

GENERAL SUMMARY

Prepared for: Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062
Project ID: 2708206
Scope: G.C
No. Of Floors: 1
Date: 6-Oct-26

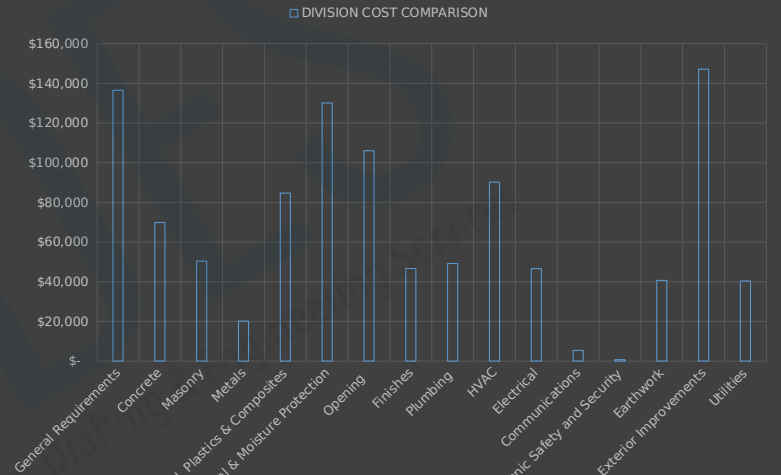


OVERALL PROJECT GSF	6,630
SITE GSF	23,610
BUILDING GSF	6,630

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
01 00 00	General Requirements	\$ 136,500	\$ 20.59
03 00 00	Concrete	\$ 69,837	\$ 10.53
04 00 00	Masonry	\$ 50,429	\$ 7.61
05 00 00	Metals	\$ 20,142	\$ 3.04
06 00 00	Wood, Plastics & Composites	\$ 84,684	\$ 12.77
07 00 00	Thermal & Moisture Protection	\$ 130,140	\$ 19.63
08 00 00	Opening	\$ 106,020	\$ 15.99
09 00 00	Finishes	\$ 46,665	\$ 7.04
22 00 00	Plumbing	\$ 49,173	\$ 7.42
23 00 00	HVAC	\$ 90,214	\$ 13.61
26 00 00	Electrical	\$ 46,583	\$ 7.03
27 00 00	Communications	\$ 5,385	\$ 0.81
28 00 00	Electronic Safety and Security	\$ 726	\$ 0.11
31 00 00	Earthwork	\$ 40,677	\$ 6.14
32 00 00	Exterior Improvements	\$ 147,143	\$ 22.19
33 00 00	Utilities	\$ 40,365	\$ 6.09
TOTAL TRADE COST		\$ 1,064,684	\$ 161

OVERHEAD AND PROFIT (15%)	30%	\$ 319,405	\$ 48.18
SUBCONTRACTOR MARGIN	10%	\$ 106,468	\$ 16.06
INSURANCE	3%	\$ 31,941	\$ 4.82
CONTINGENCY	5%	\$ 53,234	\$ 8.03
TAX	7%	\$ 46,772	\$ 7.05
SUGGESTED BID		\$ 1,622,504	\$ 245

DIVISION COST COMPARISON



DETAILED BREAKDOWN OF ITEMS														
Prepared for: Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062														
Project ID: 2708206														
Scope: G.C.														
