF	658	10%	724	0.022	\$ 41.41	\$ 0.91	\$ 0.45	\$ 1.36	\$ 985
			RAILING PAINT										
69			PT102- Paint @ 2'-9"H Metal Railing Sherwin Williams -SW6991 Black Magic One Coat Primer & Two Coats Paint	LF	133	10%	146	0.045	\$ 41.41	\$ 1.86	\$ 1.65	\$ 3.51	\$ 514
			COLUMNS PAINT										
70			PT102- Paint @ 9'-6"H Canopy Columns Sherwin Williams -SW6991 Black Magic One Coat Primer & Two Coats Paint	SF	95	10%	105	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 166
			WALL BASE PAINT										
71			PT102- Paint 4"H Wood Baseboard Sherwin Williams -SW6991 Black Magic One Coat Primer & Two Coats Paint	LF	150	10%	165	0.020	\$ 41.41	\$ 0.83	\$ 1.10	\$ 1.93	\$ 318
			FLOOR FINISHES										
72			VF100- Vinyl Composition Tile -Manuf: Armstrong -Size 12"x12" -51927 Filed Gray	SF	13	10%	14	0.040	\$ 46.50	\$ 1.86	\$ 2.19	\$ 4.05	\$ 58
			TRANSITION STRIP										
73			TR100- Floor Transition -VCT to Concrete	LF	4	10%	4	0.042	\$ 46.50	\$ 1.95	\$ 4.84	\$ 6.79	\$ 30
			BASE FINISHES										
74			BS-101 4" Vinyl Cove Base -Manuf: Tarkett Karen Perucki Color: Black 40	LF	210	10%	231	0.030	\$ 46.50	\$ 1.40	\$ 1.94	\$ 3.34	\$ 770
75			4"H Wood Baseboard	LF	150	10%	165	0.032	\$ 46.50	\$ 1.49	\$ 2.24	\$ 3.73	\$ 615

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SUBTOTAL \$ 53,527													

SPECIALITIES

			MIRRORS										
76	ID2.1-ID2.7	Plan Notes	G100- Antique Mirror -Manuf: Hollander Glass -Item: AM-03 White Antique Mirror Thickness: 6MM Sheet Size: 72"x96"	SF	248	10%	273	0.250	\$ 49.11	\$ 12.28	\$ 23.68	\$ 35.96	\$ 9,809
			BATHROOM ACCESSORIES										
77			HD101- Bag Hook @ Under Bar Top -Manuf: Hillman -Item: 852305 -Finish Brass	EA	18	0%	18	0.350	\$ 49.11	\$ 17.19	\$ 12.08	\$ 29.27	\$ 512
78			HD102- Coat Hook -Hillman -852904	EA	2	0%	2	0.350	\$ 49.11	\$ 17.19	\$ 9.07	\$ 26.26	\$ 53
79			HD103- Changing Table -Koala Kare -KB200-05 Horizontal Wall Mounted Changing Gray Station	EA	2	0%	2	2.750	\$ 49.11	\$ 135.05	\$ 364.15	\$ 499.20	\$ 998

SUBTOTAL \$ 11,372

EQUIPMENT

EQUIPMENT													
80			Glass Rack -Manuf: Krowne -Model: KR24GSB1	EA	2	0%	2	8.200	\$ 49.11	\$ 402.70	\$ -	\$ 402.70	\$ 805
81			Dump Sink -Manuf: Krowne -Model: KR24MS14	EA	3	0%	3	6.750	\$ 49.11	\$ 331.49	\$ -	\$ 331.49	\$ 994
82			24" Undercounter Dish Washer	EA	1	0%	1	7.400	\$ 49.11	\$ 363.41	\$ -	\$ 363.41	\$ 363
83			16" Hand Sink -Tabco CR-HS-12x12"	EA	1	0%	1	6.750	\$ 49.11	\$ 331.49	\$ -	\$ 331.49	\$ 331
84			36" Mug Chiller -Arctic Air -AGF-36	EA	1	0%	1	13.650	\$ 49.11	\$ 670.35	\$ -	\$ 670.35	\$ 670
85			24" Liquor Teirs	EA	2	0%	2	6.880	\$ 49.11	\$ 337.88	\$ -	\$ 337.88	\$ 676
86			11" Trash -FG354060 GRAY	EA	3	0%	3	3.950	\$ 49.11	\$ 193.98	\$ -	\$ 193.98	\$ 582

