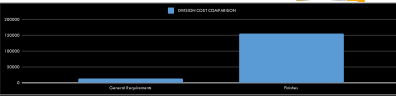


GENERAL SUMMARY

Prepared for: SA Street LLC, Duplexes, 411 San Antonio Street, San Marcos, TX 78666  
 Project ID: 5342024  
 Scope: Painting  
 No. Of Buildings: 5  
 Date: 4-Sep-24



BUILDING COST		R-800	
DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 13,500	\$ 2.70
9000	Finishes	\$ 155,606	\$ 31.12
<b>TOTAL TRADE COST</b>		<b>\$ 169,106</b>	<b>\$ 33.82</b>
<b>OVERHEAD AND PROFIT</b>		<b>\$ 23,366</b>	<b>\$ 4.67</b>
INSURANCE		\$ 8,450	\$ 1.70
CONTINGENCY		\$ 5,073	\$ 1.01
TAX		\$ 9,843	\$ 1.97
<b>TOTAL TRADE COST</b>		<b>\$ 214,264</b>	<b>\$ 42.87</b>



DETAILED BREAKDOWN OF ITEMS



Date: 4-Sep-24

Sr.#	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURS	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
<b>GENERAL REQUIREMENTS</b>													
1			Permits	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00
3			Submittals and Shop drawings	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4			Final Clearing	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00
5			Mobilization Costs	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00
6			Temporary Control & Facilities	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ 1,200.00
7			Scaffolding	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00
<b>SUBTOTAL</b>												\$ 13,500.00	
<b>RESIDENTIAL UNIT A BUILDING (624 SF)</b>													
<b>PAINTING</b>													
<b>WALL:</b>													
8			Paint @ Gypsum Board Wall (Level - 4 Finish)	SF	3907	10%	4298	0.042	\$ 25.00	\$ 1,074.50	\$ 0.95	\$ 1.99	\$ 6,628.25
<b>CEILING:</b>													
9			Paint @ Gypsum Board Ceiling (Level - 4 Finish)	SF	1078	10%	1186	0.048	\$ 25.00	\$ 1,191.50	\$ 0.95	\$ 2.14	\$ 2,538.10
<b>RAILING:</b>													
10			Paint @ 2" Dia Metal Hand Rail	L.F.	25	10%	28	0.037	\$ 25.00	\$ 0.93	\$ 0.85	\$ 1.78	\$ 49.10
<b>WALL-BASE:</b>													
11			Paint @ 3/8" x 2 1/4" Wooden Wall Base	L.F.	256	10%	282	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 457.10
<b>DOOR &amp; FRAME:</b>													
12			Door Paint	SF	540	10%	594	0.042	\$ 25.00	\$ 1.04	\$ 1.10	\$ 2.14	\$ 1,272.10
13			Frame Paint	L.F.	248	10%	273	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 443.10
<b>TRIM:</b>													
14			Door Trim Paint	L.F.	382	10%	420	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 682.10
15			Window & Sill/Trim Paint	L.F.	222	10%	244	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 396.10
16			Access Panel Trim Paint	L.F.	12	10%	13	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 24.10
17			Paint @ 4" Pvc Wall Wood Cap	L.F.	13	10%	14	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 23.10
<b>MISCELLANEOUS:</b>													
18			Paint @ 1/2" x 1/4" Access Panel	SF	8	10%	9	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 7.10
19			Paint @ 1/2" x 1/4" Window Sill	SF	401	10%	441	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 711.10
20			Paint @ 1/2" x 1/4" Metal Gulle	EA	1	0%	1	0.907	\$ 28.00	\$ 24.17	\$ 23.10	\$ 47.27	\$ 47.10
<b>EXTERIOR:</b>													
21			Paint of Exposed Patio Metal Deck	SF	94	10%	103	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 206.10
22			Paint @ 2 1/2" Dia Steel Column (P/H, 2 EA)	L.F.	18	10%	20	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 35.10
23			Paint of Steel Beams	L.F.	32	10%	36	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 63.10
24			Wood Shaping @ 1/2" F & G Soffit	SF	22	10%	24	0.048	\$ 25.00	\$ 1.19	\$ 1.32	\$ 2.51	\$ 61.10
25			Final Touch Up	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ 7,800.00
