

GENERAL SUMMARY

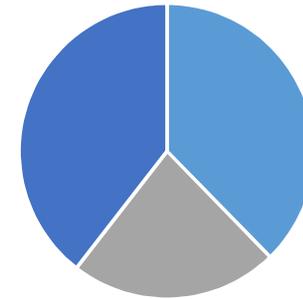
Prepared for: Icon Mechanical Charlotte 12140 Vance Davis Drive Charlotte,NC 28269
Project ID:
Scope: Demolition, Wall Framing & Ceiling
No. Of Floors: 1
Date: 24-Apr-25



BUILDING GSF 12,560

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
01 00 00	General Requirements	\$ 10,200	\$ 0.81
02 00 00	Existing Condition	\$ 6,176	\$ 0.49
09 00 00	Finishes	\$ 10,690	\$ 0.85
TOTAL TRADE COST		\$ 27,067	\$ 2
OVERHEAD AND PROFIT			
	26%	\$ 7,037	\$ 0.56
INSURANCE	3%	\$ 812	\$ 0.1
CONTINGENCY	5%	\$ 1,353	\$ 0.1
TAX	5%	\$ 368	\$ 0.1
SUGGESTED BID		\$ 36,637	\$ 3

DIVISION COST COMPARISON



■ General Requirements
 ■ Existing Condition
 ■ Finishes



DETAILED BREAKDOWN OF ITEMS

Prepared for: **Icon Mechanical Charlotte 12140 Vance Davis Drive Charlotte,NC 28269**
 Project ID:
 Scope: **Demolition, Wall Framing & Ceiling**



Date: **24-Apr-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	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,200.00	\$ 1,200.00
8			Dumpspters / Hauling	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
												SUBTOTAL \$	10,200

EXISTING CONDITIONS													
DEMOLITION													
9			Remove Interior Metal Stud Wall Including Framing and Finishes in its Entirety	SF	250	0%	250	0.05	\$ 40.00	\$ 1.98	\$ -	\$ 1.98	\$ 495.00
10			Remove Portion Of Interior Metal Stud Wall For New Door Opening	SF	123	0%	123	0.04	\$ 40.00	\$ 1.76	\$ -	\$ 1.76	\$ 216.97
11			Remove Portion Of Interior Metal Stud Wall For New Side Light	SF	22	0%	22	0.04	\$ 40.00	\$ 1.76	\$ -	\$ 1.76	\$ 39.42
12			Remove Toilet Partitions Wall in its Entirety	SF	273	0%	273	0.05	\$ 40.00	\$ 1.98	\$ -	\$ 1.98	\$ 539.95
13			Remove Portion Of Gypsum Board Ceiling in its Entirety	SF	9	0%	9	0.06	\$ 40.00	\$ 2.20	\$ -	\$ 2.20	\$ 20.53
14			Remove Wall Mounted Plywood Phone Board	LF	24	0%	24	0.28	\$ 40.00	\$ 11.00	\$ -	\$ 11.00	\$ 264.00
15			Remove 2'-8"D Reception Desk in its Entirety	LF	16	0%	16	0.39	\$ 40.00	\$ 15.40	\$ -	\$ 15.40	\$ 246.40
16			Remove 2'-0"D Base Cabinet in its Entirety	LF	34	0%	34	0.50	\$ 40.00	\$ 19.80	\$ -	\$ 19.80	\$ 673.20
17			Remove 1'-0"D Base Cabinet in its Entirety	LF	9	0%	9	0.33	\$ 40.00	\$ 13.20	\$ -	\$ 13.20	\$ 123.02
18			Remove 1'-0"D Wall Cabinet in its Entirety	LF	31	0%	31	0.35	\$ 40.00	\$ 14.08	\$ -	\$ 14.08	\$ 433.52
19			Remove 2'-0"x1'-3" Case Work	EA	1	0%	1	1.32	\$ 40.00	\$ 52.80	\$ -	\$ 52.80	\$ 52.80
20			Remove 2'-0"D Counter Top	SF	75	0%	75	0.22	\$ 40.00	\$ 8.80	\$ -	\$ 8.80	\$ 660.00
21			Remove Interior Door w/ Frame and Hardware - Salvage for Potential Reuse	EA	3	0%	3	4.95	\$ 40.00	\$ 198.00	\$ -	\$ 198.00	\$ 594.00
22			Remove 1'-6"W Glazing	EA	3	0%	3	3.03	\$ 40.00	\$ 121.00	\$ -	\$ 121.00	\$ 363.00
23			Remove Grab Bars and Salvage for Potential Reuse	EA	4	0%	4	0.77	\$ 40.00	\$ 30.80	\$ -	\$ 30.80	\$ 123.20
24			Remove Existing Server Room Equipment	EA	3	0%	3	1.93	\$ 40.00	\$ 77.00	\$ -	\$ 77.00	\$ 231.00
REMOVE AND REPLACE													
25			Remove and Replace 2'-0"Wx4'-0"H Window w/ Frame	EA	2	0%	2	0.00	\$ -	\$ -	\$ -	\$ 350.00	\$ 700.00
PATCH & REPAIR													
26			Patch and Repair Portion of Adjacent Walls, where Portion of Wall and Accessories are Removed (250 SF) - Note: Field Verify Extent of Work after Demolition and Modify Cost Accordingly	SF	250	0%	250	0.00	\$ -	\$ -	\$ -	\$ 0.80	\$ 200.00
27			Patch and Repair Floor Area after Demolition (250 SF) - Note: Field Verify Extent of Work after Demolition and Modify Cost Accordingly	SF	250	0%	250	0.00	\$ -	\$ -	\$ -	\$ 0.80	\$ 200.00
												SUBTOTAL \$	6,176