													+1 (708) 381-0900	
										Date: 6-Oct-26				
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			Project Management & Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	
2			Submittals	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	
3			Shop Drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
4			Owner/Governmental Safety Requirements	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	
5			Special Permits (like Building Service Life)	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
6			Traffic Management (Lane Closure, Flaggers, Diversion Barriers)	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	
7			CPM Construction Schedule & Updates	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	
8			Progress Photos & Documentation	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 800.00	\$ 800.00	
QUALITY REQUIREMENTS														
9			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 5,500.00	\$ 5,500.00	
10			Testing, Commissioning & Inspection Services	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 8,500.00	\$ 8,500.00	
11			Mockups	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
TEMPORARY FACILITIES & CONTROLS														
12			Temporary Utilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00	
13			Allowance For Spill Prevention, Containment, Emergency Clean-Up, Contaminated Material Disposal, And Remediation Of On-Site Material Spills And Leaks.	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
14			Allowance For Designated Fueling Areas, Secondary Containment, Spill Prevention Materials, Proper Fuel Handling, And Maintenance Of Fueling Areas.	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	
15			Allowance For Dust Suppression And Control Measures, Including Water Spraying, Street Sweeping, And Related Labor And Equipment	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	
16			Allowance For Vehicle And Equipment Washing And Cleaning, Designated Wash Areas, Wash-Water Containment, Sediment Control, And Related Cleaning Measures	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
17			Allowance For Collection, Handling, Storage, Transportation, And Licensed Disposal Of Hazardous Waste And Hazardous Materials Generated During Construction.	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	
18			Allowance For Routine Inspection, Clearing, Maintenance, Repair, Replacement, Documentation, And Monitoring Of Temporary BMPs Throughout Construction.	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	
19			Construction Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	
20			Allowance To Provide And Maintain Portable Construction Toilet, Properly Secured With Scales To Prevent Tipping, Including Gravel Bed (100 SF) And Earth Berm Perimeter (40 LF) For Spill Containment And Leak Protection As Required Throughout Construction.	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,400.00	\$ 2,400.00	
21			Temporary Barriers And Enclosures	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	
22			Allowance To Provide And Maintain Material Storage Area With Bermed Perimeter Impoundment, Plastic Tarp Cover When Not In Use, Temporary Plastic And/Or Security Fencing, And Pallets For Elevated Material Storage As Required Throughout Construction (200 SF)	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	
23			Lifting Equipment	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	
24			Rental Equipment	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 4,500.00	\$ 4,500.00	
25			Field Office / Job Trailer	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	
26			Temporary Fencing & Site Security	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	
