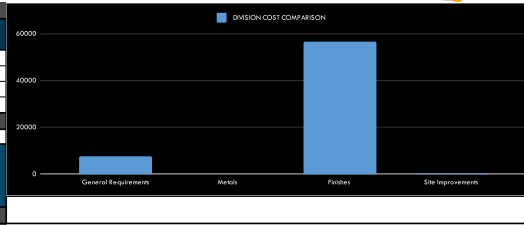


**GENERAL SUMMARY**

#REF! Bixby Pet Grooming Tenant, 23829 Hawthorne Blvd. Torrance, CA 90505  
 #REF! 15072024  
 #REF! METAL FRAMING, DRYWALL, MUDDING  
 No. Of Floors: 1  
 Date: 16-Jul-24



BUILDING GSF		1,978	
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 7,750	\$ 3.92
5000	Metals	\$ 62	\$ 0.03
9000	Finishes	\$ 56,583	\$ 28.61
32000	Site Improvements	\$ 322	\$ 0.16
<b>TOTAL TRADE COST</b>		<b>\$ 64,716</b>	<b>\$ 33</b>
<b>OVERHEAD AND PROFIT</b>			
INSURANCE	#REF! 3%	\$ 1,941	\$ #REF! 1
CONTINGENCY	5%	\$ 3,236	\$ 2
TAX	10%	\$ 3,682	\$ 3
<b>SUGGESTED BID</b>		<b>#REF!</b>	<b>#REF!</b>



Prepared for: **Bixby Pet Grooming Tenant, 23829 Hawthorne Blvd. Torrance, CA 90505**  
 Project ID: **15072024**  
 Scope: **METAL FRAMING, DRYWALL, MUDDING**



