

GENERAL SUMMARY

Project Name: SHADY OAKS MULTI FAMILY-CITY OF FORT WORTH, TEXAS

Project ID: 1005-45

Scope: SITE WORK

BUILDING GSF 177,168

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS	\$ 53,000	\$ 0.30
2000	EXISTING CONDITIONS	\$ 371	\$ 0.00
31000	EARTHWORK	\$ 609,430	\$ 3.44
32000	EXTERIOR IMPROVEMENTS	\$ 128,386	\$ 0.72
33000	UTILITIES	\$ 332,283	\$ 1.88
TOTAL TRADE COST		\$ 1,123,470	\$ 6
OVERHEAD AND PROFIT	15%	\$ 168,520	\$ 0.95
INSURANCE	1.5%	\$ 16,852	\$ 0.10
CONTINGENCY	2%	\$ 22,469	\$ 0.13
TAX	5%	\$ 50,556	\$ 0.29
SUGGESTED BID		\$ 1,381,868	\$ 7.80

DETAILED BREAKDOWN OF ITEMS														
Project Name: SHADY OAKS MULTI FAMILY-CITY OF FORT WORTH, TEXAS														
Project ID: 1005-45														
Scope: SITE WORK														
												Date:	9-Sep-25	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
GENERAL REQUIREMENTS														
1			Permits	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -	
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -	
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -	
4			Final Cleaning	LS	1	0%	1	75.000	\$ 40.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ 3,000	
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	675.000	\$ 40.00	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 27,000	
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -	
												SUBTOTAL \$	53,000	
EXISTING CONDITIONS														
			SITE DEMOLITION											
8	C0.01-C6.01	Plan Notes	Remove 1'W Curb And Gutter	LF	84	0%	84	0.100	\$ 44.20	\$ 4.42	\$ -	\$ 4.42	\$ 371	
9			Remove Asphalt	SF	161	0%	161	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
												SUBTOTAL \$	371	
EARTHWORK														
	C0.01-C6.01	Plan Notes	EROSION AND SEDIMENT CONTROL											
			SILT FENCE											
10			Filter Fabric Silt Fence (36" H) -Wood Or Steel Posts @ 4' H (208 Posts) -Hog Wire 6"x6"	LF	1658	10%	1824	0.036	\$ 46.90	\$ 1.69	\$ 0.76	\$ 2.45	\$ 4,465	
11			Trenching For Silt Fence (6" W x 6" D x1658" L)	CY	15	10%	17	0.450	\$ 46.90	\$ 21.11	\$ -	\$ 21.11	\$ 356	
			TEMPORARY CONSTRUCTION ENTRANCE											
12			Stabilized Construction Entrance -8" Thk Layer Of 3"-5"Dia Coarse Aggregates -Filter Fabric -Sand Bags	SF	1827	10%	2010	0.011	\$ 46.90	\$ 0.52	\$ 1.13	\$ 1.65	\$ 3,308	
			INLET PROTECTION											
13			Grate Inlet Protection -Concrete Block Stacked 1 OR 2 High -1.5"Dia Rock Barrier -Poultry Screen Placed Around Perimeter	EA	6	0%	6	1.100	\$ 46.90	\$ 51.59	\$ 108.30	\$ 159.89	\$ 959	
14			Curb Inlet Protection -Rock Bags -2"x4" Wire Mesh -Filter Fabric	EA	2	0%	2	1.100	\$ 46.90	\$ 51.59	\$ 92.10	\$ 143.69	\$ 287	
			CONCRETE WASHOUT AREA											
15			Concrete Washout Area	SF	268	10%	295	0.022	\$ 46.90	\$ 1.03	\$ 2.30	\$ 3.33	\$ 982	
			Rock Check Dam											
16			Rock Check Dam	SF	108	10%	119	0.025	\$ 46.90	\$ 1.17	\$ 2.38	\$ 3.55	\$ 422	
			RIP RAP											
17			8" Thick Rip Rap	SF	902	10%	992	0.012	\$ 46.90	\$ 0.56	\$ 1.30	\$ 1.86	\$ 1,848	
18			6" Thick Stone Bedding	CY	17	10%	18	0.375	\$ 46.90	\$ 17.59	\$ 32.50	\$ 50.09	\$ 920	
			GRADING											
19			Grading Cut	CY	10302	10%	11332	0.125	\$ 105.00	\$ 13.13	\$ -	\$ 13.13	\$ 148,735	
20			Grading Fill	CY	39504	10%	43454	0.098	\$ 105.00	\$ 10.29	\$ -	\$ 10.29	\$ 447,146	

DETAILED BREAKDOWN OF ITEMS

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Project ID:	1005-45
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Scope: SITE WORK

Date: 9-Sep-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
												SUBTOTAL	\$ 609,430

EXTERIOR IMPROVEMENTS

[illegible]