27			Project Signage	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00	
28			Temporary Fire Protection & Weather Protection	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
EXECUTION & CLOSEOUT REQUIREMENT														
29			Surveying, Layout & Field Engineering	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	
30			Cleaning and Waste Management	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	
31			Allowance To Provide Construction Dumpster(s), Check Level Daily, And Legally Dispose Of Construction Waste As Needed Throughout Construction	LS	1	0%	1	0.00	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 7,500.00	
32			Closeout Submittals	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
33			Demonstration & Training	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 800.00	\$ 800.00	
34			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	
35			As-Built / Record Drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	
36			O&M Manuals	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	
37			Final Inspection & Certificate of Occupancy	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
MISC.														
38			Bid Bonds	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
39			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	
40			Performance & Payment Bonds	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
41			Mobilization / Demobilization	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	
											SUBTOTAL \$			
											\$ 136,900			
CONCRETE														
CAST IN PLACE CONCRETE														
STRUCTURAL CONCRETE														
Cont. Concrete Footing:														
42	S100	Sch/S100	20" Wide x 10" Deep Cont. Concrete Footing:	LF	321	10%	353							
43			Concrete 3000 PSI	CY	18	10%	20	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 6,156.43	
44			2) #4 Cont. Bars	LBS	536	10%	590	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 189.65	
45			Install And Remove Formwork	SF	1033	10%	506	0.10	\$ 35.00	\$ 3.50	\$ -	\$ 2,051.15	\$ 1,881.71	
46			Excavation	CY	106	10%	117	0.35	\$ 40.00	\$ 14.00	\$ -	\$ 14.00	\$ 1,633.87	
47			Backfill	CY	86	10%	94	0.25	\$ 40.00	\$ 10.00	\$ -	\$ 10.00	\$ 942.18	
48			Haul-Off Of Excessive Soil	CY	20	10%	22	0.20	\$ 40.00	\$ 8.00	\$ -	\$ 8.00	\$ 179.89	
49			24" Wide x 10" Deep Cont. Concrete Footing:	LF	44	10%	49							
50	S100	Sch/S100	Concrete 3000 PSI	CY	3	10%	3	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 658.07	
51			2) #4 Cont. Bars	LBS	111	10%	122	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 169.56	
52			Install And Remove Formwork	SF	73	10%	81	0.10	\$ 35.00	\$ 3.50	\$ -	\$ 3.50	\$ 282.93	
53			Excavation	CY	15	10%	17	0.35	\$ 40.00	\$ 14.00	\$ -	\$ 14.00	\$ 235.13	
54			Backfill	CY	13	10%	14	0.25	\$ 40.00	\$ 10.00	\$ -	\$ 10.00	\$ 181.16	
55			Haul-Off Of Excessive Soil	CY	3	10%	3	0.20	\$ 40.00	\$ 8.00	\$ -	\$ 8.00	\$ 23.95	
56			30" Wide x 12" Deep Cont. Concrete Footing:	LF	41	10%	46							
57			Concrete 3000 PSI	CY	4	10%	4	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 1,149.66	
58	S100	Sch/S100	2) #4 Cont. Bars	LBS	108	10%	114	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 158.61	
59			#4 Transverse Bars @ 12" O.C.	LBS	57	10%	62	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 86.63	
60			Install And Remove Formwork	SF	83	10%	91	0.10	\$ 35.00	\$ 3.50	\$ -	\$ 3.50	\$ 318.86	
61			Excavation	CY	16	10%	18	0.35	\$ 40.00	\$ 14.00	\$ -	\$ 14.00	\$ 247.65	
62			Backfill	CY	12	10%	13	0.25	\$ 40.00	\$ 10.00	\$ -	\$ 10.00	\$ 184.71	
63			Haul-Off Of Excessive Soil	CY	4	10%	4	0.20	\$ 40.00	\$ 8.00	\$ -	\$ 8.00	\$ 33.74	
64			Concrete Pad Footing:											
65	S100	Sch/S100	48" Wide x 48" Long x 10" Deep Pad Footing:	EA	2	0%	2							