Date: **16-Jul-24**

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
<b>GENERAL REQUIREMENTS</b>													
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 350.00	\$ 350.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,800.00	\$ 1,800.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 400.00	\$ 400.00
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
												<b>SUBTOTAL</b>	<b>\$ 4,050</b>
<b>METALS</b>													
<b>CEILING FRAMING</b>													
<b>CEILING JOISTS</b>													
8			3-5/8" 20 GA 362T125-30 Steel Joist @ 24" O.C. (54 SF)	LF	28	10%	31	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 62
												<b>SUBTOTAL</b>	<b>\$ 62</b>
<b>FINISHES</b>													
<b>DRY WALL ASSEMBLIES</b>													
9			4" 20 GA Stud Interior Low Wall (3'-6" H)	LF	4								
10			1 Layer 5/8" Gypsum Wall Board on Both Sides	SF	28	10%	31						
11			No of Sheets (4'x8')	EA	1	0%	1	0.350	\$ 35.00	\$ 12.25	\$ 18.25	\$ 30.50	\$ 31
12			Tapping	LF	14	10%	15	0.010	\$ 35.00	\$ 0.35	\$ 0.12	\$ 0.47	\$ 7
13			Mudding	LBs	1	10%	2	0.128	\$ 35.00	\$ 4.48	\$ 1.53	\$ 6.01	\$ 10
14			Screws	EA	48	0%	48	0.001	\$ 35.00	\$ 0.02	\$ 0.05	\$ 0.07	\$ 3
15			(3" x 3" Square) 1/8" Thick Steel Tube @ 24" O.C	LBS	33	10%	36	0.022	\$ 35.00	\$ 0.77	\$ 2.10	\$ 2.87	\$ 104
16			3-5/8" 20 GA 362T125-30 Metal Stud @ 24" O.C	LF	7	10%	8	0.016	\$ 35.00	\$ 0.56	\$ 1.42	\$ 1.98	\$ 15
17			3-5/8" 20 GA 362T125-30 Top Runner	LF	4	10%	4	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 9
18			3-5/8" 20 GA 362T125-30 Bottom Runner	LF	4	10%	4	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 9
19			Acoustic Sealant	LF	16	10%	18	0.010	\$ 35.00	\$ 0.35	\$ 0.40	\$ 0.75	\$ 13
20													
21			4" 20 GA Stud Interior Partition Wall @ Restroom (11'-6" H)	LF	7								
22			1 Layer 5/8" Moisture Resistant Gypsum Wall Board On One Side	SF	82	10%	90						
23			No of Sheets (4'x8')	EA	3	0%	3	0.350	\$ 35.00	\$ 12.25	\$ 20.86	\$ 33.11	\$ 99
24			Tapping	LF	41	10%	45	0.010	\$ 35.00	\$ 0.35	\$ 0.12	\$ 0.47	\$ 21
25			Mudding	LBs	4	10%	5	0.128	\$ 35.00	\$ 4.48	\$ 1.53	\$ 6.01	\$ 29
26			Screws	EA	144	0%	144	0.001	\$ 35.00	\$ 0.02	\$ 0.05	\$ 0.07	\$ 10
27			1 Layer 5/8" Gypsum Wall Board On One Side	SF	82	10%	90						
28			No of Sheets (4'x8')	EA	3	0%	3	0.350	\$ 35.00	\$ 12.25	\$ 18.25	\$ 30.50	\$ 92
29			Tapping	LF	41	10%	45	0.010	\$ 35.00	\$ 0.35	\$ 0.12	\$ 0.47	\$ 21
30			Mudding	LBs	4	10%	5	0.128	\$ 35.00	\$ 4.48	\$ 1.53	\$ 6.01	\$ 29
31			Screws	EA	144	0%	144	0.001	\$ 35.00	\$ 0.02	\$ 0.05	\$ 0.07	\$ 10
32			3-5/8" 20 GA 362T125-30 Metal Stud @ 24" O.C	LF	41	10%	45	0.016	\$ 35.00	\$ 0.56	\$ 1.42	\$ 1.98	\$ 89
33			R-13 Batt Insulation	SF	82	10%	90	0.012	\$ 35.00	\$ 0.42	\$ 1.15	\$ 1.57	\$ 141
34			362S125-18 Cross Bracing @ 48" O.C	LF	21	10%	23	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 46
35			3-5/8" 20 GA 362T125-33 Steel Track	LF	14	10%	16	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 31
36			3-5/8" 20 GA 362T125-30 Top Runner	LF	7	10%	8	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 16
37			3-5/8" 20 GA 362T125-30 Bottom Runner	LF	7	10%	8	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 16
38			Acoustic Sealant	LF	28	10%	31	0.010	\$ 35.00	\$ 0.35	\$ 0.40	\$ 0.75	\$ 23
39													
40			4" 25 GA Stud Furring Wall (11'-6" H)	LF	54								
41			1 Layer 5/8" Gypsum Wall Board On One Side	SF	622	10%	685						
42			No of Sheets (4'x8')	EA	22	0%	22	0.350	\$ 35.00	\$ 12.25	\$ 18.25	\$ 30.50	\$ 671
43			Tapping	LF	311	10%	342	0.010	\$ 35.00	\$ 0.35	\$ 0.12	\$ 0.47	\$ 161
44			Mudding	LBs	33	10%	36	0.128	\$ 35.00	\$ 4.48	\$ 1.53	\$ 6.01	\$ 218
45			Screws	EA	1056	0%	1056	0.001	\$ 35.00	\$ 0.02	\$ 0.05	\$ 0.07	\$ 71
46			3-5/8" 20 GA 362S125-18 Metal Stud @ 24" O.C	LF	311	10%	342	0.016	\$ 35.00	\$ 0.56	\$ 1.42	\$ 1.98	\$ 678
47			R-13 Batt Insulation	SF	622	10%	685	0.012	\$ 35.00	\$ 0.42	\$ 1.15	\$ 1.57	\$ 1075
48			6" Long 25 GA Metal Track	LF	108	10%	119	0.018	\$ 35.00	\$ 0.63	\$ 1.70	\$ 2.33	\$ 277
49			3-5/8" 20 GA 362T125-18 Top Runner	LF	54	10%	60	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 120
50			3-5/8" 20 GA 362T125-18 Bottom Runner	LF	54	10%	60	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 120
51			Acoustic Sealant	LF	108	10%	119	0.010	\$ 35.00	\$ 0.35	\$ 0.40	\$ 0.75	\$ 89
52													
53			4" 25 GA Stud Furring Wall @ Restroom (9'-6" H)	LF	16								
54			1 Layer 5/8" Moisture Resistant Gypsum Wall Board On One Side	SF	148	10%	163						
55			No of Sheets (4'x8')	EA	6	0%	6	0.350	\$ 35.00	\$ 12.25	\$ 20.86	\$ 33.11	\$ 199
56			Tapping	LF	74	10%	81	0.010	\$ 35.00	\$ 0.35	\$ 0.12	\$ 0.47	\$ 38
57			Mudding	LBs	8	10%	9	0.128	\$ 35.00	\$ 4.48	\$ 1.53	\$ 6.01	\$ 52
58			Screws	EA	288	0%	288	0.001	\$ 35.00	\$ 0.02	\$ 0.05	\$ 0.07	\$ 19
59			3-5/8" 20 GA 362S125-18 Metal Stud @ 24" O.C	LF	74	10%	81	0.016	\$ 35.00	\$ 0.56	\$ 1.42	\$ 1.98	\$ 161
60			R-13 Batt Insulation	SF	148	10%	163	0.012	\$ 35.00	\$ 0.42	\$ 1.15	\$ 1.57	\$ 256
61			6" Long 25 GA Metal Track	LF	31	10%	34	0.018	\$ 35.00	\$ 0.63	\$ 1.70	\$ 2.33	\$ 80
62			3-5/8" 20 GA 362T125-18 Top Runner	LF	16	10%	17	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 34
63			3-5/8" 20 GA 362T125-18 Bottom Runner	LF	16	10%	17	0.016	\$ 35.00	\$ 0.56	\$ 1.45	\$ 2.01	\$ 34
64			Acoustic Sealant	LF	31	10%	34	0.010	\$ 35.00	\$ 0.35	\$ 0.40	\$ 0.75	\$ 26
65													
66			4" 20 GA Stud Interior Partition Wall @ Restroom (11'-6" H)	LF	200								