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87	ID2.1-ID2.7	Plan Notes	Beer Taps	EA	1	0%	1	2.200	\$ 49.11	\$ 108.04	\$ -	\$ 108.04	\$ 108
88			15" Free Standing Deep Fryers -Vulcan -LG400	EA	2	0%	2	11.330	\$ 49.11	\$ 556.42	\$ -	\$ 556.42	\$ 1,113
89			36" 6 Top Range -Wolf -C36S-6BN	EA	1	0%	1	8.540	\$ 49.11	\$ 419.40	\$ -	\$ 419.40	\$ 419
90			36" Griddle -Vollrath -40.723	EA	1	0%	1	9.250	\$ 49.11	\$ 454.27	\$ -	\$ 454.27	\$ 454
91			60" Refrigerated Chef Base -Verdadero	EA	1	0%	1	12.200	\$ 49.11	\$ 599.14	\$ -	\$ 599.14	\$ 599
92			2' Convection Oven	EA	1	0%	1	15.450	\$ 49.11	\$ 758.75	\$ -	\$ 758.75	\$ 759
93			4' Pizza Oven	EA	1	0%	1	12.000	\$ 49.11	\$ 589.32	\$ -	\$ 589.32	\$ 589
94			60" Beer Cooler	EA	2	0%	2	9.440	\$ 49.11	\$ 463.60	\$ -	\$ 463.60	\$ 927
95			4' Wine Cooler	EA	2	0%	2	8.330	\$ 49.11	\$ 409.09	\$ -	\$ 409.09	\$ 818
96			Soda Fountain	EA	1	0%	1	18.500	\$ 49.11	\$ 908.54	\$ -	\$ 908.54	\$ 909
97			Espresso Machine	EA	1	0%	1	6.800	\$ 49.11	\$ 333.95	\$ -	\$ 333.95	\$ 334
98			TEA Brewer	EA	1	0%	1	6.220	\$ 49.11	\$ 305.46	\$ -	\$ 305.46	\$ 305
99			12" Rack	EA	1	0%	1	5.400	\$ 49.11	\$ 265.19	\$ -	\$ 265.19	\$ 265
100			36" Multi Tier	EA	2	0%	2	4.250	\$ 49.11	\$ 208.72	\$ -	\$ 208.72	\$ 417
101			36" Underbar Cocktail ICE	EA	2	0%	2	6.220	\$ 49.11	\$ 305.46	\$ -	\$ 305.46	\$ 611

DETAILED BREAKDOWN OF ITEMS

Project Name: HEARSAY VICTORY PARK 2340 VICTORY PARK LN.DALLAS,TX 75219
 Project ID: 1005-57
 Scope: GC



ACE SERVICES

Date: 16-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
102			Wall Mounted TV	EA	2	0%	2	4.250	\$ 49.11	\$ 208.72	\$ -	\$ 208.72	\$ 417
			Note: All Equipment Provided By Owner & Installed By GC										

SUBTOTAL \$ 13,469

FURNISHINGS

			COUNTERTOP										
103	ID2.1-ID2.7	Plan Notes	2"D Wood Countertop	SF	96	10%	106	0.350	\$ 49.11	\$ 17.19	\$ 48.75	\$ 65.94	\$ 6,963
104			4"H Wood Backsplash	LF	34	10%	37	0.100	\$ 49.11	\$ 4.91	\$ 11.36	\$ 16.27	\$ 609