Paint Description: Interior Paint To Be Acrylic Latex Or Equal, 1 Primer & 2 Finish Coat, Exterior Paint To Be Selected By Material & Traffic Area, Color By Owner/Architect Ceiling: Flat Wall: Satin Or Eggshell Trim: Semi-Gloss Door: Semi-Gloss													
<b>RESIDENTIAL UNIT B BUILDING (1259 SF)</b>													
<b>PAINTING</b>													
<b>WALL:</b>													
26			Paint @ Gypsum Board Wall (Level - 4 Finish)	SF	8583	10%	9441	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 18,800.10
<b>CEILING:</b>													
27			Paint @ Gypsum Board Ceiling (Level - 4 Finish)	SF	2109	10%	2306	0.048	\$ 25.00	\$ 1.19	\$ 0.95	\$ 2.14	\$ 5,100.10
<b>RAILING:</b>													
28			Paint @ 2" Dia Metal Hand Rail	L.F.	38	10%	42	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 74.10
<b>WALL-BASE:</b>													
29			Paint @ 3/8" x 2 1/4" Wooden Wall Base	L.F.	530	10%	578	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 928.10
<b>DOOR &amp; FRAME:</b>													
30			Door Paint	SF	1080	10%	1172	0.042	\$ 25.00	\$ 1.04	\$ 1.10	\$ 2.14	\$ 2,544.10
31			Frame Paint	L.F.	495	10%	540	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 885.10
<b>TRIM:</b>													
32			Door Trim Paint	L.F.	648	10%	708	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 1,143.10
33			Window & Sill/Trim Paint	L.F.	416	10%	458	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 752.10
34			Access Panel Trim Paint	L.F.	24	10%	26	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 41.10
35			Paint @ 4" Pvc Wall Wood Cap	L.F.	27	10%	30	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 48.10
<b>MISCELLANEOUS:</b>													
36			Paint @ 1/2" x 1/4" Access Panel	SF	6	10%	7	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 13.10
37			Paint @ 1/2" x 1/4" Window Sill	L.F.	74	10%	81	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 132.10
<b>EXTERIOR:</b>													
38			Paint of Exposed Patio Metal Deck	SF	188	10%	207	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 412.10
39			Paint @ 2 1/2" Dia Steel Column (P/H, 2 EA)	L.F.	36	10%	40	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 70.10
40			Paint of Steel Beams	L.F.	164	10%	180	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 319.10
41			Wood Shaping @ 1/2" F & G Soffit	SF	40	10%	44	0.048	\$ 25.00	\$ 1.19	\$ 1.32	\$ 2.51	\$ 110.10
42			Final Touch Up	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ 15,560.00
Paint Description: Interior Paint To Be Acrylic Latex Or Equal, 1 Primer & 2 Finish Coat, Exterior Paint To Be Selected By Material & Traffic Area, Color By Owner/Architect Ceiling: Flat Wall: Satin Or Eggshell Trim: Semi-Gloss Door: Semi-Gloss													
<b>RESIDENTIAL UNIT C BUILDING (1259 SF)</b>													
<b>PAINTING</b>													
<b>WALL:</b>													
43			Paint @ Gypsum Board Wall (Level - 4 Finish)	SF	5715	10%	6287	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 12,518.10
<b>CEILING:</b>													
44			Paint @ Gypsum Board Ceiling (Level - 4 Finish)	SF	2225	10%	2440	0.048	\$ 25.00	\$ 1.19	\$ 0.95	\$ 2.14	\$ 5,238.10
<b>RAILING:</b>													
45			Paint @ 2" Dia Metal Hand Rail	L.F.	19	10%	21	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 37.10
<b>WALL-BASE:</b>													
46			Paint @ 3/8" x 2 1/4" Wooden Wall Base	L.F.	510	10%	561	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 910.10
<b>DOOR &amp; FRAME:</b>													
47			Door Paint	SF	1015	10%	1117	0.042	\$ 25.00	\$ 1.04	\$ 1.10	\$ 2.14	\$ 2,392.10
48			Frame Paint	L.F.	493	10%	538	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 874.10
<b>TRIM:</b>													
49			Door Trim Paint	L.F.	648	10%	708	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 1,143.10
50			Window & Sill/Trim Paint	L.F.	416	10%	458	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 752.10
