

GENERAL SUMMARY

Project Name: T-Mobile Renovation
Project ID: 1005-40
Scope: GC



BUILDING GSF 3,044

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	GENERAL REQUIREMENTS	\$ 25,600	\$ 8.41
2000	EXISTING CONDITIONS	\$ 21,449	\$ 7.05
3000	CONCRETE	\$ 477	\$ 0.16
6000	WOOD, PLASTIC & COMPONENTS	\$ 2,310	\$ 0.76
8000	OPENINGS	\$ 11,141	\$ 3.66
9000	FINISHES	\$ 52,632	\$ 17.29
10000	SPECIALITIES	\$ 9,113	\$ 2.99
12000	FURNISHING	\$ 849	\$ 0.28
22000	PLUMBING	\$ 34,259	\$ 11.25
23000	HVAC	\$ 75,219	\$ 24.71
26000	ELECTRICAL	\$ 71,754	\$ 23.57
TOTAL TRADE COST		\$ 304,804	\$ 100
OVERHEAD AND PROFIT		20%	\$ 60,961 \$ 20.03
INSURANCE		5%	\$ 15,240 \$ 5.01
CONTINGENCY		5%	\$ 15,240 \$ 5.01
TAX		5%	\$ 13,716 \$ 4.51
SUGGESTED BID		\$ 409,961	\$ 134.68

[illegible]

Project Name:	T-Mobile Renovation
Project ID:	1005-40
Scope:	GC



Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	40.000	\$ 40.00	\$ 1,600.00	\$ -	\$ 1,600.00	\$ 1,600
2			Supervision and Coordination	LS	1	0%	1	250.000	\$ 40.00	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	50.000	\$ 40.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000
5			Mobilization Costs	LS	1	0%	1	125.000	\$ 40.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 5,000
6			Temporary Control & Facilities	LS	1	0%	1	175.000	\$ 40.00	\$ 7,000.00	\$ -	\$ 7,000.00	\$ 7,000
7			Scaffolding	LS	1	0%	1	0.000	\$ 40.00	\$ -	\$ -	\$ -	\$ -

SUBTOTAL \$ 25,600

EXISTING CONDITIONS

			DEMOLITION										
8	AD101-AD131	Plan Notes	Remove Wall Base	LF	384	0%	384	0.015	\$ 44.20	\$ 0.66	\$ -	\$ 0.66	\$ 255
9			Remove Ceiling System, Light Fixtures And Ceiling Mounted Equipment	SF	962	0%	962	0.033	\$ 44.20	\$ 1.46	\$ -	\$ 1.46	\$ 1,403
10			Remove Table Set With Chairs	EA	9	0%	9	3.900	\$ 44.20	\$ 172.38	\$ -	\$ 172.38	\$ 1,551
11			Remove Floor And Repair Concrete For New Flooring	SF	2770	0%	2770	0.021	\$ 44.20	\$ 0.93	\$ 0.24	\$ 1.17	\$ 3,236
12			Remove Fixtures	EA	20	0%	20	1.850	\$ 44.20	\$ 81.77	\$ -	\$ 81.77	\$ 1,635
13			Remove Gypsum Board Partition Wall Note: Wall Height Assumed 12'	SF	228	0%	228	0.050	\$ 44.20	\$ 2.21	\$ -	\$ 2.21	\$ 504
14			Remove Lavatory	EA	2	0%	2	2.650	\$ 44.20	\$ 117.13	\$ -	\$ 117.13	\$ 234
15			Remove Inventory Cage And Gate	EA	1	0%	1	3.200	\$ 44.20	\$ 141.44	\$ -	\$ 141.44	\$ 141
16			Remove Furniture Items	EA	9	0%	9	3.100	\$ 44.20	\$ 137.02	\$ -	\$ 137.02	\$ 1,233
17			Remove Existing Slab And Saw Cut 202'L	SF	53	0%	53	0.068	\$ 44.20	\$ 3.01	\$ -	\$ 3.01	\$ 159
18			Remove Finishes From Structural Column @22'H (1EA)	SF	60	0%	60	0.028	\$ 44.20	\$ 1.24	\$ -	\$ 1.24	\$ 74
19			Remove ACT Ceiling Note: According To Plan Note"Only Replace Ceiling Where Ceiling Tiles Are Damaged", But We Have Assumed Whole Area For Ceiling Removal. Please Verify	SF	514	0%	514	0.021	\$ 44.20	\$ 0.93	\$ -	\$ 0.93	\$ 477
			RELOCATE										
20			Relocate Existing Equipment's Water Cooler BOH Monitor Refrigerator Microwave Cash Safe Inventory Safe	EA	9	0%	9	4.750	\$ 44.20	\$ 209.95	\$ -	\$ 209.95	\$ 1,890
			PATCH AND REPAIR										
21			Existing Exterior And Demising Brick Wall To Patch And Repair Note: Height Assumed 22'.Verify This	SF	4510	0%	4510	0.031	\$ 44.20	\$ 1.37	\$ 0.31	\$ 1.68	\$ 7,578
22			Existing Interior Gypsum Board Wall Patch And Repair Note: Height Assumed 12'	SF	1584	0%	1584	0.012	\$ 44.20	\$ 0.53	\$ 0.15	\$ 0.68	\$ 1,078

SUBTOTAL \$ 21,449

CONCRETE

[illegible]

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
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ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
23	A101-A706	Plan Notes	4" Thick Concrete On Slab-3500PSI Note: Slab Thickness Assumed-Please Verify	SF	53	10%	58	0.042	\$ 46.90	\$ 1.97	\$ 4.14	\$ 6.11	\$ 356
24			Vapor Barrier	SF	53	10%	58	0.002	\$ 46.90	\$ 0.09	\$ 0.33	\$ 0.42	\$ 25
25			Compacted Fill	SF	53	10%	58	0.005	\$ 46.90	\$ 0.23	\$ -	\$ 0.23	\$ 14
26			Reinf w/#3 Bars @16"O.C Each Way Epoxy Coated	LBS	30	10%	33	0.020	\$ 46.90	\$ 0.94	\$ 1.57	\$ 2.51	\$ 83
SUBTOTAL													\$ 477

WOOD, PLASTIC & COMPOSITES

			ROUGH CARPENTRY											
27	A101-A706	Plan Notes	SHEATHING	SF	13	10%	14							
28			3/4" Plywood Sheathing											
29			No of Sheets (4x8)	EA	1	0%	1	0.640	\$ 43.50	\$ 27.84	\$ 41.92	\$ 69.76	\$ 70	
			Nailing	EA	75	0%	75	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 8	
			FINISH CARPENTRY											
			DOOR TRIMS											
30			4"W Door Trim		LF	34	10%	37	0.033	\$ 43.50	\$ 1.44	\$ 1.92	\$ 3.36	\$ 125
			CABINETS											
31			2'-1"D x 2'-4"H Base Cabinets With Doors And Hardware		LF	3	10%	3	1.140	\$ 43.50	\$ 49.59	\$ 141.95	\$ 191.54	\$ 636
32			1'-2"D x 2'-6"H Wall Cabinets With Doors And Hardware		LF	6	10%	7	1.070	\$ 43.50	\$ 46.55	\$ 132.75	\$ 179.30	\$ 1,183
	SHELVES													
33	3/4"x12"D x 72"L White Laminated Shelves		EA	3	0%	3	0.570	\$ 43.50	\$ 24.80	\$ 71.20	\$ 96.00	\$ 287		
SUBTOTAL \$ 2,310														