SUBTOTAL \$ 7,572

PLUMBING

			PIPING										
105			1-1/2" Dia Gas Pipe -Pipe Material Is Black Steel	LF	29	10%	32	0.363	\$ 75.30	\$ 27.30	\$ 22.05	\$ 49.35	\$ 1,574
106			3" Dia Grease Waste Pipe -Pipe Material Is Cast Iron/Sch 40 PVC	LF	14	10%	15	0.420	\$ 75.30	\$ 31.63	\$ 47.22	\$ 78.84	\$ 1,214
107			1/2" Cold Water Pipe -Pipe Material Is Type L Copper	LF	32	10%	35	0.260	\$ 75.30	\$ 19.58	\$ 8.65	\$ 28.23	\$ 994
108			1/2" Hot Water Pipe -Pipe Material Is Type L Copper	LF	32	10%	35	0.260	\$ 75.30	\$ 19.58	\$ 8.65	\$ 28.23	\$ 994
109			2" Dia Sanitary Pipe -Pipe Material Is Cast Iron/Sch 40 PVC	LF	28	10%	31	0.403	\$ 75.30	\$ 30.31	\$ 34.98	\$ 65.28	\$ 2,011
110			2" Dia Vent Pipe -Pipe Material Is Cast Iron/Sch 40 PVC	LF	80	10%	88	0.403	\$ 75.30	\$ 30.31	\$ 34.98	\$ 65.28	\$ 5,745
			PIPE INSULATION										
111			1" Thk Fiberglass Insulation	LF	32	10%	35	0.168	\$ 75.30	\$ 12.61	\$ 4.03	\$ 16.64	\$ 586
112			1/2" Thk Fiberglass Insulation	LF	32	10%	35	0.113	\$ 75.30	\$ 8.47	\$ 3.70	\$ 12.17	\$ 428
			FIXTURES AND EQUIPMENTS										
113	P1.01-P6.01	Plan Notes	S1 Mfr: Mcguire Single Compartment Sink W/17 Gauge Brass P-Trap Note: Only Install By Contractor	EA	1	0%	1	16.000	\$ 75.30	\$ 1,204.80	\$ -	\$ 1,204.80	\$ 1,205
114			HS Mfr: Mcguire Hand Sink W/17 Gauge Brass P-Trap Note: Only Install By Contractor	EA	3	0%	3	13.000	\$ 75.30	\$ 978.90	\$ -	\$ 978.90	\$ 2,937
115			DS Mfr: Mcguire Dump Sink W/17 Gauge Brass P-Trap Note: Only Install By Contractor	EA	3	0%	3	13.000	\$ 75.30	\$ 978.90	\$ -	\$ 978.90	\$ 2,937
116			FS 3" Floor Sink Mfr/Model: JR Smith-3151-12 Cast Iron Flanged Receptor	EA	1	0%	1	9.375	\$ 75.30	\$ 705.94	\$ 3,085.93	\$ 3,791.86	\$ 3,792
117			Trap Guards Mfr: Jay R Smith-2692 Quad Close	EA	1	0%	1	2.750	\$ 75.30	\$ 207.08	\$ 127.45	\$ 334.53	\$ 335

DETAILED BREAKDOWN OF ITEMS

Project Name: HEARSAY VICTORY PARK 2340 VICTORY PARK LN.DALLAS,TX 75219
 Project ID: 1005-57
 Scope: GC



ACE SERVICES

Date: 16-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
118			Thermostat Mixing Valve Mfr/Model: Powers/LFLM 495 Pressure Drop: 10 PSI	EA	4	0%	4	4.586	\$ 75.30	\$ 345.36	\$ 382.20	\$ 727.56	\$ 2,910
119			Shut Off Valve	EA	8	0%	8	2.021	\$ 75.30	\$ 152.21	\$ 112.30	\$ 264.51	\$ 2,116
120			Dirt Leg	EA	2	0%	2	2.125	\$ 75.30	\$ 160.01	\$ 158.00	\$ 318.01	\$ 636
121			Unions	EA	9	0%	9	0.750	\$ 75.30	\$ 56.48	\$ 32.45	\$ 88.93	\$ 800
122			Solenoid Operated Emergency Gas Shut Off Valve	EA	1	0%	1	6.600	\$ 75.30	\$ 496.98	\$ 832.45	\$ 1,329.43	\$ 1,329