66			Concrete 3000 PSI	CY	1	10%	1	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 346.26	
67			2) #4 Bars Each way	LBS	47	10%	51	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 71.39	
68			Install And Remove Formwork	SF	27	10%	29	0.10	\$ 35.00	\$ 3.50	\$ -	\$ 3.50	\$ 102.26	
69			Excavation	CY	2	10%	2	0.35	\$ 40.00	\$ 14.00	\$ -	\$ 14.00	\$ 34.09	
70			Backfill	CY	1	10%	1	0.25	\$ 40.00	\$ 10.00	\$ -	\$ 10.00	\$ 133.13	
71			Haul-Off Of Excessive Soil	CY	1	10%	1	0.20	\$ 40.00	\$ 8.00	\$ -	\$ 8.00	\$ 8.66	
72			34" Wide x 54" Long x 12" Deep Pad Footing:	EA	4	0%	4							
73	S100	Sch/S100	Concrete 3000 PSI	CY	3	10%	3	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 1,656.00	
74			5) #4 Bars Each way	LBS	133	10%	147	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 203.95	
75			Install And Remove Formwork	SF	72	10%	79	0.10	\$ 35.00	\$ 3.50	\$ -	\$ 3.50	\$ 1,696.72	
76			Excavation	CY	6	10%	7	0.35	\$ 40.00	\$ 14.00	\$ -	\$ 14.00	\$ 96.39	
77			Backfill	CY	3	10%	4	0.25	\$ 40.00	\$ 10.00	\$ -	\$ 10.00	\$ 35.85	
78			Haul-Off Of Excessive Soil	CY	3	10%	3	0.20	\$ 40.00	\$ 8.00	\$ -	\$ 8.00	\$ 26.40	
79			Concrete Stem Wall As:											
80	S100	Sch/S100	8" Thick Stem Wall 18" High As:	LF	373	10%	410							
81			Concrete 3500 PSI	CY	14	10%	15	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 4,932.95	
82			#4 Vertical Bars @ 12" O.C.	LBS	625	10%	687	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 954.98	
83			#4 Horizontal Bars @ 12" O.C.	LBS	698	10%	767	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 1,686.27	
84			#4 Dowel Bars @ 24" O.C. (4'-0" Long)	LBS	196	10%	216	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 300.28	
85			2" Thick Rigid Insulation	SF	560	10%	615	0.02	\$ 35.00	\$ 0.70	\$ 1.40	\$ 2.10	\$ 1,292.45	
86			Install And Remove Formwork	SF	1119	10%	1231	0.10	\$ 35.00	\$ 3.50	\$ -	\$ 3.50	\$ 4,308.17	
87			14" Thick Stem Wall 18" High As:	LF	37	10%	41							
88	S100	Sch/S100	Concrete 3500 PSI	CY	2	10%	2	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 847.19	
89			#4 Vertical Bars @ 12" O.C.	LBS	63	10%	70	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 97.03	
90			#4 Horizontal Bars @ 12" O.C.	LBS	69	10%	76	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 105.81	
91			2" Thick Rigid Insulation	SF	56	10%	61	0.02	\$ 35.00	\$ 0.70	\$ 1.40	\$ 2.10	\$ 138.72	
92			Install And Remove Formwork	SF	111	10%	122	0.10	\$ 35.00	\$ 3.50	\$ -	\$ -	\$ 427.35	
93			Concrete Slab:											
94	S100	Sch/S100	4" Thick Slab On Grade As:	SF	6412	10%	7053							
95			Concrete 3000 PSI	CY	78	10%	86	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 27,585.25	
96			1" Wide x 4" Deep Concrete Thickened Edge 3000 PSI	CY	1	10%	1	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 279.64	
97			8" Thick Concrete Boarded Base 3000 PSI	CY	0.4	10%	0.4	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 139.13	
98			10" Wide x 6" Deep Slab Stop 3000 PSI	CY	1	10%	1.2	2.80	\$ 50.00	\$ 140.00	\$ 180.00	\$ 320.00	\$ 390.13	
99			2) #4 Cont. Bars	LBS	60	10%	66.1	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 29.39	
100			4" Thick Drainage Cover	CY	78	10%	86	0.30	\$ 40.00	\$ 12.00	\$ 38.00	\$ 50.00	\$ 4,310.32	
101			10 Mil Vapor Barrier	SF	6412	10%	7053	0.00	\$ 35.00	\$ 0.11	\$ 0.12	\$ 0.23	\$ 1,586.97	
102			1" Deep Sawcut Joints	LF	801	10%	883	0.02	\$ 40.00	\$ 8.00	\$ 0.35	\$ 1.15	\$ 1,013.27	
103			12" Wide x 4" Deep Asphaltic Joints	LF	395	10%	434	0.03	\$ 40.00	\$ 1.20	\$ 1.20	\$ 2.30	\$ 674.30	
104	8" High Pour stop	LF	145	10%	160	0.05	\$ 40.00	\$ 2.00	\$ 2.20	\$ 4.20	\$ 669.90			

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062													
Project ID: 2708206													
Scope: G.C.													