OPENINGS

DOORS													
	A101-A706	Plan Notes	METAL DOOR										
34			3x7' 16Gauge Hollow Metal Door w/Hollow Metal Knock Down Frame	EA	1	0%	1	8.210	\$ 49.11	\$ 403.19	\$ 1,171.80	\$ 1,574.99	\$ 1,575
			HARDWARES										
35			IVES SR64 Silencers	EA	6	0%	6	0.010	\$ 49.11	\$ 0.49	\$ 0.24	\$ 0.73	\$ 4
36			IVES 10x34 8400 Kick Plate	EA	6	0%	6	0.440	\$ 49.11	\$ 21.61	\$ 62.79	\$ 84.40	\$ 506
37			Closers LCN 4000 Series	EA	6	0%	6	2.610	\$ 49.11	\$ 128.18	\$ 521.59	\$ 649.77	\$ 3,899
38			Gaskets IVES WS406 CCV Doorstop	EA	4	0%	4	0.030	\$ 49.11	\$ 1.47	\$ 4.10	\$ 5.57	\$ 22
39			Hinges MCKINNEY TA2714 NRP 4.5x4.5 Hinge	EA	7	0%	7	0.140	\$ 49.11	\$ 6.88	\$ 19.19	\$ 26.07	\$ 182
40			Lockset ARROW MLX72 Series Privacy Leverset	EA	4	0%	4	0.670	\$ 49.11	\$ 32.90	\$ 94.35	\$ 127.25	\$ 509
41			Gaskets IVES FS436 Doorstop	EA	2	0%	2	0.050	\$ 49.11	\$ 2.46	\$ 5.75	\$ 8.21	\$ 16
42			SECURITECH 4850-MEP Police Lock,4851-TT-BG-37	EA	1	0%	1	6.120	\$ 49.11	\$ 300.55	\$ 1,529.92	\$ 1,830.47	\$ 1,830
43			Hinges HAGER 253 4-1/2" Wide Pivot Hinge	EA	1	0%	1	0.820	\$ 49.11	\$ 40.27	\$ 116.79	\$ 157.06	\$ 157
44			National Guard Mill Finish Threshold	EA	1	0%	1	0.460	\$ 49.11	\$ 22.59	\$ 64.63	\$ 87.22	\$ 87
45			Closers LCN 5010	EA	1	0%	1	2.140	\$ 49.11	\$ 105.10	\$ 427.00	\$ 532.10	\$ 532

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46			Securitech Trident TEL-210S	EA	1	0%	1	6.090	\$ 49.11	\$ 299.08	\$ 1,520.72	\$ 1,819.80	\$ 1,820

SUBTOTAL \$ 11,141

FINISHES

DRY WALL ASSEMBLIES													
47			B13A	SF	44	LF	4	H	11				
			One Layer of 5/8" Moisture Resistant Type-X Gypsum Board On Both Sides	SF	71								
48			No of Sheets (4x8)	EA	3	0%	3	0.384	\$ 43.50	\$ 16.70	\$ 17.60	\$ 34.30	\$ 103
49			Tapping	LF	48	10%	53	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 17
50			Joint Compound	LBS	9	10%	10	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 17
51			Screws	EA	158	0%	158	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 17
52			3-5/8" Metal Studs @ 12'-0" L -20 Gauge	EA	3	0%	3	0.432	\$ 43.50	\$ 18.79	\$ 16.56	\$ 35.35	\$ 96
53			3-5/8" Metal Runner At Top @ 10' L -20 Gauge	EA	1	0%	1	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 29
54			3-5/8" Metal Runner At Bottom @ 10' L -20 Gauge	EA	1	0%	1	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 29
55			Sound Attenuation Batt Insulation	SF	44	10%	48	0.011	\$ 43.50	\$ 0.48	\$ 0.82	\$ 1.30	\$ 63
56			Acoustical Sealant @ All Penetrations	LF	14	10%	16	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 11
57			B13X	SF	84	LF	7	H	12				
			One Layer of 5/8" Type "X" Gypsum Board on Both Sides	SF	168								
58			No of Sheets (4x8)	EA	6	0%	6	0.384	\$ 43.50	\$ 16.70	\$ 17.12	\$ 33.82	\$ 195
59			Tapping	LF	84	10%	92	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 30
60			Joint Compound	LBS	22	10%	24	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 40
61			Screws	EA	277	0%	277	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 30
62			3-5/8" Metal Studs @ 12'-0" L -20 Gauge	EA	5	0%	5	0.432	\$ 43.50	\$ 18.79	\$ 16.56	\$ 35.35	\$ 186
63			3-5/8" Metal Runner At Top @ 10' L -20 Gauge	EA	1	0%	1	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 21
64			3-5/8" Metal Runner At Bottom @ 10' L -20 Gauge	EA	1	0%	1	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 21
65			Acoustical Sealant @ All Penetrations	LF	28	10%	31	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 22
66			D6-X	SF	276	LF	23	H	12				
			One Layer of 5/8" Type "X" Gypsum Board on One Side	SF	276								
67			No of Sheets (4x8)	EA	9	0%	9	0.384	\$ 43.50	\$ 16.70	\$ 17.12	\$ 33.82	\$ 321
68			Tapping	LF	138	10%	152	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 49
69			Joint Compound	LBS	36	10%	39	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 65
70			Screws	EA	455	0%	455	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 49
			One Layer of 5/8" Cement Board on One Side	SF	276								
71			No of Sheets (4x8)	EA	9	0%	9	0.640	\$ 43.50	\$ 27.84	\$ 40.00	\$ 67.84	\$ 644
72			Tapping	LF	138	10%	152	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 49
73			Joint Compound	LBS	36	10%	39	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 65
74			Screws	EA	455	0%	455	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 49
75			Security Mesh	SF	276	0%	276	0.045	\$ 43.50	\$ 1.96	\$ 6.91	\$ 8.87	\$ 2,447
76			Acoustical Sealant @ All Penetrations	LF	46	10%	51	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 36
77			D23X	SF	276	LF	23	H	12				
			One Layer of 5/8" Gypsum Board on Both Sides	SF	552								