SUBTOTAL \$ 32,542

HVAC

DUCTS AND PIPING													
123			26 x 18 Rectangular Duct	LF	27	10%	30	1.584	\$ 76.25	\$ 120.78	\$ 130.57	\$ 251.35	\$ 7,465
124			16" Dia Duct	LF	19	10%	21	0.904	\$ 76.25	\$ 68.95	\$ 36.40	\$ 105.35	\$ 2,202
125			22" Dia Duct	LF	16	10%	18	1.243	\$ 76.25	\$ 94.81	\$ 50.05	\$ 144.86	\$ 2,550
126			2" Dia Grease Piping From Exhaust Fan To MOP Sink -Verify Mop Sink Is Connected To Grease Waste.	LF	37	10%	41	0.242	\$ 76.25	\$ 18.41	\$ 20.99	\$ 39.40	\$ 1,604
DUCT INSULATION													
127			Type IV Duct Wrap Or Duct Liner	SF	287	10%	316	0.068	\$ 76.25	\$ 5.15	\$ 1.86	\$ 7.01	\$ 2,212
LOUVERS													
128			Tag L-1 Mfr: Greenheck Model: ESD-635 CFM: 3350 Size: 48 x 28	EA	1	0%	1	9.045	\$ 76.25	\$ 689.68	\$ 1,507.50	\$ 2,197.18	\$ 2,197
129			Tag L-2 Mfr: Greenheck Model: ESD-635 CFM: 2700 Size: 36 x 28	EA	1	0%	1	7.290	\$ 76.25	\$ 555.86	\$ 1,215.00	\$ 1,770.86	\$ 1,771
130			Tag L-3 Mfr: Greenheck Model: ESD-635 CFM: 1100 Size: 26 x 20	EA	2	0%	2	4.620	\$ 76.25	\$ 352.28	\$ 577.50	\$ 929.78	\$ 1,860
MISC													
131			Automatic Damper	EA	3	0%	3	2.775	\$ 76.25	\$ 211.59	\$ 395.70	\$ 607.29	\$ 1,822
132			7 Day Programmable Thermostat	EA	1	0%	1	2.175	\$ 76.25	\$ 165.84	\$ 321.00	\$ 486.84	\$ 487
133			Motorized Damper	EA	1	0%	1	1.874	\$ 76.25	\$ 142.85	\$ 232.49	\$ 375.34	\$ 375
134			Insect Screens	EA	3	0%	3	0.825	\$ 76.25	\$ 62.91	\$ 50.85	\$ 113.76	\$ 341
135			Round Recessed Lights	EA	5	0%	5	1.553	\$ 76.25	\$ 118.41	\$ 141.18	\$ 259.59	\$ 1,298

SUBTOTAL \$ 26,183

ELECTRICAL

LIGHTING PLAN													
136			Allowance of Electric wiring, Conduits etc. (SF : 3652)	LS	1	0%	1	378.000	\$ 78.20	\$ 29,559.60	\$ 9,720.00	\$ 39,279.60	\$ 39,280

DETAILED BREAKDOWN OF ITEMS

Project Name: HEARSAY VICTORY PARK 2340 VICTORY PARK LN.DALLAS,TX 75219
Project ID: 1005-57
Scope: GC