			 +1 (708) 381-0900 Date: 6-Oct-26										
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
103	S100	I/S-101	1" Thick CMU Wall Incl. Type 'S' Mortar (Assumed) Masonry Tc = 2000 PSI 8" x 8" x 16" CMU Hollow Block (329 EA)	SF	293	10%	323	0.10	\$ 50.00	\$ 5.00	\$ 3.10	\$ 8.10	\$ 2,612.41
104			#4 Vertical Bars @ 16" O.C.	LBS	166	10%	183	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 253.91
105			2294 Cast Bars @ Top	LBS	53	10%	59	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 81.71
106			#4 Horizontal Bars @ 16" O.C.	LBS	147	10%	162	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 225.16
107			#4 Dowel Bars @ 16" O.C.	LBS	83	10%	91	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 126.96
108			Grout 2000 PSI	CY	3	10%	4	1.00	\$ 50.00	\$ 50.00	\$ 180.00	\$ 230.00	\$ 832.37
BRICK VENEER:													
Tag:EM1													
Manufacturer: Interstate Brick With Brick Ties @ (32" O.C. Each way)													
Product: Thin Norman													
Size: 2 1/4" x 12"													
Finish/Texture: Matte													
Color: Mountain Red													
109	A201-A202	Plan/A201-A202		SF	2405	10%	2646	0.14	\$ 50.00	\$ 7.00	\$ 10.50	\$ 17.50	\$ 46,296.25
												SUBTOTAL	\$ 50,429
METALS													
STRUCTURAL STEEL FRAMING:													
COLUMNS:													
110			ISS 5 x 5 x 3/8 A500 Gr-B-46 Steel Post (16'-0" High) (6 EA)	LBS	2148	10%	2362	0.01	\$ 45.00	\$ 0.54	\$ 1.15	\$ 1.69	\$ 3,992.24
BEAMS:													
111			W 16 x 57 Steel Beam (55 LF)	LBS	3135	10%	3449	0.01	\$ 45.00	\$ 0.36	\$ 1.05	\$ 1.41	\$ 4,862.39
112			W 16 x 60 Steel Beam (77 LF)	LBS	4620	10%	5082	0.01	\$ 45.00	\$ 0.36	\$ 1.05	\$ 1.41	\$ 7,165.62
BASE PLATES:													
113	S301	As Shown/S301	12" x 12" x 3/4" Thick Base Plate (4 EA)	LBS	122	10%	135	0.02	\$ 45.00	\$ 0.90	\$ 1.30	\$ 2.10	\$ 282.93
114			5 1/2" x 11" x 3/4" Thick Base Plate (2 EA)	LBS	28	10%	31	0.02	\$ 45.00	\$ 0.90	\$ 1.30	\$ 2.10	\$ 64.68
115					BOLTS:								
			5/8" Dia x 12" Long Anchor Bolts With Leveling Nut	EA	24	0%	24	0.25	\$ 45.00	\$ 11.25	\$ 8.50	\$ 19.75	\$ 474.00
CONNECTIONS:													
116			Allowance For Metal Framing Welding And Connections, Assumed At 5% Of The Total Weight Of Structural Components.	LS	1	0%	1	40.00	\$ 45.00	\$ 1,800.00	\$ 1,500.00	\$ 3,300.00	\$ 3,300.00
												SUBTOTAL	\$ 20,142
WOODS, PLASTICS AND COMPOSITES													
ROUGH CARPENTRY													
BEAMS:													
117	S301	Details/S401	2 x 6 Douglas Fir Wood Kicker Plates @ 24" O.C.	LF	235	10%	259	0.03	\$ 35.00	\$ 1.05	\$ 1.10	\$ 2.15	\$ 556
118			2 x 6 Douglas Fir Wood Blocking	LF	397	10%	437	0.03	\$ 35.00	\$ 1.05	\$ 1.05	\$ 2.10	\$ 917
119			3/4" x 24" Pre-Fabricated Wood Truss Blocking	EA	50	0%	50	0.25	\$ 35.00	\$ 8.75	\$ 18.00	\$ 26.75	\$ 1,328
POSTS:													
120	S301	As Shown/S301	1) 2 x 6 Douglas Fir Wood Post (16'-0" High)	EA	2	0%	2	0.50	\$ 35.00	\$ 17.50	\$ 15.00	\$ 32.50	\$ 65
121			2) 2 x 6 Douglas Fir King Studs (16'-0" High)	EA	12	0%	12	0.40	\$ 35.00	\$ 14.00	\$ 15.00	\$ 29.00	\$ 348
122			2) 2 x 6 Douglas Fir Wood Post (16'-0" High)	EA	28	0%	28	0.40	\$ 35.00	\$ 14.00	\$ 15.00	\$ 29.00	\$ 812
123			4) 2 x 6 Douglas Fir King Studs (16'-0" High)	EA	12	0%	12	0.40	\$ 35.00	\$ 14.00	\$ 15.00	\$ 29.00	\$ 348
124			2) 2 x 6 Douglas Fir King Studs (16'-0" High)	EA	20	0%	20	0.40	\$ 35.00	\$ 14.00	\$ 15.00	\$ 29.00	\$ 580
125			5 1/4" x 7 1/8" PSL Post (10'-0" High)	EA	4	0%	4	0.75	\$ 35.00	\$ 26.25	\$ 95.00	\$ 121.25	\$ 485
126			5 1/4" x 7 1/8" PSL Post (16'-0" High)	EA	8	0%	8	1.00	\$ 35.00	\$ 55.00	\$ 150.00	\$ 185.00	\$ 1,480
Note: Quantity Is Multiplied Above Listed Items.													