DETAILED BREAKDOWN OF ITEMS					

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78			No of Sheets (4x8)	EA	19	0%	19	0.384	\$ 43.50	\$ 16.70	\$ 16.48	\$ 33.18	\$ 630
79			Tapping	LF	276	10%	304	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 99
80			Joint Compound	LBS	72	10%	79	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 131
81			Screws	EA	911	0%	911	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 97
			One Layer of 5/8" Cement Board on One Side	SF	276								
82			No of Sheets (4x8)	EA	9	0%	9	0.640	\$ 43.50	\$ 27.84	\$ 40.00	\$ 67.84	\$ 644
83			Tapping	LF	138	10%	152	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 49
84			Joint Compound	LBS	36	10%	39	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 65
85			Screws	EA	455	0%	455	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 49
86			Security Mesh	SF	276	0%	276	0.045	\$ 43.50	\$ 1.96	\$ 6.91	\$ 8.87	\$ 2,447
87			3-5/8" Metal Studs @ 12'-0" L -18 Gauge	EA	17	0%	17	0.432	\$ 43.50	\$ 18.79	\$ 16.56	\$ 35.35	\$ 611
88			3-5/8" Metal Runner At Top @ 10' L -18 Gauge	EA	2	0%	2	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 68
89			3-5/8" Metal Runner At Bottom @ 10' L -18 Gauge	EA	2	0%	2	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 68
90			Acoustical Sealant @ All Penetrations	LF	92	10%	101	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 72
91			C33X	SF	60	LF	6	H	10				
			One Layer of 5/8" Type "X" Gypsum Board on One Side	SF	60								
92			No of Sheets (4x8)	EA	2	0%	2	0.384	\$ 43.50	\$ 16.70	\$ 17.12	\$ 33.82	\$ 70
93			Tapping	LF	30	10%	33	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 11
94			Joint Compound	LBS	8	10%	9	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 14
95			Screws	EA	99	0%	99	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 11
96			3-5/8" Metal Studs @ 10'-0" L -20 Gauge	EA	3	0%	3	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 88
97			3-5/8" Metal Runner At Top @ 10' L -20 Gauge	EA	1	0%	1	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 18
98			3-5/8" Metal Runner At Bottom @ 10' L -20 Gauge	EA	1	0%	1	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 18
99			Acoustical Sealant @ All Penetrations	LF	12	10%	13	0.014	\$ 43.50	\$ 0.61	\$ 0.10	\$ 0.71	\$ 9
100			C73X	SF	110	LF	11	H	10				
			3/4" Plywood Sheathing	SF	110								
101			No of Sheets (4x8)	EA	4	0%	4	0.640	\$ 43.50	\$ 27.84	\$ 41.92	\$ 69.76	\$ 264
102			Screws	EA	284	0%	284	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 30
103			3-5/8" Metal Studs @ 8'L -20 Gauge	EA	2	0%	2	0.288	\$ 43.50	\$ 12.53	\$ 11.04	\$ 23.57	\$ 47
104			3-5/8" Metal Studs @ 10'-0" L -20 Gauge	EA	8	0%	8	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 244
105			3-5/8" Metal Runner At Top @ 10' L -20 Gauge	EA	1	0%	1	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 32
106			3-5/8" Metal Runner At Bottom @ 10' L -20 Gauge	EA	1	0%	1	0.360	\$ 43.50	\$ 15.66	\$ 13.80	\$ 29.46	\$ 32
			CEILING SUPPORT										
			BAFFLES										
107			Baffles Unistrut And Baffles Note: Provided By T-Mobile, Installed By G.C	LF	371	10%	408	0.150	\$ 43.50	\$ 6.53	\$ -	\$ 6.53	\$ 2,663
			CEILING CLOUD										
108			Ceiling Cloud	SF	84	10%	92	0.090	\$ 43.50	\$ 3.92	\$ 8.12	\$ 12.04	\$ 1,112
109			Threaded Rods	EA	8	0%	8	0.145	\$ 43.50	\$ 6.31	\$ 23.69	\$ 30.00	\$ 240
			CEILING JOIST										

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110	A101-A706	Plan Notes	8" Steel Stud @16"O.C.- 16GA	LF	165	10%	182	0.040	\$ 43.50	\$ 1.74	\$ 3.06	\$ 4.80	\$ 873
			CEILING FINISHES										
			GYPSUM BOARD CEILING										
			5/8" Gypsum Board Ceiling	SF	170								
111			No of Sheets (4x8)	EA	6	0%	6	0.480	\$ 43.50	\$ 20.88	\$ 30.40	\$ 51.28	\$ 300
112			Tapping	LF	85	10%	94	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 30
113			Joint Compound	LBS	22	10%	24	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 40
114			Screws	EA	281	0%	281	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 30
			CEILING SOFFIT										
			5/8" Gypsum Board Ceiling	SF	38								
115			No of Sheets (4x8)	EA	2	0%	2	0.480	\$ 43.50	\$ 20.88	\$ 30.40	\$ 51.28	\$ 103
116			Tapping	LF	32	10%	35	0.007	\$ 43.50	\$ 0.30	\$ 0.02	\$ 0.32	\$ 11
117			Joint Compound	LBS	5	10%	5	0.030	\$ 43.50	\$ 1.31	\$ 0.35	\$ 1.66	\$ 9
118			Screws	EA	106	0%	106	0.002	\$ 43.50	\$ 0.09	\$ 0.02	\$ 0.11	\$ 11
			ACT CEILING										
119			2x4 Panel -Manufacturer: Armstrong -Style: Fine Fissured Second Look, Angled Tegular -Color: White Class A Armstrong Prelude XL 15/16" Tee Grid Note: We Have Provided Ceiling In Whole Area Where Damaged Ceiling Is To Be Replaced, Plz Verify	SF	514	10%	565	0.042	\$ 43.50	\$ 1.83	\$ 3.44	\$ 5.27	\$ 2,980
120			2x2 Panel -Manufacturer: Armstrong -Style: Item 1318A -Color: Black Class A Prelude XL,15/16" Tee Grid In Color Black	SF	1894	10%	2083	0.042	\$ 43.50	\$ 1.83	\$ 4.20	\$ 6.03	\$ 12,557
			SPECIAL WALL SURFACING										
			FIBRE REINFORCED PLASTIC										
121			FIBRE Reinforced Plastic (Gray) Manufacturer: Formica Color: Hardtop Finish:961 Fog Ng(Matte)	SF	220	10%	242	0.035	\$ 46.50	\$ 1.63	\$ 9.42	\$ 11.05	\$ 2,674
122			FIBRE Reinforced Plastic (White) Manufacturer: Formica Color: Hardtop Finish: Mission White-933	SF	36	10%	40	0.035	\$ 46.50	\$ 1.63	\$ 9.42	\$ 11.05	\$ 438
			FLOOR FINISHES										
123			LVT Plank Flooring Manufacturer: Mohawk Group Color: Storm Oak 928 Size:18"W x 36"L Plank 2.5mm Thick Note: Furnished By T-Mobile, Installed By G.C	SF	1979	10%	2177	0.045	\$ 46.50	\$ 2.09	\$ -	\$ 2.09	\$ 4,555
124			LVT Plank Flooring Manufacturer: Mohawk Group Color: link 848 Size:9.84"W x 59.60L Plank 5mm Thick Note: Furnished By T-Mobile, Installed By G.C	SF	626	10%	689	0.045	\$ 46.50	\$ 2.09	\$ -	\$ 2.09	\$ 1,441

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125			Walk-Off Mat Manufacturer: Mohawk Group Color: Dark Grey Size:24" x 24" Tile 11.88mm Thick Note: Furnished By T-Mobile, Installed By G.C	SF	37	10%	41	0.100	\$ 46.50	\$ 4.65	\$ -	\$ 4.65	\$ 189
126			Woven Accent Flooring Manufacturer: Mohawk Group Color: Pause 967 Size:12"W x 36"L Plank Note: Furnished By T-Mobile, Installed By G.C	SF	84	10%	92	0.050	\$ 46.50	\$ 2.33	\$ -	\$ 2.33	\$ 215
			SAFETY STRIP										
127			4"W Yellow Strip On Floor Words "NO STORAGE"	LF	16	10%	18	0.011	\$ 46.50	\$ 0.51	\$ 1.05	\$ 1.56	\$ 27
			TRANSITION STRIPS										
128			Transition Strip Note: Transition Strip Assumed	LF	48	10%	53	0.048	\$ 46.50	\$ 2.23	\$ 6.48	\$ 8.71	\$ 460
			BASE FINISHES										
129			Rubber Wall Base Manufacturer: Mohawk Style: Rubber Cove Color:Greige 846 Size: 4"H x 48"x1/8" Note: Furnished T-Mobile, Installed By:G.C	LF	207	10%	228	0.030	\$ 46.50	\$ 1.40	\$ 1.63	\$ 3.03	\$ 689
130			Wood Wall Base Color: Painted P109 Black Iron Size: 3/4"x5-3/4"H	LF	244	10%	268	0.032	\$ 46.50	\$ 1.49	\$ 2.24	\$ 3.73	\$ 1,001
			WALL FINISHES										
			WALL COVERING										
131			Wall Covering -Manufacturer:MDC -Color: Coronado -Orchid 3942CR Finish	SF	296	10%	326	0.035	\$ 46.50	\$ 1.63	\$ 4.89	\$ 6.52	\$ 2,121
			PAINTING										
			WALL PAINT										
132			White Paint Manufacturer: Sherwin Williams Color: Pure White SW7005 Egg Shell Finish One Coat Primer,2 Coat Paint	SF	3531	10%	3884	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 4,770
133			Paint-Scuffmaster Manufacturer:Scuffmaster-Scrubtough Color: To Match "Juneberry SW6573" Egg Shell Finish One Coat Primer,2 Coat Paint	SF	156	10%	172	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 211
134			Paint Manufacturer: Sherwin Williams Color: Juneberry SW6573 Egg Shell Finish One Coat Primer,2 Coat Paint	SF	571	10%	628	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 771