ACE SERVICES

Date: 16-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
137			LF-100 Large Chandelier Manuf: Crystorama c/o Light Product #: Maria Theresa 85 Light Gold Chandelier Clear Cut Crystal /2801G96G/5100 Watts/72" Dia x 96" W Finish: Historic Brass Note: Owner Furnished Contractor Installed	EA	1	0%	1	2.750	\$ 78.20	\$ 215.05	\$ -	\$ 215.05	\$ 215
138			LF-101 Vintage Edison Lamp A Manuf: Feit Electric Product #: #G63/S/820/LED/3,60W g63 Dimmable Spiral Filament Oversized Amber Glass Vintage Edison Led Light Bulb Warm White(3-Pack)	EA	45	0%	45	0.920	\$ 78.20	\$ 71.94	\$ 83.08	\$ 155.02	\$ 6,976
139			LF-102 Vintage Edison Lamp B Manuf: Feit Electric Product #: #ST52/S/820/LED/3,60W ST52 Dimmable Spiral Filament Oversized Amber Glass Vintage Edison Led Light Bulb Warm White(3-Pack)	EA	30	0%	30	0.480	\$ 78.20	\$ 37.54	\$ 42.99	\$ 80.53	\$ 2,416
140			LF-103 Vintage Edison Lamp C Manuf: Bulbrite Product #: Shape PS52,4W LED Pear Shaped Grand 2200K Filament Item#776300 Ordering Code LED4PS52/22K/FIL	EA	30	0%	30	0.810	\$ 78.20	\$ 63.34	\$ 73.53	\$ 136.87	\$ 4,106
141			LF-104 Vintage Edison Lamp D Manuf: Bulbrite Product #: Shape ET25,4W LED Tubular Shaped Grand 2200K Filament Item#776301 Ordering Code LED4ET25/22K/FIL	EA	15	0%	15	0.850	\$ 78.20	\$ 66.47	\$ 77.19	\$ 143.66	\$ 2,155
142			LF-105 Vintage Edison Lamp E Manuf: Bulbrite Product #: Shape BT56,4W LED BT Shaped Grand 2200K Filament Item#776314 Ordering Code LED4BT56/22K/FIL	EA	30	0%	30	0.790	\$ 78.20	\$ 61.78	\$ 70.91	\$ 132.69	\$ 3,981
143			LF-106 Light Socket W/Cord Manuf: Per Bid Finish: Black -Light Socket To Be Used W/LF-101,LF-102,LF-103	EA	150	0%	150	0.310	\$ 78.20	\$ 24.24	\$ 27.95	\$ 52.19	\$ 7,829
144			LF-106A Pendant Adapter Manuf: Elco C/O Light Pendant Adapter Track Accessory Item# EP815B Finish: Black	EA	150	0%	150	0.140	\$ 78.20	\$ 10.95	\$ 11.93	\$ 22.88	\$ 3,432
145			LF-107 Light Track Manuf: Elco C/O Light Single circuit Track Item# EP008B/8' L Finish: Black	EA	62	0%	62	0.560	\$ 78.20	\$ 43.79	\$ 50.50	\$ 94.29	\$ 5,846

DETAILED BREAKDOWN OF ITEMS

Project Name: HEARSAY VICTORY PARK 2340 VICTORY PARK LN.DALLAS,TX 75219
Project ID: 1005-57
Scope: GC