TRUSSES:													
127	S301	As Shown/S301	3/4" Deep Pre-Manufactured Engineered Roof Trusses @ 24" O.C.	SF	6620	10%	7291	0.03	\$ 35.00	\$ 0.88	\$ 5.20	\$ 6.08	\$ 44,292
HEADERS:													
128	S301	As Shown/S301	1 3/4" x 16" 1.9E LVL Header	LF	30	10%	33	0.08	\$ 35.00	\$ 2.80	\$ 13.50	\$ 16.30	\$ 546
129			1 3/4" x 11 7/8" 1.9E LVL Header	LF	77	10%	84	0.08	\$ 35.00	\$ 2.80	\$ 10.00	\$ 12.80	\$ 1,081
130			2 x 10 DF-L #2 Header	LF	7	10%	8	0.06	\$ 35.00	\$ 2.10	\$ 2.60	\$ 4.70	\$ 37
SHEATHING:													
131	S301	As Shown/S301	7/16" OSB Wall Sheathing	SF	7296	10%	8025						
132			No. of Sheets (4' x 8')	EA	251	0%	251	0.45	\$ 35.00	\$ 15.75	\$ 16.00	\$ 31.75	\$ 7,969
133			Nails	EA	18825	0%	18825	0.00	\$ 35.00	\$ 0.04	\$ 0.02	\$ 0.06	\$ 1,035
134			5/8" OSB Roof Sheathing	SF	6948	10%	7642						
135			No. of Sheets (4' x 8')	EA	239	0%	239	0.50	\$ 35.00	\$ 17.50	\$ 22.00	\$ 39.50	\$ 9,441
136			Nails	EA	17925	0%	17925	0.00	\$ 35.00	\$ 0.04	\$ 0.02	\$ 0.06	\$ 986
137			5/8" OSB Sheathing @ Canopy	SF	227	10%	250						
138			No. of Sheets (4' x 8')	EA	8	0%	8	0.50	\$ 35.00	\$ 17.50	\$ 22.00	\$ 39.50	\$ 316
139			Nails	EA	600	0%	600	0.00	\$ 35.00	\$ 0.04	\$ 0.02	\$ 0.06	\$ 33
EXTERIOR CANOPIES:													
140	S301	As Shown/S301	1 3/4" x 9 1/2" 1.9E LVL Beam	LF	120	10%	132	0.08	\$ 35.00	\$ 2.80	\$ 8.50	\$ 11.30	\$ 1,496
141			3) 2 x 6 Douglas Fir Wood Blocking	LF	243	10%	267	0.03	\$ 35.00	\$ 1.05	\$ 1.05	\$ 2.10	\$ 561
142			2 x 10 Douglas Fir Wood Fasia	LF	81	10%	89	0.05	\$ 35.00	\$ 1.75	\$ 2.60	\$ 4.35	\$ 388
143			PL 1/4 x 6 x 6 Plates W/ (4) SDWS22500DB Wood Screws w/ STNG2 Nuts	EA	12	0%	12	0.50	\$ 35.00	\$ 17.50	\$ 28.00	\$ 45.50	\$ 546
144			1/2" Steel Plate w/ (3) SDWS25312 Wood Screws	EA	12	0%	12	0.50	\$ 35.00	\$ 17.50	\$ 22.00	\$ 39.50	\$ 474
145			PL 1/4 x 6 x 9 Steel Plate	EA	12	0%	12	0.40	\$ 35.00	\$ 14.00	\$ 24.00	\$ 38.00	\$ 456
146			2 x 10 DF-L #2 Roof Rafter @ 24" O.C.	LF	114	10%	125	0.04	\$ 35.00	\$ 1.40	\$ 2.60	\$ 4.00	\$ 499
HARDWARE'S:													
147			Allowance For Wood Framing Connections, Including Hangers, Straps, Screws, Holdowns, Clips, Connection Hardware Area Of Work: (6620 SF)	LS	1	0%	1	60.00	\$ 35.00	\$ 2,100.00	\$ 5,500.00	\$ 7,600.00	\$ 7,600
												SUBTOTAL	\$ 84,684
THERMAL & MOISTURE PROTECTION													
THERMAL INSULATION:													