LABOR COST	MAT. COST
\$ -	\$ -
\$ 17.24	\$ 44.65
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 12.25	\$ 18.25
\$ 5.39	\$ 1.85
\$ 7.31	\$ 2.50
\$ 0.84	\$ 2.40
\$ 27.87	\$ 76.00
\$ 4.31	\$ 10.93
\$ 2.46	\$ 6.38
\$ 2.46	\$ 6.38
\$ -	\$ 7.04
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 36.75	\$ 62.58
\$ 15.74	\$ 5.40
\$ 21.36	\$ 7.29
\$ -	\$ 7.20
\$ -	\$ -
\$ 36.75	\$ 54.75
\$ 15.74	\$ 5.40
\$ 21.36	\$ 7.29
\$ 2.52	\$ 7.20
\$ 25.18	\$ 63.86
\$ 37.78	\$ 103.43
\$ 12.83	\$ 33.23
\$ 8.76	\$ 22.68
\$ 4.38	\$ 11.34
\$ 4.38	\$ 11.34
\$ 10.95	\$ 12.51
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 269.50	\$ 401.50
\$ 119.83	\$ 41.08
\$ 162.59	\$ 55.53
\$ 18.48	\$ 52.80
\$ 191.73	\$ 486.17
\$ 287.59	\$ 787.46
\$ 75.02	\$ 202.45
\$ 33.34	\$ 86.34
\$ 33.34	\$ 86.34
\$ 41.68	\$ 47.63
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 73.50	\$ 125.16
\$ 28.51	\$ 9.77
\$ 38.68	\$ 13.21
\$ 5.04	\$ 14.40
\$ 45.62	\$ 115.67
\$ 68.42	\$ 187.35
\$ 21.61	\$ 58.31
\$ 9.60	\$ 24.87
\$ 9.60	\$ 24.87
\$ 12.00	\$ 13.72
\$ -	\$ -
\$ -	\$ -

Sheet T1-2.1



**DETAILED BREAKDOWN OF ITEMS**

Prepared for: Bixby Pet Grooming Tenant, 23829 Hawthorne Blvd. Torrance, CA 90505  
 Project ID: 15072024  
 Scope: PAINTING