ACE SERVICES

Date: 16-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
146	E5.01-EP1.01	Plan Notes	LF-108 Can Light Manuf: Per Bid Dimmable Recessed Led Can Light,6" Dia Finish: Black	EA	10	0%	10	0.550	\$ 78.20	\$ 43.01	\$ 49.20	\$ 92.21	\$ 922
147			LF-108A Can Light Manuf: Per Bid Dimmable Recessed Led Can Light,6" Dia Finish: White	EA	7	0%	7	0.550	\$ 78.20	\$ 43.01	\$ 49.20	\$ 92.21	\$ 645
148			LF-109 Wall Sconces Manuf: Kichler C/O Light Crosby Wall Sconce, Item# 45495OZ,100 W Finish: Diffuser Satin Etched Cased Opal Glass Finish: Old Bronze Note: Owner Furnished Contractor Installed	EA	10	0%	10	0.760	\$ 78.20	\$ 59.43	\$ -	\$ 59.43	\$ 594
149			LF-109A Led Bulbs Manuf: Feit Electric Model: #C/FLAME2/LED/3W/2.5"W x 5.3" L Bulb Finish: White Note: Owner Furnished Contractor Installed	EA	9	0%	9	0.550	\$ 78.20	\$ 43.01	\$ -	\$ 43.01	\$ 387
150			LF-110 Flush Mount Manuf: Shades Of Light Model: Spark,5.5"H x 19"W x 19" D Finish: Blackened Bronze	EA	1	0%	1	2.310	\$ 78.20	\$ 180.64	\$ 256.00	\$ 436.64	\$ 437
151			LF-111 Metal Bull Wall Sconces Manuf: Provided By Landmark Finish: Metal Note: Owner Furnished Contractor Installed	EA	2	0%	2	0.760	\$ 78.20	\$ 59.43	\$ -	\$ 59.43	\$ 119
152			LF-112 Switch Plate Manuf: House Of Antique Hardware Model: Georgian Toggle Switch Plate #R-010AMT-94TVB Finish: Aged Bronze	EA	2	0%	2	0.520	\$ 78.20	\$ 40.66	\$ 17.09	\$ 57.75	\$ 116
153			LF-113 Directional Track Fixture Manuf: Elco C/O Light Model: Led Cleat Track Fixture ET62630DB,13W,120V Finish: Black	EA	12	0%	12	0.550	\$ 78.20	\$ 43.01	\$ 49.60	\$ 92.61	\$ 1,111
154			LF-113A Directional Track Fixture Manuf: Elco C/O Light Model: Led Cleat Track Fixture ET579L30B,10W,120V Finish: Black	EA	20	0%	20	0.720	\$ 78.20	\$ 56.30	\$ 65.25	\$ 121.55	\$ 2,431

DETAILED BREAKDOWN OF ITEMS

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ACE SERVICES

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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
155			LF-114 Vanity Light Manuf: Possini C/O Lamps Plus Model: Euro Aras, 28"W x 6-1/4"H x 4-1/2" Finish: Black And Brass	EA	2	0%	2	1.150	\$ 78.20	\$ 89.93	\$ 104.00	\$ 193.93	\$ 388
156			LF-115 Led Panel Light Manuf: Per Bid Model: Recess Mounted Led Panel Light, 24" x 48" Finish: White	EA	2	0%	2	1.720	\$ 78.20	\$ 134.50	\$ 190.51	\$ 325.01	\$ 650
157			LF-116 Chandelier Lift Manuf: Alladin Light Lift Model: All300-CM,1650Watt,110V,14"W x 19"L x 9" H Finish: Material Plastic Steel	EA	1	0%	1	4.030	\$ 78.20	\$ 315.15	\$ 1,149.00	\$ 1,464.15	\$ 1,464
158			Tag X1 -Thermoplastic Combo Unit Led White Finish -120/277V Mfr/Model: HE Williams/Exit/EM/Led-X-WHT	EA	2	0%	2	1.390	\$ 78.20	\$ 108.70	\$ 126.30	\$ 235.00	\$ 470
159			Tag X2 -Thermoplastic Emergency With Led Heads White Finish -120/277V Mfr/Model: Mule Lighting/EM-80-LED-W	EA	6	0%	6	0.690	\$ 78.20	\$ 53.96	\$ 62.16	\$ 116.12	\$ 697
160			Tag X3 -Led Outdoor Egress Emergency Light W/Power Supply -120/277V Mfr/Model: Mule Lighting/EAE-BB-10-XX-W	EA	2	0%	2	3.890	\$ 78.20	\$ 304.20	\$ 646.92	\$ 951.12	\$ 1,902
			LIGHTING CONTROL DEVICES										
161			Allowance For Lighting Control System Switches, Sensors etc.(3652 SF)	LS	1	0%	1	54.780	\$ 78.20	\$ 4,283.80	\$ 3,359.84	\$ 7,643.64	\$ 7,644
162			Ceiling Mounted Vacancy Sensor	EA	2	0%	2	1.280	\$ 78.20	\$ 100.10	\$ 47.25	\$ 147.35	\$ 295
163			Single Pole Switch	EA	2	0%	2	0.560	\$ 78.20	\$ 43.79	\$ 18.50	\$ 62.29	\$ 125
164			Junction Box	EA	72	0%	72	0.510	\$ 78.20	\$ 39.88	\$ 17.00	\$ 56.88	\$ 4,096
165			Intermatic Lighting Control Panel W/Integral Override Switches	EA	1	0%	1	5.250	\$ 78.20	\$ 410.55	\$ 746.73	\$ 1,157.28	\$ 1,157
			POWER DISTRIBUTION										
166			Panel " PA" -208/120V, 225A, 3 Phase, 4 Wire, Surface Mounted 20A/1 Pole (24 EA) 20A/3 Pole(1 EA) 60A/3 Pole(1 EA)	EA	1	0%	1	5.200	\$ 78.20	\$ 406.64	\$ 760.00	\$ 1,166.64	\$ 1,167
167			Panel " KA" -208/120V, 225A, 3 Phase, 4 Wire, Recessed Mounted 20A/1 Pole (29 EA) 15A/1 Pole(7 EA)	EA	1	0%	1	5.200	\$ 78.20	\$ 406.64	\$ 760.00	\$ 1,166.64	\$ 1,167