	SUBTOTAL	\$	128,386
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UTILITIES	
Electricity	100
Water	100
Gas	100
Internet	100
Phone	100
Cable	100
Other	100

			PIPING											
			PIPES											
27			24" Steel Casing Pipe	LF	10	10%	11	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	-
28			12" PVC Water Pipe -AWWA C-900 DR-14 Class 200	LF	65	10%	72	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	-
29			2" PVC Irrigation Pipe -AWWA C-900 DR-14 Class 200	LF	13	10%	14	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	-
30			8" PVC Sanitary Sewer Pipe -AWWA C-900 DR-14 Class 200	LF	1072	10%	1179	0.201	\$ 75.30	\$ 15.12	\$ 13.20	\$ 28.32	\$ 33,395	
31			4" PVC Domestic Water Pipe -AWWA C-900 DR-14 Class 200	LF	822	10%	904	0.100	\$ 75.30	\$ 7.56	\$ 6.60	\$ 14.16	\$ 12,804	
32			8" PVC Fire Line Pipe -AWWA C-900 DR-14 Class 200	LF	1011	10%	1112	0.201	\$ 75.30	\$ 15.12	\$ 13.20	\$ 28.32	\$ 31,495	
33			2" PVC Force Main Pipe -AWWA C-900 DR-14 Class 200	LF	296	10%	326	0.050	\$ 75.30	\$ 3.78	\$ 3.30	\$ 7.08	\$ 2,305	
34			2.5" PVC Pipe -AWWA C-900 DR-14 Class 200	LF	32	10%	35	0.063	\$ 75.30	\$ 4.73	\$ 4.13	\$ 8.85	\$ 312	
35			18" Storm Drain Pipe Material: HDPE,Class III RCP OR PVC	LF	219	10%	241	0.407	\$ 75.30	\$ 30.62	\$ 30.80	\$ 61.42	\$ 14,796	
36			21" Storm Drain Pipe Material: HDPE,Class III RCP OR PVC	LF	378	10%	416	0.474	\$ 75.30	\$ 35.72	\$ 35.94	\$ 71.66	\$ 29,795	
37			30" Storm Drain Pipe Material: HDPE,Class III RCP OR PVC	LF	124	10%	136	0.678	\$ 75.30	\$ 51.03	\$ 51.34	\$ 102.37	\$ 13,963	
38			12" Storm Drain Pipe Material: HDPE,Class III RCP OR PVC	LF	445	10%	490	0.271	\$ 75.30	\$ 20.41	\$ 20.54	\$ 40.95	\$ 20,044	
			TRENCHING											
39			Trenching	CY	890	10%	979	0.200	\$ 75.30	\$ 15.06	\$ -	\$ 15.06	\$ 14,744	
40			Backfill	CY	790	10%	869	0.135	\$ 75.30	\$ 10.17	\$ -	\$ 10.17	\$ 8,834	
			FIRE HYDRANTS											
41			Fire Hydrant	EA	2	0%	2	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	-
			METERS											