Date: 16-Jul-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
<b>GENERAL REQUIREMENTS</b>													
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,200.00	\$ 1,200.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,600.00	\$ 1,600.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 400.00	\$ 400.00
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 3,700
<b>FINISHES</b>													
<b>PAINTING</b>													
<b>WALL PAINT</b>													
8			Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Gypsum Board Wall -Finish: Semi-gloss	SF	5087	10%	5596	0.028	\$ 35.00	\$ 0.98	\$ 0.95	\$ 1.93	\$ 10,800
<b>CEILING PAINT</b>													
9			Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Gypsum Board Ceiling	SF	54	10%	59	0.032	\$ 35.00	\$ 1.12	\$ 0.95	\$ 2.07	\$ 123
<b>PAINT @ DOOR:</b>													
10	TI-2.1	Finish Schedule/TI-4.1	Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Interior Solid Core Wood Door Size: 3'-0" x 7'-0"	EA	9	0%	9	0.588	\$ 35.00	\$ 20.58	\$ 23.10	\$ 43.68	\$ 393
<b>PAINT @ DOOR FRAME:</b>													
11			Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Interior Solid Core Wood Door Frame Size: 3'-0" x 7'-0"	EA	9	0%	9	0.500	\$ 35.00	\$ 17.50	\$ 14.00	\$ 31.50	\$ 284
<b>TRIMS</b>													
12			Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Door Trim	LF	306	10%	337	0.025	\$ 35.00	\$ 0.88	\$ 0.70	\$ 1.58	\$ 530
13			Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Window Trim	LF	369	10%	406	0.025	\$ 35.00	\$ 0.88	\$ 0.70	\$ 1.58	\$ 640
												SUBTOTAL	\$ 12,770
<b>SITE IMPROVEMENTS</b>													
<b>PAINTING @ SITE</b>													
<b>PARKING SIGNAGE PAINT</b>													
14			Paint @ Accessible Parking Sign -Color: Blue	SF	19	10%	21	0.028	\$ 35.00	\$ 0.98	\$ 1.10	\$ 2.08	\$ 44
<b>PARKING STRIP PAINT</b>													
15	TI-1.1	Plan Notes/TI-1.1	Paint @ Accessible Parking Striping -Color: Blue	LF	155	10%	171	0.018	\$ 35.00	\$ 0.63	\$ 0.65	\$ 1.28	\$ 218
16			Paint @ No Parking Striping -Color: White	LF	42	10%	47	0.018	\$ 35.00	\$ 0.63	\$ 0.65	\$ 1.28	\$ 60
												SUBTOTAL	\$ 322
												<b>PROJECTED COST</b>	\$16,792
<b>OVERHEAD AND PROFIT</b>												15%	\$2,519
<b>INSURANCE</b>												3%	\$504
<b>CONTINGENCY</b>												5%	\$840
<b>TAX</b>												10%	\$639
<b>SUGGESTED BID</b>													\$21,293

LABOR COST	MAT. COST
\$ -	\$ -
\$ 5,484.11	\$ 5,316.23
\$ -	\$ -
\$ -	\$ -
\$ 66.52	\$ 56.42
\$ -	\$ -
\$ -	\$ -
\$ 185.22	\$ 207.90
\$ -	\$ -
\$ -	\$ -
\$ 157.50	\$ 126.00
\$ -	\$ -
\$ -	\$ -
\$ 294.53	\$ 235.62
\$ 355.48	\$ 284.38
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 20.57	\$ 23.09
\$ -	\$ -
\$ -	\$ -
\$ 107.49	\$ 110.90
\$ 29.32	\$ 30.25
\$ -	\$ -
\$ 6,700.73	\$ 6,390.80

**MATERIAL LIST**

Prepared for: Bixby Pet Grooming Tenant, 23829 Hawthorne Blvd. Torrance, CA 90505  
 Project ID: 15072024  
 Scope: Metal Framing, Drywall, Painting