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
Project ID: 1005-40
Scope: GC



ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
135			Paint Manufacturer: Sherwin Williams Color: Juneberry SW6573 Egg Shell Finish One Coat Primer,2 Coat Paint	SF	219	10%	241	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 296
			CEILING PAINT										
136			Paint @ Gypsum Board Ceiling Manufacturer: Sherwin Williams Color: Pure White SW7005 Flat Finish One Coat Primer,2 Coat Paint	SF	221	10%	243	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 299
137			Paint @ Gypsum Board Ceiling Manufacturer: Sherwin Williams Color: Cyberspace SW7076 Flat Finish One Coat Primer,2 Coat Paint	SF	99	10%	109	0.020	\$ 41.41	\$ 0.83	\$ 0.40	\$ 1.23	\$ 134
			DOOR'S PAINT										
138			Paint @Doors White Paint Manufacturer: Sherwin Williams Color: Pure White SW7005 Semi Gloss Finish One Coat Primer,2 Coat Paint	SF	344	10%	378	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 600
			TRIMS PAINT										
139			Paint @ 4" W Trim	LF	34	10%	37	0.018	\$ 41.41	\$ 0.75	\$ 0.80	\$ 1.55	\$ 58
			COLUMN PAINT										
140			Paint Structural Column @22'H (1EA)	SF	60	10%	66	0.025	\$ 41.41	\$ 1.04	\$ 0.55	\$ 1.59	\$ 105

SUBTOTAL \$ 52,632

SPECIALITIES

			WALL PROTECTION										
141			Corner Guard Manufacturer: Wall Guard Color: Stainless Steel Size: 2"x2"x48"-16GA	EA	8	0%	8	0.340	\$ 54.50	\$ 18.53	\$ 48.93	\$ 67.46	\$ 540
142			Corner Guard Color: Black Size: 1-1/2"x1-1/2"x48"-20GA	EA	8	0%	8	0.340	\$ 54.50	\$ 18.53	\$ 40.34	\$ 58.87	\$ 471
			SIGNAGE										
143			Window /Counter Decal Symbol Of Accessibility Size 6"x6" Model:ADA-1006	EA	1	0%	1	0.720	\$ 54.50	\$ 39.24	\$ 44.95	\$ 84.19	\$ 84
144			"Exit" Size 6"x6" Model:ADA-1242	EA	1	0%	1	0.720	\$ 54.50	\$ 39.24	\$ 54.95	\$ 94.19	\$ 94
145			"Exit Route" Size 6"x6" Model:ADA-1243	EA	1	0%	1	0.720	\$ 54.50	\$ 39.24	\$ 54.90	\$ 94.14	\$ 94
146			Wheelchair Accessible Entrance Size 6"x8" Model:ADA-1070	EA	1	0%	1	0.720	\$ 54.50	\$ 39.24	\$ 58.30	\$ 97.54	\$ 98

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
Project ID: 1005-40
Scope: GC



ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
147	A101-A706	Plan Notes	"Women" Wheelchair Accessible Restroom Size 6"x8" Model:ADA-1024	EA	1	0%	1	0.720	\$ 54.50	\$ 39.24	\$ 58.30	\$ 97.54	\$ 98
148			"Men" Wheelchair Accessible Restroom Size 6"x8" Model:ADA-1025	EA	1	0%	1	0.720	\$ 54.50	\$ 39.24	\$ 58.30	\$ 97.54	\$ 98
149			"All Gender" Wheelchair Accessible Restroom Size 8"x8" Model:ADA-1026	EA	1	0%	1	0.720	\$ 54.50	\$ 39.24	\$ 61.25	\$ 100.49	\$ 100
150			"All Gender" Accessible Restroom-Tactile Braille Size 8"x9" Model:ADA-1245	EA	1	0%	1	0.720	\$ 54.50	\$ 39.24	\$ 63.30	\$ 102.54	\$ 103
151			"Women" Accessible Restroom Size 12"Dia Model:T24-1001	EA	1	0%	1	0.940	\$ 54.50	\$ 51.23	\$ 129.95	\$ 181.18	\$ 181
152			"Men" Accessible Restroom Size 12"Triangle Model:T24-1000	EA	1	0%	1	0.940	\$ 54.50	\$ 51.23	\$ 129.95	\$ 181.18	\$ 181
153			"All Gender" Wheel Chair Accessible Restroom Size 12" Triangle/Circle Model: T24-1003	EA	1	0%	1	0.940	\$ 54.50	\$ 51.23	\$ 129.95	\$ 181.18	\$ 181
154			"All Gender" Wheel Chair Accessible Restroom Size 12"x12" Model: ADA-1251	EA	1	0%	1	0.720	\$ 54.50	\$ 39.24	\$ 98.95	\$ 138.19	\$ 138
			STORAGE ASSEMBLIES										
155			Shelving Units Manufacturer: HDX-Silver 6-Tier Heavy Duty Metal Wire 48"W x 72"H x 24"D Material: Chrome	EA	4	0%	4	2.450	\$ 54.50	\$ 133.53	\$ 284.21	\$ 417.74	\$ 1,671
			LOCKERS										
156			Locker Manufacturer: Digilock Note: Provided By T-Mobile, Installed By G.C	EA	5	0%	5	2.650	\$ 54.50	\$ 144.43	\$ -	\$ 144.43	\$ 722
			FIRE EXTINGUISHER										
157			Fire Extinguisher	EA	1	0%	1	1.280	\$ 54.50	\$ 69.76	\$ 124.20	\$ 193.96	\$ 194
			BATHROOM ACCESSORIES										
158			Channel Free Mirror Bobrick B-165 2436	EA	2	0%	2	1.350	\$ 54.50	\$ 73.58	\$ 91.43	\$ 165.01	\$ 330
159			Seat Cover Dispenser Item #420660	EA	2	0%	2	0.480	\$ 54.50	\$ 26.16	\$ 49.00	\$ 75.16	\$ 150
160			Grab Bar 36"L Bobrick B-06806	EA	2	0%	2	0.620	\$ 54.50	\$ 33.79	\$ 65.93	\$ 99.72	\$ 199
161			Automatic Hand Dryer Excel XL-SB With ADA Recessed Mounting Kit 4052	EA	2	0%	2	2.450	\$ 54.50	\$ 133.53	\$ 850.00	\$ 983.53	\$ 1,967
162			Toilet Paper Dispenser Bobrick B-2888	EA	2	0%	2	0.550	\$ 54.50	\$ 29.98	\$ 72.97	\$ 102.95	\$ 206
163			Baby Changing Station Bobrick KB208-1 Gray	EA	2	0%	2	2.750	\$ 54.50	\$ 149.88	\$ 375.95	\$ 525.83	\$ 1,052
164			Door Coat Hook Bobrick B-6827	EA	2	0%	2	0.380	\$ 54.50	\$ 20.71	\$ 59.73	\$ 80.44	\$ 161

SUBTOTAL \$ 9,113

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
Project ID: 1005-40
Scope: GC



ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
FURNISHING													
COUNTERTOPS													
165	A101-A706	Plan Notes	Dark Grey Laminated Counter Top With Integrated Backsplash 4"H x6"L (1EA)	SF	13	10%	14	0.280	\$ 54.50	\$ 15.26	\$ 44.12	\$ 59.38	\$ 849
SUBTOTAL													\$ 849

PLUMBING														
166	P101-P501	Plan Notes	Allowance for Plumbing Connection. (3327 SF)	LS	1	0%	1	159.696	\$ 75.30	\$ 12,025.11	\$ 10,480.05	\$ 22,505.16	\$ 22,505	
			PIPING											
			WASTAGE PIPE											
167			2" Dia Sanitary Waste Pipe		LF	8	10%	9	0.128	\$ 75.30	\$ 9.64	\$ 3.30	\$ 12.94	\$ 114
168			4" Sanitary Wastage Piping		LF	8	10%	8	0.175	\$ 75.30	\$ 13.18	\$ 6.60	\$ 19.78	\$ 167
169			Wall Cleanout		EA	2	10%	2	0.750	\$ 75.30	\$ 56.48	\$ 52.99	\$ 109.47	\$ 241
			VENT PIPING											
170			1-1/2" Vent Piping		LF	9	10%	10	0.116	\$ 75.30	\$ 8.73	\$ 2.48	\$ 11.21	\$ 117
171			4" Dia Vent Pipe		LF	32	10%	35	0.175	\$ 75.30	\$ 13.18	\$ 6.60	\$ 19.78	\$ 696
			WATER PIPING											
			COLD PIPING											
172			1/2" Cold Water Piping		LF	39	10%	43	0.104	\$ 75.30	\$ 7.83	\$ 3.46	\$ 11.29	\$ 484
173			1/4" Cold Water Piping		LF	32	10%	35	0.101	\$ 75.30	\$ 7.61	\$ 2.48	\$ 10.09	\$ 355
174			3/4" Cold Water Piping		LF	13	10%	14	0.110	\$ 75.30	\$ 8.28	\$ 6.02	\$ 14.30	\$ 205
			HOT WATER PIPING											
175			1/2" Dia Hot Water Pipe		LF	64	10%	70	0.104	\$ 75.30	\$ 7.83	\$ 3.46	\$ 11.29	\$ 795
176			3/4" Hot Water Piping		LF	20	10%	22	0.110	\$ 75.30	\$ 8.28	\$ 6.02	\$ 14.30	\$ 312
			WATER PIPING											
			PLUMBING FIXTURES											
177			Lav, Lavatory - LUCERN0356041 - AMERICAN STANDARD		EA	2	10%	2	4.750	\$ 75.30	\$ 357.68	\$ 286.00	\$ 643.68	\$ 1,416
178			S1, Sink - Catalog No.: GEGR2521 - Mfr: Elkay		EA	1	10%	1	5.200	\$ 75.30	\$ 391.56	\$ 827.00	\$ 1,218.56	\$ 1,340
179			EWC, Electric Water Cooler - Catalog No.: EZSTL8WSLK - Mfr.: ELKAY		EA	1	10%	1	18.750	\$ 75.30	\$ 1,411.88	\$ 3,599.00	\$ 5,010.88	\$ 5,512
SUBTOTAL												\$	34,259	

HVAC													
180			Allowance for HVAC Connection. (3327 SF)	LS	1	0%	1	94.820	\$ 76.25	\$ 7,229.99	\$ 6,238.13	\$ 13,468.11	\$ 13,468
			DUCTS AND PIPING										
			SUPPLY DUCTS										
181			8" Dia Spiral Air Duct	LF	2	10%	2	0.301	\$ 76.25	\$ 22.98	\$ 12.13	\$ 35.12	\$ 59
182			10" Dia Spiral Air Duct	LF	13	10%	15	0.377	\$ 76.25	\$ 28.73	\$ 15.17	\$ 43.90	\$ 644
183			8" Dia Air Duct	LF	30	10%	33	0.301	\$ 76.25	\$ 22.98	\$ 12.13	\$ 35.12	\$ 1,159
184			10" Dia Air Duct	LF	77	10%	85	0.377	\$ 76.25	\$ 28.73	\$ 15.17	\$ 43.90	\$ 3,716
185			12" Dia Air Duct	LF	7	10%	8	0.452	\$ 76.25	\$ 34.48	\$ 18.20	\$ 52.68	\$ 424
186			10" x 10" Air Duct	LF	6	10%	6	0.480	\$ 76.25	\$ 36.60	\$ 18.60	\$ 55.20	\$ 347
187			14" x 14" Air Duct	LF	9	10%	10	0.672	\$ 76.25	\$ 51.24	\$ 36.46	\$ 87.70	\$ 843

DETAILED BREAKDOWN OF ITEMS									
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Project Name:	T-Mobile Renovation
Project ID:	1005-40
Scope:	GC



Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
188			14" x 10" Air Duct	LF	11	10%	12	0.576	\$ 76.25	\$ 43.92	\$ 26.04	\$ 69.96	\$ 839
189			16" x 12" Air Duct	LF	5	10%	6	0.672	\$ 76.25	\$ 51.24	\$ 35.71	\$ 86.95	\$ 478
190			16" x 14" Air Duct	LF	13	10%	15	0.720	\$ 76.25	\$ 54.90	\$ 41.66	\$ 96.56	\$ 1,423
191			18" x 12" Air Duct	LF	5	10%	6	0.720	\$ 76.25	\$ 54.90	\$ 40.18	\$ 95.08	\$ 523
192			18" x 12" Air Duct	LF	9	10%	10	0.720	\$ 76.25	\$ 54.90	\$ 40.18	\$ 95.08	\$ 985
193			24" x 14" Air Duct	LF	12	10%	13	0.912	\$ 76.25	\$ 69.54	\$ 62.50	\$ 132.04	\$ 1,754
			RETURN AIR DUCT										
194			10" Dia Air Duct	LF	5	10%	6	0.377	\$ 76.25	\$ 28.73	\$ 15.17	\$ 43.90	\$ 253
195			14" Dia Air Duct	LF	14	10%	15	0.528	\$ 76.25	\$ 40.22	\$ 21.23	\$ 61.46	\$ 916
196			26" x 12" Air Duct	LF	17	10%	19	0.912	\$ 76.25	\$ 69.54	\$ 58.03	\$ 127.57	\$ 2,386
197			26" x 14" Air Duct	LF	6	10%	7	0.960	\$ 76.25	\$ 73.20	\$ 67.70	\$ 140.90	\$ 916
			ROOF TOP UNIT										
198			RTU-1, Rooftop Unit - Air Flow : 2400CFM - O.A. Flow: 460 DX Cooling Coil - Tons: 6.0 - Total Load: 72 MBH - Sensible Load: 54 MBH Gas Heat - Input: 50/67 MBH - Output: 41/59 MBH - Stages: 2 Electrical - Volts/Å/HZ.: 460/3/60□ - MCA: 19 - MCOP: 25 Design Basis - Mnfr: CARRIER - Model: 48GCDM07	EA	1	0%	1	18.300	\$ 76.25	\$ 1,395.38	\$ 9,150.00	\$ 10,545.38	\$ 10,545

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
Project ID: 1005-40
Scope: GC



ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
199			RTU-2, Rooftop Unit - Air Flow : 1200CFM - O.A. Flow: 240 DX Cooling Coil - Tons: 3.0 - Total Load: 36 MBH - Sensible Load: 27 MBH Gas Heat - Input: 50/67 MBH - Output: 40/54 MBH - Stages: 2 Electrical - Volts/Å/HZ.: 460/3/60□ - MCA: 11 - MCOP: 15 Design Basis - Mnfr: CARRIER - Model: 48GCDJ04	EA	1	0%	1	11.440	\$ 76.25	\$ 872.30	\$ 4,575.00	\$ 5,447.30	\$ 5,447
			MISC.										
200			Provide With 120v GFCI Service Outlet.	EA	2	0%	2	0.560	\$ 76.25	\$ 42.70	\$ 22.54	\$ 65.24	\$ 130
201			Provide With Integral Disconnect Switch.	EA	2	0%	2	1.210	\$ 76.25	\$ 92.26	\$ 65.12	\$ 157.38	\$ 315
202			Economizer With Enthalpy Controls.	EA	2	0%	2	1.750	\$ 76.25	\$ 133.44	\$ 291.30	\$ 424.74	\$ 849
203			Barometric Relief.	EA	2	0%	2	1.230	\$ 76.25	\$ 93.79	\$ 105.13	\$ 198.92	\$ 398
204			Hail Guard	EA	2	0%	2	1.380	\$ 76.25	\$ 105.23	\$ 210.00	\$ 315.23	\$ 630
205			Electric Heater to Run in Conjunction With Heat Pump in Heating Mode.	EA	2	0%	2	1.500	\$ 76.25	\$ 114.38	\$ 75.00	\$ 189.38	\$ 379
206			E-coating (if Required)	EA	2	0%	2	2.000	\$ 76.25	\$ 152.50	\$ 135.00	\$ 287.50	\$ 575
207			Burglar Bars (Optional)	EA	2	0%	2	1.150	\$ 76.25	\$ 87.69	\$ 102.50	\$ 190.19	\$ 380
208			Curb Adapter as Necessary.	EA	2	0%	2	2.540	\$ 76.25	\$ 193.68	\$ 358.23	\$ 551.91	\$ 1,104
			DIFFUSER SCHEDULE										
209			250 CFM, Diffuser A - Service: Supply Diffuser - Module Size (L" x W"): 24" x24" - Finish: Sales - Black Iron, BOH - #26 White - Mounting: Ceiling Grid - N.C.: <25 - w/ Frame Design Basis - Mnfr: TITUS - Model: TMSA	EA	1	0%	1	1.800	\$ 76.25	\$ 137.25	\$ 200.00	\$ 337.25	\$ 337

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
Project ID: 1005-40
Scope: GC



ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
210	M101-M602	Plan Notes	125 CFM, Diffuser B - Service: Supply Diffuser - Module Size (L" x W"): 12" x12" - Finish: #26 White - Mounting: Ceiling Grid - N.C.: <25 - w/ Frame Design Basis - Mnfr: TITUS - Model: TMSA	EA	1	0%	1	0.900	\$ 76.25	\$ 68.63	\$ 100.00	\$ 168.63	\$ 169
211			C, Diffuser - Service: Return Grille - Module Size (L" x W"): 12" x12" - Finish: #26 White - Mounting: Wall - N.C.: <25 - w/ Frame Design Basis - Mnfr: TITUS - Model: 350R	EA	2	0%	2	0.839	\$ 76.25	\$ 63.99	\$ 93.24	\$ 157.23	\$ 314
212			375 CFM, Diffuser D - Service: Return Grille - Module Size (L" x W"): 12" x12" - Finish: Sales - Black Iron, BOH - #26 White - Mounting: Ceiling Grid - N.C.: <25 - w/ Frame Design Basis - Mnfr: TITUS - Model: 50F	EA	0	0%	0	2.531	\$ 76.25	\$ 193.01	\$ 281.25	\$ 474.26	\$ -
213			1200 CFM, Diffuser D - Service: Return Grille - Module Size (L" x W"): 12" x12" - Finish: Sales - Black Iron, BOH - #26 White - Mounting: Ceiling Grid - N.C.: <25 - w/ Frame Design Basis - Mnfr: TITUS - Model: 50F	EA	0	0%	0	4.200	\$ 76.25	\$ 320.25	\$ 600.00	\$ 920.25	\$ -

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
Project ID: 1005-40
Scope: GC



ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
214			270 CFM, Diffuser F - Service: Supply Diffuser - Module Size (L" x W"): 24" x24" (2-Way) - Finish: Black Iron - Mounting: Ceiling Grid - N.C.: <25 - w/ Frame Design Basis - Mnfr: TITUS - Model: TMSA	EA	4	0%	4	1.944	\$ 76.25	\$ 148.23	\$ 216.00	\$ 364.23	\$ 1,457
215			275 CFM, Diffuser F - Service: Supply Diffuser - Module Size (L" x W"): 24" x24" (2-Way) - Finish: Black Iron - Mounting: Ceiling Grid - N.C.: <25 - w/ Frame Design Basis - Mnfr: TITUS - Model: TMSA	EA	3	0%	3	1.980	\$ 76.25	\$ 150.98	\$ 220.00	\$ 370.98	\$ 1,113
216			825 CFM, Diffuser G - Service: Return Grille - Module Size (L" x W"): 18" x18" - Finish: Sales - Black Iron, BOH - #26 White - Mounting: Ceiling Grid - N.C.: <25 - w/ Frame Design Basis - Mnfr: TITUS - Model: 350R	EA	1	0%	1	3.176	\$ 76.25	\$ 242.19	\$ 453.75	\$ 695.94	\$ 696
			LINEAR DIFFUSER										
217			150 CFM, Diffuser J - Service: Supply Diffuser - Module Size (L" x W"): 48" x2" (1-Slot) - Frame Type: TYPE 66 - Finish: Black Iron - Mounting: Ceiling Grid - N.C.: <25 - w/ Frame Design Basis - Mnfr: TITUS - Model: FL-20-JT	EA	9	0%	9	1.080	\$ 76.25	\$ 82.35	\$ 120.00	\$ 202.35	\$ 1,821
			MISC.										
218			Titus Plenum Box FBPI-20 (2" Insulated)	EA	1	0%	1	1.219	\$ 76.25	\$ 92.95	\$ 139.65	\$ 232.60	\$ 233
219			Specified Pattern Controller	EA	1	0%	1	1.154	\$ 76.25	\$ 87.99	\$ 125.13	\$ 213.12	\$ 213
220			Optional Inlet Damper For Air Balance	EA	1	0%	1	1.020	\$ 76.25	\$ 77.78	\$ 87.99	\$ 165.77	\$ 166

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
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ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			EXHAUST FAN										
221			L233, Exhaust Fan - Drive Type: Direct - Ceiling Mounted - Weight: 14 LBS Performance - Air Flow: 110 CFM - EXT Static (W.C.): 0.1 - Sones: 0.8 Electrical - Volts: 208 - Phase: 3P Design Basis - Mnfr: BROAN - Model: QTXE110150DCL	EA	2	0%	2	2.746	\$ 76.25	\$ 209.38	\$ 322.00	\$ 531.38	\$ 1,063
			MISC.										
222			Backdraft Damper	EA	2	0%	2	0.810	\$ 76.25	\$ 61.76	\$ 65.00	\$ 126.76	\$ 254
			SPLIT SYSTEM AIR HANDLER UNIT										
223			FC-1, Split System Air Handler Unit - Nominal Cooling Cap.: 2.5 Tons - Supply Air: 600 CFM - MCA: 1 - Voltage: 208/1/60 - AHU Weight: 51 LBS Design Basis - Mnfr: MITSUBISHI - Model: PLA-A30BA6	EA	1	0%	1	13.690	\$ 76.25	\$ 1,043.86	\$ 5,473.50	\$ 6,517.36	\$ 6,517
			MISC.										
224			Low Ambient Control	EA	1	0%	1	1.895	\$ 76.25	\$ 144.49	\$ 219.65	\$ 364.14	\$ 364
225			Wind Shield	EA	1	0%	1	0.924	\$ 76.25	\$ 70.46	\$ 76.69	\$ 147.15	\$ 147
226			QSMS Equipment Stand	EA	1	0%	1	2.220	\$ 76.25	\$ 169.28	\$ 257.81	\$ 427.09	\$ 427
227			Part #PAC-US444CN1 Interface For Entouch Controls	EA	1	0%	1	1.491	\$ 76.25	\$ 113.69	\$ 179.00	\$ 292.69	\$ 293
			SPLIT SYSTEM CONDENSING UNIT										
228			CU-1, Split System Condensing Unit - Cooling Capacity Total: 30000 - Cooling Capacity Sensible: 22500 - HP Weight: 163 LBS Electrical - MCA: 25 - MCOP: 40 - Voltage: 208/1/60 Design Basis - Mnfr: MITSUBISHI - Model: PUY-A30NHA6	EA	1	0%	1	13.690	\$ 76.25	\$ 1,043.86	\$ 5,473.50	\$ 6,517.36	\$ 6,517