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42	C0.01-C6.01	Plan Notes	2" Domestic Water Meter -Per COFW Standard	EA	2	0%	2	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
43			2" Irrigation Meter -Per COFW Standard	EA	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
			STRUCTURES										
			MANHOLE										
44			4' Dia Sanitary Manhole @ 6'-6"H	EA	2	0%	2	15.840	\$ 75.30	\$ 1,192.75	\$ 2,262.00	\$ 3,454.75	\$ 6,910
45			4' Dia Sanitary Manhole @ 5'-8"H	EA	1	0%	1	13.820	\$ 75.30	\$ 1,040.65	\$ 1,973.16	\$ 3,013.81	\$ 3,014
46			4' Dia Sanitary Manhole @ 7'-9"H	EA	1	0%	1	18.880	\$ 75.30	\$ 1,421.66	\$ 2,697.00	\$ 4,118.66	\$ 4,119
47			4' Dia Sanitary Manhole @ 4'-6"H	EA	1	0%	1	10.970	\$ 75.30	\$ 826.04	\$ 1,566.00	\$ 2,392.04	\$ 2,392
48			4' Dia Sanitary Manhole @ 5'H	EA	1	0%	1	12.180	\$ 75.30	\$ 917.15	\$ 1,740.00	\$ 2,657.15	\$ 2,657
49			4' Dia Sanitary Manhole @ 7'H	EA	1	0%	1	17.060	\$ 75.30	\$ 1,284.62	\$ 2,436.00	\$ 3,720.62	\$ 3,721
50			4' Dia Sanitary Manhole @ 7'-3"H	EA	1	0%	1	17.670	\$ 75.30	\$ 1,330.55	\$ 2,523.00	\$ 3,853.55	\$ 3,854
51			4' Dia Sanitary Manhole @ 5'-3"H	EA	2	0%	2	12.790	\$ 75.30	\$ 963.09	\$ 1,827.00	\$ 2,790.09	\$ 5,580
			BACKFLOW PREVENTER										
52			8" DCDA Backflow Preventer	EA	2	0%	2	17.680	\$ 75.30	\$ 1,331.30	\$ 11,563.00	\$ 12,894.30	\$ 25,789
53			2.5" DCVA Backflow Preventer	EA	2	0%	2	6.375	\$ 75.30	\$ 480.04	\$ 2,899.00	\$ 3,379.04	\$ 6,758
			INLETS										
54			30"x30" Grate Inlet @ 5'H	EA	2	0%	2	10.440	\$ 75.30	\$ 786.13	\$ 1,740.00	\$ 2,526.13	\$ 5,052
55			24"x24" Grate Inlet @ 10'H	EA	2	0%	2	15.660	\$ 75.30	\$ 1,179.20	\$ 2,610.00	\$ 3,789.20	\$ 7,578
56			12"x12" Grate Inlet @ 8'-6'H	EA	1	0%	1	11.540	\$ 75.30	\$ 868.96	\$ 1,922.70	\$ 2,791.66	\$ 2,792
57			12"x12" Grate Inlet @ 4'-6'H	EA	1	0%	1	7.130	\$ 75.30	\$ 536.89	\$ 1,017.90	\$ 1,554.79	\$ 1,555
58			10'L Curb Inlet	EA	2	0%	2	13.580	\$ 75.30	\$ 1,022.57	\$ 2,262.00	\$ 3,284.57	\$ 6,569
			JUNCTION BOX										
59			4'x4' Junction Box @ 32'H	EA	1	0%	1	33.410	\$ 75.30	\$ 2,515.77	\$ 11,136.00	\$ 13,651.77	\$ 13,652
60			4'x4' Junction Box @ 15'H	EA	1	0%	1	20.880	\$ 75.30	\$ 1,572.26	\$ 5,220.00	\$ 6,792.26	\$ 6,792
			HEADWALL										
61			Slope End Head Wall	EA	1	0%	1	6.200	\$ 75.30	\$ 466.86	\$ 1,012.00	\$ 1,478.86	\$ 1,479
			FITTING AND CONNECTIONS										
62			12"x12" Anchor Tee	EA	2	0%	2	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
63			12" To 6" Reducer	EA	2	0%	2	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
64			6" Gate Valve	EA	2	0%	2	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
65			16"x12" Anchor Tee	EA	2	0%	2	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
66			12" Gate Valve	EA	2	0%	2	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
67			2" Gate Valve	EA	2	0%	2	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
68			12" Plug	EA	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
69			45 Degree Bend	EA	21	0%	21	0.710	\$ 75.30	\$ 53.46	\$ 63.73	\$ 117.20	\$ 2,461
70			11.25 Degree Bend	EA	2	0%	2	0.780	\$ 75.30	\$ 58.73	\$ 70.11	\$ 128.84	\$ 258
71			22.5 Degree Bend	EA	2	0%	2	0.710	\$ 75.30	\$ 53.46	\$ 63.73	\$ 117.20	\$ 234
72			8"x8" Anchor Tee	EA	4	0%	4	1.090	\$ 75.30	\$ 82.08	\$ 98.50	\$ 180.58	\$ 722
73			8" Gate Valves	EA	10	0%	10	11.250	\$ 75.30	\$ 847.13	\$ 1,737.20	\$ 2,584.33	\$ 25,843
74			FH Assembly	EA	1	0%	1	15.000	\$ 75.30	\$ 1,129.50	\$ 4,100.00	\$ 5,229.50	\$ 5,230
75			2.5" Stub	EA	2	0%	2	0.300	\$ 75.30	\$ 22.59	\$ 27.18	\$ 49.77	\$ 100
76			2.5" Gate Valve	EA	4	0%	4	4.120	\$ 75.30	\$ 310.24	\$ 642.12	\$ 952.35	\$ 3,809
77			2.5"x2.5" Anchor Tee	EA	2	0%	2	0.280	\$ 75.30	\$ 21.08	\$ 30.78	\$ 51.87	\$ 104
78			8" Fire Stub	EA	1	0%	1	0.960	\$ 75.30	\$ 72.29	\$ 86.98	\$ 159.26	\$ 159
79			2.5" 90 Degree Bend	EA	1	0%	1	0.220	\$ 75.30	\$ 16.57	\$ 19.92	\$ 36.48	\$ 36
80			45 Degree WYE	EA	3	0%	3	1.160	\$ 75.30	\$ 87.35	\$ 105.43	\$ 192.78	\$ 578
SUBTOTAL												\$	332,283

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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
PROJECTED COST													\$1,123,470
												OVERHEAD AND PROFIT	\$168,520
												INSURANCE	\$16,852
												CONTINGENCY	\$22,469
												TAX	\$50,556
SUGGESTED BID													\$1,381,868

