

MS Texas City Estimate R1

7/22/25

Scope of Work

		Price	
Division 1	General Conditions	\$28,072	
	Porta Potties		
	Dumpsters		
	Perimeter Temporary Fencing		
	CMT Testing		
	Equipment		
	Final Clean		
	Onsite Supervision & Project Management		
	Project OH and Insurance		
Division 2	Demo & Site Construction	\$100,220	
	SWPPP - Narrative. Inspections (Assumes Inspections for 3 Months). Silt Fence. Drain Protection		
	Demo - Sawcut Building Exterior for Storefronts and Doors. Demo Septic Tank. Steel Supports for New Openings		
	Interior Sawcut for Plumbing. Assumes to Leave Sawcut Open for Future Tenants to Tie-In		
	Site Water		
	Storm Sewer Allowance (\$2,500)		
	Sanitary Sewer		
	Irrigation		
	Landscape - (5) Red Oaks (65 gal). Tiff 419 Bermuda (11 pallets). 2"-4" Bull Rock (16 yds). (15) Wooden Posts for Tree Staking. Weed Block (1545 sq ft)		
	Striping/Signage		
	Dewatering of any kind is NOT INCLUDED		
	Division 3	Concrete	\$94,894
		Sawcut and Pourback Full Back Area Paving for Plumbing and Electrical as Shown	
New Paving at Back of Building (1,562 SF)			
Ramps and Sidewalks - Demo Existing Front Stairs and Install New Concrete Stairs. Front Elevated Concrete. Front ADA Ramp			
Sawcut Paving for Site Plumbing and Electrical (includes sawcut for new electrical at islands)			
Curbs and Stamped Concrete Island			
Bollard			
Division 4	Masonry	\$1,900	
	Exterior Wall Infill		
Division 5	Metals	\$52,000	
	Ramp and Railings		
	(4) Canopies		

Division 6	Woods & Plastics SCOPE NOT INCLUDED	\$0
Division 7	Thermal & Moisture Assumes Existing Roof to Remain - SCOPE NOT INCLUDED	\$0
Division 8	Openings Doors Frames and Hardware. Includes Sawcut of Existing Wall for New Opening Storefront and Glazing	\$56,345
Division 9	Finishes Walls Demising Wall Ceilings SCOPE NOT INCLUDED Paint Paint - Power Wash and Paint Existing Stucco Walls and Soffits. Paint Existing Brick Accent Trim. Paint Existing Metal Coping. Re-paint Existing Canopies. Paint Pipe Bollard. Paint New Hand and Guard Railing. Paint Hollow Metal Doors and Frames Flooring SCOPE NOT INCLUDED	\$13,850
Division 10	Specialties Fire Extinguishers	\$500
Division 11	Equipment SCOPE NOT INCLUDED	\$0
Division 12	Furnishings SCOPE NOT INCLUDED	\$0
Division 13	Special Construction Fire Alarm - SCOPE NOT INCLUDED Fire Sprinkler - SCOPE NOT INCLUDED	\$0
Division 14	Conveying Systems SCOPE NOT INCLUDED	\$0
Division 15	Mechanical HVAC SCOPE NOT INCLUDED	\$0

	Plumbing	\$54,780
	Plumbing as Shown. Includes Grease Trap Without Liner	

Division 16	Electrical	\$82,241
	Electrical as Shown	

	Contractor Fee	\$22,837
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	State Remodel Tax	\$41,880
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	Total	\$ 549,519
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MS Texas City Estimate R1 Alternates

7/22/25

No.	Division	Description	\$	
A1	Division 02	Demo Individual Sawcut and Pour Back for Site Sanitary and Electrical. Assumes Existing Back Paving Area Remains (Need to confirm with engineer that these existing grades will work with new grades). DEDUCT FROM TOTAL	\$	(31,665)
A2	Division 02	Utilities 75' Sanitary Extension per Sketch. ADD TO TOTAL	\$	5,115
A3	Division 15	Mechanical (2) 5 Ton RTU's. Does Not Include Ductwork. Includes Roof Supports, Penetrations and Curbs. Includes Power to Units (Need to confirm RTU model for gas/electrical requirements). ADD TO TOTAL	\$	46,000