148	A171	Plan Notes/S301	4" R-30 Polystyrene Roof Insulation	SF	6765	10%	7442	0.01	\$ 35.00	\$ 0.42	\$ 2.10	\$ 2.52	\$ 18,753
149			WEATHER BARRIER:										
150			10 Mil Weather Barrier-Assumed	SF	7231	10%	7954	0.01	\$ 35.00	\$ 0.18	\$ 0.18	\$ 0.36	\$ 2,824
151			UNDERLAYMENT:										
			One Layer Atlas FR-10 Slip Sheet	SF	6765	10%	7442	0.00	\$ 35.00	\$ 0.14	\$ 0.15	\$ 0.29	\$ 2,158
			Built-Up Polystyrene Cricket Roof	SF	887	10%	976	0.02	\$ 35.00	\$ 0.53	\$ 2.40	\$ 2.93	\$ 2,854
ROOFING AND SIDING PANELS													
EXTERIOR WALL PANELS:													
Tag:EM2													
Manufacturer: UNEEKE													
Product: Summit 40													
Material: Metal wall panel													
Color/Finish: Dark Bronze													
152	A201-202	Plan Notes/A201-202	Tag:EM4										
153			Manufacturer: MEBATEC										
			Product: Summit 40										
			Material: Fiber Cement Board										
			Color/Finish: SW 6058 Tricorn Black										
TRIMS:													
154			Tag:EM5										
			Description: 12" High Metal Trim	LF	380	10%	418	0.06	\$ 35.00	\$ 2.10	\$ 4.80	\$ 6.90	\$ 2,884
155			Tag:EM6										
			Description: Pre-Finished Metal Trim	LF	180	10%	198	0.05	\$ 35.00	\$ 1.75	\$ 3.60	\$ 5.35	\$ 1,059
Color: Matte Black													
MEMBRANE ROOFING													
THERMOPLASTIC MEMBRANE ROOFING:													
156	A171	Plan Notes/S301	60 Mil Single Ply Typ Self Adhered Membrane Roof	SF	6867	10%	7554	0.01	\$ 35.00	\$ 0.49	\$ 1.65	\$ 2.14	\$ 16,165
157			Color: White										
			60 Mil Single Ply Typ Flashing Membrane @ Roof Parapet	SF	3151	10%	3466	0.02	\$ 35.00	\$ 0.70	\$ 1.80	\$ 2.50	\$ 8,664
			Color: White										
FLEXIBLE FLASHING:													
158			Metal Flashing @ Scupper	LF	40	10%	44	0.10	\$ 35.00	\$ 3.50	\$ 6.50	\$ 10.00	\$ 444
159			Pre-Finished Metal Flashing	LF	521	10%	573	0.05	\$ 35.00	\$ 1.75	\$ 3.20	\$ 4.95	\$ 2,837
160			Metal Flashing-Assumed	LF	92	10%	101	0.05	\$ 35.00	\$ 1.75	\$ 3.00	\$ 4.75	\$ 481
FLASHING AND SHEET METAL													
SHEET METAL FLASHING AND TRIM:													
161			26 Ga. Thru-Wall Flashings	LF	248	10%	273	0.05	\$ 35.00	\$ 1.75	\$ 2.40	\$ 4.15	\$ 1,132
162			10" W Pre-Finished Metal Cap @ Roof Parapet Wall	LF	480	10%	528	0.06	\$ 35.00	\$ 2.10	\$ 5.50	\$ 7.60	\$ 4,013
163			5" W Pre-Finished Metal Cap @ Exterior Awning.	LF	90	10%	98	0.05	\$ 35.00	\$ 1.75	\$ 3.20	\$ 4.95	\$ 498
ROOF AND WALL SPECIALTIES & ACCESSORIES													
ROOF SPECIALTIES:													