FINISHES													
DRY WALL ASSEMBLIES													
28			Wall Tag A3 0A2 Interior Wall	LF	34	H	10						
29			5/8" Gypsum Wall Board on Both Sides	SF	674	10%	741						
30			Drywall Hanging & Screws - Sheet Size: 4' x 10'	EA	19	0%	19	0.35	\$ 40.00	\$ 14.16	\$ 24.25	\$ 38.41	\$ 730
31			Drywall Finishes - Tapping, Mudding	EA	19	0%	19	0.37	\$ 40.00	\$ 14.80	\$ 4.89	\$ 19.69	\$ 374
			Tapping	LF	340								
			Joint Compound	LBs	2								
			Screws	EA	1887								
32			20GA 3 5/8" Metal Studs @ 16" O.C. (10'-0"H) <i>Note: Detail Is Not Provide So We Assume Height, Verify in Field</i>	EA	26	0%	26	0.16	\$ 40.00	\$ 6.40	\$ 12.50	\$ 18.90	\$ 498

DETAILED BREAKDOWN OF ITEMS

Prepared for: **Icon Mechanical Charlotte 12140 Vance Davis Drive Charlotte,NC 28269**
 Project ID:
 Scope: **Demolition, Wall Framing & Ceiling**



Date: **24-Apr-25**

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
33			20GA 3 5/8" Metal Stud Diagonal Bracing @ 16" O.C. Staggered (6'-0" H) <i>Note: Bracing is Assumed, Deck Height not Indicated, height assumed. Please Verify & Modify Costs. Accordingly</i>	EA	26	0%	26	0.08	\$ 40.00	\$ 3.36	\$ 7.50	\$ 10.86	\$ 286
34			20 GA 3 5/8" Metal Top Runner	LF	34	10%	37	0.02	\$ 40.00	\$ 0.64	\$ 1.25	\$ 1.89	\$ 70
35			20 GA 3 5/8" Metal Bottom Runner	LF	34	10%	37	0.02	\$ 40.00	\$ 0.64	\$ 1.25	\$ 1.89	\$ 70
36			3 1/2" Thk Sound Insulation	SF	337	10%	371	0.01	\$ 40.00	\$ 0.40	\$ 1.35	\$ 1.75	\$ 649
37			Hilti #X-ZF 22P8 THB Shot Fasteners @ 16" O.C	EA	26	0%	26	0.01	\$ 40.00	\$ 0.20	\$ 0.29	\$ 0.49	\$ 13
38			Acoustical Sealant	LF	135	10%	148	0.01	\$ 40.00	\$ 0.40	\$ 35.00	\$ 35.40	\$ 5,249
39			Wall Tag A3 0H2 Interior Wall	LF	1	H	10						
40			5/8" Gypsum Wall Board on Both Sides	SF	26	10%	28						
41			Drywall Hanging & Screws - Sheet Size: 4' x 10'	EA	1	0%	1	0.35	\$ 40.00	\$ 14.16	\$ 24.25	\$ 38.41	\$ 38
42			Drywall Finishes - Tapping, Mudding	EA	1	0%	1	0.37	\$ 40.00	\$ 14.80	\$ 4.89	\$ 19.69	\$ 20
			Tapping	LF	20								
			Joint Compound	LBS	0.09								
			Screws	EA	72								
43			20GA 3 5/8" Metal Studs @ 16" O.C. (10'-0"H) <i>Note: Detail Is Not Provide So We Assume Height. Verify in Field</i>	EA	2	0%	2	0.16	\$ 40.00	\$ 6.40	\$ 12.50	\$ 18.90	\$ 37
44			20GA 3 5/8" Metal Stud Diagonal Bracing @ 16" O.C. Staggered (6'-0" H) <i>Note: Bracing is Assumed, Deck Height not Indicated, height assumed. Please Verify & Modify Costs. Accordingly</i>	EA	2	0%	2	0.08	\$ 40.00	\$ 3.36	\$ 7.50	\$ 10.86	\$ 21