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
Project ID: 1005-40
Scope: GC



ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			MISC										
229			Low Ambient Control	EA	1	0%	1	1.895	\$ 76.25	\$ 144.49	\$ 219.65	\$ 364.14	\$ 364
230			Wind Shield	EA	1	0%	1	0.924	\$ 76.25	\$ 70.46	\$ 76.69	\$ 147.15	\$ 147
231			QSMS Equipment Stand	EA	1	0%	1	2.220	\$ 76.25	\$ 169.28	\$ 257.81	\$ 427.09	\$ 427
232			Part #PAC-US444CN1 Interface For Entouch Controls	EA	1	0%	1	1.491	\$ 76.25	\$ 113.69	\$ 179.00	\$ 292.69	\$ 293
												SUBTOTAL	\$ 75,219

ELECTRICAL

233			Allowance for Electrical Wiring, Connection And Conduiting (3327 SF)	LS	1	0%	1	294,560	\$ 78.20	\$ 23,034.59	\$ 7,574.40	\$ 30,608.99	\$ 30,609
			LIGHTING FIXTURE										
			L211, Lumenture Track Accent With Black Finish - 90 CRI - 3000K - Round Aperture - 22 Degrees - 1100 Lumens - Lamp: LED - Ballast: Electronic - Mounting: Track										
234			Electrical - Watts: 14W - Volts: 120V 1P Design Basis - Model: T50M-30H-1100-22-B-J Notes - KB-24-B Lumenture K Beam Suspended Track Black 4' LT4-B - Contech Surface Mount Track Black 4'	EA	6	0%	6	1.210	\$ 78.20	\$ 94.62		\$ 94.62	\$ 568

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
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Scope: GC



ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
235			L212, Lumenture Track Accent With Black Finish - 90 CRI - 3000K - Round Aperture - 22 Degrees - 1100 Lumens - Lamp: LED - Ballast: Electronic - Mounting: Track Electrical - Watts: 14W - Volts: 120V 1P Design Basis - Model: T50M-30H-1100-22-B-J Notes - KB-24-B Lumenture K Beam Suspended Track Black 8' LT8-B - Contech Surface Mount Track Black 8'	EA	4	0%	4	2.610	\$ 78.20	\$ 204.10		\$ 204.10	\$ 816
236			L218, Coronet LS3 Direct 8' Black Wall Wash Fixture - Lamp: LED - Ballast: Electronic - Mounting: Surface/Pendant (Air Craft Cable) Electrical - Watts: 80W - Volts: 120V 1P Design Basis - Model: LS3-LED-8'-30-MOD-T-MOBILE-HIGH-UNV-DB-BLK-AC(SM)-WW-CAN-BLK	EA	2	0%	2	3.200	\$ 78.20	\$ 250.24		\$ 250.24	\$ 500
237			L221, Coronet LS1 Direct 8' Black - Lamp: LED - Ballast: Electronic - Mounting: Surface/Pendant (Air Craft Cable) Electrical - Watts: 40W - Volts: 120V 1P Design Basis - Model: LS1-LED-8'-30-MOD-T-MOBILE-LOW-UNV-DB-BLK-AC(SM)-WW-CAN-BLK	EA	8	0%	8	3.200	\$ 78.20	\$ 250.24	\$ -	\$ 250.24	\$ 2,002

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
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ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
238			L221-EM, Coronet LS1 Direct 8' Black - Emergency Power From Mini Inverter - Lamp: LED - Ballast: Electronic - Mounting: Surface/Pendant (Air Craft Cable) Electrical - Watts: 40W - Volts: 120V 1P Design Basis - Model: LS1-LED-8'-30-MOD-T-MOBILE-LOW-UNV-DB-BLK-AC(SM)-WW-CAN-BLK Notes - 90 Min. Emergency Battery Backup Provided By Mini Inverter	EA	6	0%	6	3.050	\$ 78.20	\$ 238.51		\$ 238.51	\$ 1,431
239			L222, SOLAIS Pendant Downlight - 90 CRI - 3000K - 40 Degree Beam - 1100 Lumens - Black Specular Cone And Black Finish - Lamp: LED - Ballast: Electronic - Mounting: Pendant Electrical - Watts: 22.4W - Volts: 120V 1P Design Basis - Model: XC3-Xm20-40c-30H-1400-CB/BK	EA	8	0%	8	2.540	\$ 78.20	\$ 198.63		\$ 198.63	\$ 1,589
240			L230, SOLAIS Recessed Downlight - 90 CRI - 3000K - 40 Degree Beam - 1400 Lumens - Black Cone And Black Trim - Lamp: LED - Ballast: Electronic - Mounting: Recessed Electrical - Watts: 25.4W - Volts: 120V 1P Design Basis - Model: YR4nc-D-Ym24-40c-30H-1400-CB/BK	EA	1	0%	1	0.893	\$ 78.20	\$ 69.83		\$ 69.83	\$ 70

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
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Scope: GC



ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
241	E101-E701	Plan Notes	L230-EM, SOLAIS Recessed Downlight - Emergency Power From Mini Inverter - 90 CRI - 3000K - 40 Degree Beam - 1400 Lumens - Black Cone And Black Trim - Lamp: LED - Ballast: Electronic - Mounting: Recessed Electrical - Watts: 25.4W - Volts: 120V 1P Design Basis - Model: YR4nc-D-Ym24-40c-30H-1400-CB/BK Notes - 90 Min. Emergency Battery Backup Provided By Mini Inverter	EA	2	0%	2	0.102	\$ 78.20	\$ 7.98		\$ 7.98	\$ 16
242			L233, BROAN LED Fan/Light - Lamp: LED - Ballast: Electronic - Mounting: Recessed Electrical - Watts: 8.3W - Volts: 120V 1P Design Basis - Model: QTXE110150DCL Notes - Provide Wall Mounted Occupancy Sensor	EA	2	0%	2	2.880	\$ 78.20	\$ 225.22		\$ 225.22	\$ 450
243			L234, AFX Surface Mount Wall Fixture - 3000K - 1125 Lumens - Black Finish - Lamp: LED - Ballast: Electronic - Mounting: Surface Electrical - Watts: 22W - Volts: 120V 1P Design Basis - Model: BARV2403L30D2BK Notes - Verify Length Needed Over Mirror	EA	2	0%	2	1.413	\$ 78.20	\$ 110.50		\$ 110.50	\$ 221