DETAILED BREAKDOWN OF ITEMS

Project Name: HEARSAY VICTORY PARK 2340 VICTORY PARK LN.DALLAS,TX 75219
 Project ID: 1005-57
 Scope: GC



ACE SERVICES

Date: 16-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
168			Panel " MDP" -208/120V, 800A, 3 Phase, 4 Wire, Surface Mounted 20A/1 Pole (3 EA) 20A/3 Pole(1 EA) 50A/3 Pole(2 EA) 225A/3 Pole(1 EA) 125A/3 Pole(1 EA) 90A/3 Pole(1 EA)	EA	1	0%	1	13.650	\$ 78.20	\$ 1,067.43	\$ 8,400.00	\$ 9,467.43	\$ 9,467
			Note: Contractor To Visit Site Prior To Bid To Verify Presence And Salvage Existing Panelboards, We Have Provided Price For New So Plz Verify										
169			GFCI Duplex Receptacle	EA	17	0%	17	0.680	\$ 78.20	\$ 53.18	\$ 22.54	\$ 75.72	\$ 1,287
170			Tele Data Outlet	EA	9	0%	9	0.560	\$ 78.20	\$ 43.79	\$ 18.50	\$ 62.29	\$ 561
171			Duplex Receptacle	EA	37	0%	37	0.610	\$ 78.20	\$ 47.70	\$ 20.33	\$ 68.03	\$ 2,517
172			30A/2P/3R Non Fused Disconnect Switch	EA	1	0%	1	1.700	\$ 78.20	\$ 132.94	\$ 113.02	\$ 245.96	\$ 246
173			30A/3P/3R Non Fused Disconnect Switch	EA	3	0%	3	1.700	\$ 78.20	\$ 132.94	\$ 113.02	\$ 245.96	\$ 738
174			60A/3P/3R Non Fused Disconnect Switch	EA	1	0%	1	3.400	\$ 78.20	\$ 265.88	\$ 226.04	\$ 491.92	\$ 492

SUBTOTAL \$ 119,525

PROJECTED COST

													\$442,374
													\$88,475
													\$22,119
													\$8,847
													\$36,496

SUGGESTED BID

\$598,311