45			20 GA 3 5/8" Metal Top Runner	LF	1	10%	1	0.02	\$ 40.00	\$ 0.64	\$ 1.25	\$ 1.89	\$ 3
46			20 GA 3 5/8" Metal Bottom Runner	LF	1	10%	1	0.02	\$ 40.00	\$ 0.64	\$ 1.25	\$ 1.89	\$ 3
47			Hilti #X-ZF 22P8 THB Shot Fasteners @ 16" O.C	EA	2	0%	2	0.01	\$ 40.00	\$ 0.20	\$ 0.29	\$ 0.49	\$ 1
48			Acoustical Sealant	LF	5	10%	6	0.01	\$ 40.00	\$ 0.40	\$ 0.40	\$ 0.80	\$ 5
49	A2.01,A3.01	Plan Notes	Wall Tag A3 0G2 Interior Wall	LF	10	H	10						
50			5/8" Gypsum Wall Board on Both Sides	SF	203	10%	224						
51			Drywall Hanging & Screws - Sheet Size: 4' x 10'	EA	6	0%	6	0.35	\$ 40.00	\$ 14.16	\$ 24.25	\$ 38.41	\$ 230
52			Drywall Finishes - Tapping, Mudding	EA	6	0%	6	0.37	\$ 40.00	\$ 14.80	\$ 4.89	\$ 19.69	\$ 118
			Tapping	LF	120								
			Joint Compound	LBS	0.74								
			Screws	EA	570								
53			20GA 3 5/8" Metal Studs @ 16" O.C. (10'-0"H) <i>Note: Detail Is Not Provide So We Assume Height. Verify in Field</i>	EA	9	0%	9	0.16	\$ 40.00	\$ 6.40	\$ 12.50	\$ 18.90	\$ 163
54			20GA 3 5/8" Metal Stud Diagonal Bracing @ 16" O.C. Staggered (6'-0" H) <i>Note: Bracing is Assumed, Deck Height not Indicated, height assumed. Please Verify & Modify Costs. Accordingly</i>	EA	9	0%	9	0.08	\$ 40.00	\$ 3.36	\$ 7.50	\$ 10.86	\$ 94
55			20 GA 3 5/8" Metal Top Runner	LF	10	10%	11	0.02	\$ 40.00	\$ 0.64	\$ 1.25	\$ 1.89	\$ 21
56			20 GA 3 5/8" Metal Bottom Runner	LF	10	10%	11	0.02	\$ 40.00	\$ 0.64	\$ 1.25	\$ 1.89	\$ 21
57			Hilti #X-ZF 22P8 THB Shot Fasteners @ 16" O.C	EA	9	0%	9	0.01	\$ 40.00	\$ 0.20	\$ 0.29	\$ 0.49	\$ 4
58			3 1/2" Thk Sound Insulation	SF	102	10%	112	0.01	\$ 40.00	\$ 0.40	\$ 1.00	\$ 1.40	\$ 157
59			Acoustical Sealant	LF	41	10%	45	0.01	\$ 40.00	\$ 0.40	\$ 1.35	\$ 1.75	\$ 78
60			3 5/8" Metal Stud Knee Wall	LF	9	H	4						
61			5/8" Gypsum Wall Board	SF	65	10%	71						
62			Drywall Hanging & Screws - Sheet Size: 4' x 8'	EA	3	0%	3	0.35	\$ 40.00	\$ 14.16	\$ 24.25	\$ 38.41	\$ 115
63			Drywall Finishes - Tapping, Mudding	EA	3	0%	3	0.37	\$ 40.00	\$ 14.80	\$ 4.89	\$ 19.69	\$ 59
			Tapping	LF	48								
			Joint Compound	LBS	0.66								
			Screws	EA	288								
64			20GA 3 5/8" Metal Studs @ 16" O.C. (4'-0"H) <i>Note: Detail Is Not Provide So We Assume Height. Verify in Field</i>	EA	7	0%	7	0.06	\$ 40.00	\$ 2.56	\$ 5.00	\$ 7.56	\$ 51
65			20 GA 3 5/8" Metal Top Runner	LF	9	10%	10	0.02	\$ 40.00	\$ 0.64	\$ 1.25	\$ 1.89	\$ 19
66			20 GA 3 5/8" Metal Bottom Runner	LF	9	10%	10	0.02	\$ 40.00	\$ 0.64	\$ 1.25	\$ 1.89	\$ 19