DETAILED BREAKDOWN OF ITEMS

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ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
244			L235, COLUMBIA 4' LED Lensed Strip - 3000K - 3800 Lumens - Lamp: LED - Ballast: Electronic - Mounting: Surface Electrical - Watts: 30.4W - Volts: 120V 1P Design Basis - Model: MPD-4-30-MW-C-W-ED-U	EA	2	0%	2	1.458	\$ 78.20	\$ 114.02		\$ 114.02	\$ 228
245			L205A, CONTECH Multi Face Red Ltr Silver Housing Recessed and Surface Mount Exit Sign W/ Battery - Lamp: LED - Ballast: Electronic - Mounting: Surface Electrical - Watts: 3W - Volts: 120V 1P Design Basis - Model: REXA-MF-R-EM-S Notes - 90 Min. Emergency Battery Backup	EA	5	0%	5	1.562	\$ 78.20	\$ 122.15		\$ 122.15	\$ 611
246			L205B, DUAL Lite Black Thermoplastic Exit, - Universal Face - Red or Green Led Emergency Exit - NICAD Battery - Lamp: LED - Ballast: Electronic - Mounting: Surface Electrical - Watts: 3.4W - Volts: 120V 1P Design Basis - Model: CERG Notes - 90 Min. Emergency Battery Backup	EA	1	0%	1	1.725	\$ 78.20	\$ 134.90		\$ 134.90	\$ 135

DETAILED BREAKDOWN OF ITEMS

Project Name: T-Mobile Renovation
Project ID: 1005-40
Scope: GC



ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
247			L206, DUAL Lite Black Thermoplastic Remote - 2 Lam Heads - 88 LMs Per LED - Wall, Ceiling Mounted - 120v, 277v - Black Housing, Damp Location - Lamp: LED (2)1W - Ballast: Electronic - Mounting: Surface Electrical - Watts: 2W - Volts: 120V 1P Design Basis - Model: EV2D Notes - 90 Min. Emergency Battery Backup	EA	3	0%	3	1.023	\$ 78.20	\$ 80.00		\$ 80.00	\$ 240
248			CL, CONTECH Single Circuit Thin End Feed Current Limiting Device With Black Finish. - Mounting: Track Electrical - Volts: 120V 1P Design Basis - Model: LA-23T-R-B-REG#-B Notes - Sizes Available: REG4 - 360W, 3A REG5 - 480W, 4A REG6 - 600W, 5A REG7 - 720W, 6A REG8 - 840W, 7A Note: Provided By T-Mobile, Installed By G.C	EA	1	0%	1	0.581	\$ 78.20	\$ 45.40		\$ 45.40	\$ 45
			LIGHTING CONTROL										
249			Lighting Control Box w/ - RIB SPDT Relays - Contactors	EA	1	0%	1	2.540	\$ 78.20	\$ 198.63	\$ -	\$ 198.63	\$ 199
250			Switch Bank	EA	1	0%	1	2.180	\$ 78.20	\$ 170.48	\$ -	\$ 170.48	\$ 170
251			Dimmer Occupancy Sensor - 120v - 0-10v Dimming - LUTRON MAESTRO Dimmer Sensor - Model: MS-Z101-WH	EA	1	0%	1	1.450	\$ 78.20	\$ 113.39	\$ -	\$ 113.39	\$ 113
252			Wall Mounted Occupancy Sensor Switch - 800w - Model: WSD-PDT-WH	EA	2	0%	2	1.280	\$ 78.20	\$ 100.10	\$ -	\$ 100.10	\$ 200
253			One Dimming & Load Controller	EA	1	0%	1	1.900	\$ 78.20	\$ 148.58	\$ -	\$ 148.58	\$ 149
254			Disconnect Switch	EA	5	0%	5	1.450	\$ 78.20	\$ 113.39	\$ -	\$ 113.39	\$ 567
			POWER FIXTURE										
255			Junction Box	EA	9	0%	9	0.510	\$ 78.20	\$ 39.88	\$ 17.00	\$ 56.88	\$ 512

DETAILED BREAKDOWN OF ITEMS

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ACE SERVICES

Date: 5-Aug-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
256			Data Outlet	EA	37	0%	37	0.500	\$ 78.20	\$ 39.10	\$ 16.44	\$ 55.54	\$ 2,055
257			20A Duplex Receptacle	EA	36	0%	36	0.610	\$ 78.20	\$ 47.70	\$ 20.33	\$ 68.03	\$ 2,449
258			GFCI Duplex Receptacle	EA	5	0%	5	0.890	\$ 78.20	\$ 69.60	\$ 29.66	\$ 99.26	\$ 496
259			GFCI Weatherproof Duplex Receptacle	EA	3	0%	3	0.920	\$ 78.20	\$ 71.94	\$ 32.25	\$ 104.19	\$ 313
260			20A Quadplex Receptacle	EA	43	0%	43	0.990	\$ 78.20	\$ 77.42	\$ 32.80	\$ 110.22	\$ 4,739
261			Window Receptacle	EA	7	0%	7	0.610	\$ 78.20	\$ 47.70	\$ 20.33	\$ 68.03	\$ 476
262			Fan Coil	EA	4	0%	4	5.247	\$ 78.20	\$ 410.32	\$ 609.00	\$ 1,019.32	\$ 4,077
263			Above Ceiling Telephone/ Data Outlet - RJ45 JACK w/ CAT5e Wires - Cable is By Owner - Overhead Shopper Tracker Cabling	EA	2	0%	2	0.493	\$ 78.20	\$ 38.57	\$ 16.44	\$ 55.01	\$ 110
264			Telephone/Data Outlet - Provide Overhead AP Cabling	EA	6	0%	6	0.500	\$ 78.20	\$ 39.10	\$ 16.44	\$ 55.54	\$ 333
TRANSFORMER													
265			Transformer - 75 KVA	EA	1	0%	1	15.000	\$ 78.20	\$ 1,173.00	\$ 8,335.74	\$ 9,508.74	\$ 9,509
PANEL													
B													
266			B Panel - Volts: 208/120v - Phase: 3P - Wire: 4W - Bus Amps: 200	EA	1	0%	1	4.650	\$ 78.20	\$ 363.63	\$ 933.21	\$ 1,296.84	\$ 1,297
267			1 Pole, 20A Breaker	EA	34	0%	34	0.470	\$ 78.20	\$ 36.75	\$ 25.67	\$ 62.42	\$ 2,122
268			2 Pole, 40A Breaker	EA	1	0%	1	1.160	\$ 78.20	\$ 90.71	\$ 64.00	\$ 154.71	\$ 155
269			3 Pole, 20A Breaker	EA	1	0%	1	0.650	\$ 78.20	\$ 50.83	\$ 35.71	\$ 86.54	\$ 87
270			3 Pole, 100A Breaker	EA	1	0%	1	3.220	\$ 78.20	\$ 251.80	\$ 178.55	\$ 430.35	\$ 430
INVERTER													
271			400W Inverter Design Basis - Mnfr: EMERGI-LITE - Model: EMU-400 Notes - 90 Min. Battery Backup Note: Provided By T-Mobile, Installed By G.C	EA	1	0%	1	13.250	\$ 78.20	\$ 1,036.15		\$ 1,036.15	\$ 1,036
MISC.													
272			Rough-In For ADT Key Pad	EA	1	0%	1	1.655	\$ 78.20	\$ 129.42		\$ 129.42	\$ 129
273			Thermostat	EA	3	0%	3	1.450	\$ 78.20	\$ 113.39		\$ 113.39	\$ 340
274			Zone Temperature Sensor Note: Provided By T-Mobile, Installed By G.C	EA	3	0%	3	0.672	\$ 78.20	\$ 52.55		\$ 52.55	\$ 158

SUBTOTAL \$ 71,754

PROJECTED COST

\$304,804

OVERHEAD AND PROFIT 20% \$60,961

INSURANCE 5% \$15,240

CONTINGENCY 5% \$15,240

TAX 4.5% \$13,716

SUGGESTED BID

\$409,961