51			Access Panel Trim Paint	L.F.	24	10%	26	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 41.10
52			Paint @ 4" Pvc Wall Wood Cap	L.F.	27	10%	30	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 48.10
<b>MISCELLANEOUS:</b>													
53			Paint @ 1/2" x 1/4" Access Panel	SF	6	10%	7	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 13.10
54			Paint @ 1/2" x 1/4" Window Sill	L.F.	74	10%	81	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 132.10
<b>EXTERIOR:</b>													
55			Paint of Exposed Patio Metal Deck	SF	188	10%	207	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 412.10
56			Paint @ 2 1/2" Dia Steel Column (P/H, 2 EA)	L.F.	36	10%	40	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 70.10
57			Paint of Steel Beams	L.F.	174	10%	191	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 339.10
58			Wood Shaping @ 1/2" F & G Soffit	SF	40	10%	44	0.048	\$ 25.00	\$ 1.19	\$ 1.32	\$ 2.51	\$ 110.10
59			Final Touch Up	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ 13,620.00
Paint Description: Interior Paint To Be Acrylic Latex Or Equal, 1 Primer & 2 Finish Coat, Exterior Paint To Be Selected By Material & Traffic Area, Color By Owner/Architect Ceiling: Flat Wall: Satin Or Eggshell Trim: Semi-Gloss Door: Semi-Gloss													
<b>RESIDENTIAL UNIT D BUILDING (1259 SF)</b>													
<b>PAINTING</b>													
<b>WALL:</b>													
59			Paint @ Gypsum Board Wall (Level - 4 Finish)	SF	7063	10%	7769	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 15,471.10
<b>CEILING:</b>													
60			Paint @ Gypsum Board Ceiling (Level - 4 Finish)	SF	2179	10%	2397	0.048	\$ 25.00	\$ 1.19	\$ 0.95	\$ 2.14	\$ 5,129.10
<b>RAILING:</b>													
61			Paint @ 2" Dia Metal Hand Rail	L.F.	19	10%	21	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 37.10
<b>WALL-BASE:</b>													
62			Paint @ 3/8" x 2 1/4" Wooden Wall Base	L.F.	570	10%	627	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 917.10
<b>DOOR &amp; FRAME:</b>													
63			Door Paint	SF	914	10%	1006	0.042	\$ 25.00	\$ 1.04	\$ 1.10	\$ 2.14	\$ 2,153.10
64			Frame Paint	L.F.	463	10%	508	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 839.10
<b>TRIM:</b>													
65			Door Trim Paint	L.F.	789	10%	868	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 1,408.10
66			Window & Sill/Trim Paint	L.F.	442	10%	486	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 789.10
67			Access Panel Trim Paint	L.F.	12	10%	13	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 21.10
68			Paint @ 4" Pvc Wall Wood Cap	L.F.	13	10%	14	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 23.10
<b>MISCELLANEOUS:</b>													
69			Paint @ 1/2" x 1/4" Access Panel	SF	84	10%	92	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 150.10
70			Paint @ 1/2" x 1/4" Window Sill	L.F.	74	10%	81	0.037	\$ 25.00	\$ 0.92	\$ 0.70	\$ 1.62	\$ 132.10
<b>EXTERIOR:</b>													
71			Paint of Exposed Patio Metal Deck	SF	70	10%	77	0.042	\$ 25.00	\$ 1.04	\$ 0.95	\$ 1.99	\$ 151.10
72			Paint @ 2 1/2" Dia Steel Column (P/H, 2 EA)	L.F.	18	10%	20	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 35.10
73			Paint of Steel Beams	L.F.	71	10%	78	0.037	\$ 25.00	\$ 0.92	\$ 0.85	\$ 1.77	\$ 138.10
74			Final Touch Up	L.S.	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ 12,400.00
Paint Description: Interior Paint To Be Acrylic Latex Or Equal, 1 Primer & 2 Finish Coat, Exterior Paint To Be Selected By Material & Traffic Area, Color By Owner/Architect Ceiling: Flat Wall: Satin Or Eggshell Trim: Semi-Gloss Door: Semi-Gloss													
<b>SITE PAINT</b>													
75			Paint @										