DETAILED BREAKDOWN OF ITEMS

Prepared for: **Icon Mechanical Charlotte 12140 Vance Davis Drive Charlotte,NC 28269**
 Project ID:
 Scope: **Demolition, Wall Framing & Ceiling**



Date: 24-Apr-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
67			2 x 4 Continuous Fire Retardant Treated Wood Top Plate	LF	9	10%	10	0.02	\$ 40.00	\$ 0.88	\$ 1.65	\$ 2.53	\$ 25
68			3 1/2" Thk Sound Insulation	SF	32	10%	36	0.01	\$ 40.00	\$ 0.40	\$ 1.25	\$ 1.65	\$ 59
69			Hilti #X-ZF 22P8 THB Shot Fasteners @ 16" O.C	EA	8	0%	8	0.01	\$ 40.00	\$ 0.20	\$ 0.29	\$ 0.49	\$ 4
70			Acoustical Sealant	LF	18	10%	20	0.01	\$ 40.00	\$ 0.40	\$ 0.40	\$ 0.80	\$ 16
CEILINGS													
71			2x4 Acoustical Ceiling Tile w/ Grid (9 SF) - Extend from Existing ACT Ceiling	SF	9	10%	10	0.10	\$ 40.00	\$ 4.00	\$ 4.22	\$ 8.22	\$ 81
72			2x4 Acoustical Ceiling Tile w/ Grid and Suspension System - Outside Private Office Area, as indicated - Heavy Duty T-Bar Grid System & No.12 GA Hanger Wires - 2" Wall Angle @ Perimeter of Ceiling (78 LF) - Stabilizer Bar b/w Perimeter Components (78 LF)	SF	158	10%	174	0.08	\$ 40.00	\$ 3.20	\$ 4.22	\$ 7.42	\$ 1,290
SUBTOTAL												\$	10,690
OVERHEAD AND PROFIT												PROJECTED COST	\$27,067
INSURANCE												26%	\$7,037
CONTINGENCY												3%	\$812
TAX												5%	\$1,353
TAX												5%	\$368
SUGGESTED BID													\$36,637

Notes:

- Online sources are used for pricing.
- Prices can vary depending upon field conditions.
- The scope of Wall Tag A30A2 Upgrade remains unclear at this time. An RFI has been sent for clarification. Currently, no work related to this tag has been undertaken in the Estimate.