Date: 16-Jul-24

SR #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE
<b>CEILING FRAMING</b>					
<b>CEILING JOISTS</b>					
1	3-5/8" 20 GA 362SI25-30 Steel Joist @ 24" O.C. (54 SF)	LF	28	10%	31
<b>DRY WALL ASSEMBLIES</b>					
<b>GYPSUM WALL BOARD</b>					
2	5/8" Gypsum Wall Board	SF	5549	10%	6104
3	No of Sheets (4x8')	EA	191	0%	191
4	5/8" Moisture Resistant Gypsum Wall Board	SF	324	10%	356
5	No of Sheets (4x8')	EA	12	0%	12
<b>GWB CEILING</b>					
6	5/8" Gypsum Board Ceiling	SF	54	10%	59
7	No of Sheets (4x8')	EA	2	0%	2
<b>TAPING, MUDDING &amp; SCREWS</b>					
8	Taping (500 LF Roll)	Roll	7	0%	7
9	Mudding (3.5 Gallon Box)	Box	8	0%	8
10	Screws (500 Screws Box)	EA	20	0%	20
<b>TOP &amp; BOTTOM RUNNER</b>					
11	3-5/8" 20 GA 362T125-18 Top & Bottom Runner (10'-0" Long)	EA	15	0%	15
12	3-5/8" 20 GA 362T125-30 Top & Bottom Runner (10'-0" Long)	EA	4	0%	4
13	3-5/8" 20 GA 362T125-33 Steel Track (10'-0" Long)	EA	2	0%	2
14	3-5/8" 25 GA 362T125-18 Top & Bottom Runner (10'-0" Long)	EA	44	0%	44
15	6" 20 GA 362T125-30 Top & Bottom Runner (10'-0" Long)	EA	2	0%	2
16	6" 20 GA 600T125-30 Top & Bottom Runner (10'-0" Long)	EA	3	0%	3
17	6" Long 25 GA Metal Track (10'-0" Long)	EA	15	0%	15
18	362SI25-18 Cross Bracing (10'-0" Long)	EA	51	0%	51
<b>METAL STUDS</b>					
19	3-5/8" 20 GA 362T125-30 Metal Stud (12'-0" High)	EA	5	0%	5
20	3-5/8" 25 GA 362SI25-18 Metal Stud (10'-0" High)	EA	7	0%	7
21	3-5/8" 25 GA 362SI25-18 Metal Stud (12'-0" High)	EA	134	0%	134
22	6" 20 GA 600SI25-30 Metal Stud (12'-0" High)	EA	12	0%	12
23	(3" x 3" Square) 1/8" Thick Steel Tube	LBS	33	10%	36
<b>SEALANT</b>					
24	Acoustic Sealant Note: Coverage Of 1 Tube Per Linear Ft. = 38 LF	EA	31	0%	31
<b>INSULATION</b>					
25	R-13 Batt Insulation	SF	3421	10%	3763
<b>CEILING</b>					
<b>ACOUSTIC CEILING</b>					
26	Acoustic Ceiling Tiles -Manufacturer: ARMSTRONG -Model: ESR-1308 -Size: 2' x 2'	EA	493	0%	493
<b>PAINTING</b>					
<b>WALL PAINT</b>					
27	Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Gypsum Board Wall -Finish: Semi-gloss Primer Coat Note: 1 Gallon Covers 300 SF	Gallon	19	0%	19
28	Finish Coat - 1 Gallon Covers 250 SF/Coat For 1st Coat & 400 SF/Coat For 2nd Coat	Gallon	36	0%	36
<b>CEILING PAINT</b>					
29	Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Gypsum Board Ceiling Primer Coat Note: 1 Gallon Covers 300 SF	Gallon	1	0%	1
30	Finish Coat - 1 Gallon Covers 250 SF/Coat For 1st Coat & 400 SF/Coat For 2nd Coat	Gallon	1	0%	1

	<b>PAINT @ DOOR:</b>				
31	Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Interior Solid Core Wood Door Size: 3'-0" x 7'-0"	EA	9	0%	9
	<b>PAINT @ DOOR FRAME:</b>				
32	Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Interior Solid Core Wood Door Frame Size: 3'-0" x 7'-0"	EA	9	0%	9
	<b>TRIMS PAINT</b>				
33	Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Door Trim	LF	306	10%	337
34	Paint: 1 Coat Of Primer And 2 Coats Of Paint @ Window Trim	LF	369	10%	406
	<b>PAINTING @ SITE</b>				
	<b>PARKING SIGNAGE PAINT</b>				
35	Paint @ Accessible Parking Sign -Color: Blue	SF	19	10%	21
	<b>PARKING STRIP PAINT</b>				
36	Paint @ Accessible Parking Striping -Color: Blue	LF	155	10%	171
37	Paint @ No Parking Striping -Color: White	LF	42	10%	47