164			Pre-Finished Metal Downspouts @ 12'-6" H With Adapter And Shoe Boot	EA	6	0%	6	2.00	\$ 35.00	\$ 70.00	\$ 210.00	\$ 280.00	\$ 1,680
165			Cast Nickel Bronze Downspout Nozzle With Anchor Flange Scuppers	EA	4	0%	4	1.50	\$ 35.00	\$ 52.50	\$ 385.00	\$ 437.50	\$ 1,750
166			Size: 2'-4 1/2"										
			14" High Pre-Fabricated Roof Curb Incl.										
			2 x 2 Wood Nailer	LF	139	10%	153	0.25	\$ 35.00	\$ 8.75	\$ 26.00	\$ 34.75	\$ 5,313
			Wooden Cane Strip										
			Metal Flashing & Counter Flashing										
			Root Access Lidder @ 20" x 11"										
			Anchor To Wall As Shown With 1/2" Diameter Expansion Or Galvanized Through Bolt										
			Provide Locking Hinged Lidder Cover To Be Above Adjacent Grade										
			2-1/2" X 3/8" Steel Flat Bar Mounting Brackets Both Sides At 6'-0" O.C. Maximum										
			And Bottom										
			3/4" Diameter Steel Bar Rungs @ 12" O.C. Maximum. Weld To Stringers. Bottom Rung To Be Within 12" Of Ground Level	EA	1	0%	1	16.00	\$ 35.00	\$ 560.00	\$ 3,800.00	\$ 4,360.00	\$ 4,360
			Walk-Thru Rail										
			3/4" Diameter Steel Bars @ 3" O.C. Maximum For Gating. Weld To Steel Angle										
			1/4" X 1/4" X 3/16" Steel Angle. Weld To Steel Stringers.										
JOINT PROTECTION													
SEALANT & BACKER ROD:													
168			Sealant & Backer Rod @ Roof Supports	LF	40	10%	44	0.04	\$ 35.00	\$ 1.40	\$ 1.10	\$ 2.50	\$ 110

DETAILED BREAKDOWN OF ITEMS													
Prepared for:		Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062											
Project ID:		2708206											
Scope:		G.C.											
										 +1 (708) 381-0900			
										Date: 6-Oct-26			
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/ HOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
												SUBTOTAL	\$ 130,148

OPENINGS													
DOORS AND FRAMES													
METAL DOORS AND FRAMES:													
169			14'-2" x 13'-4" Pre-Finished Aluminum Storefront Window System With Thermal Breaks. Color: Matte Black Incl.	EA	2	0%	2	32.00	\$ 35.00	\$ 1,120.00	\$ 11,500.00	\$ 12,620.00	\$ 25,240
			4'-0" x 7'-0" Metal Door W/ Metal Frame										
			Glazing:										
			1" Insulated Low-E Glass - Shgc = .23, Visible Light - 53%, U-Factor - 0.26 (116 SF)										
170			1" Insulated Tempered Low-E Glass - Shgc = .23, Visible Light - 52%, I-Factor - 0.26 (39 SF)	EA	4	0%	4	26.00	\$ 35.00	\$ 910.00	\$ 9,200.00	\$ 10,110.00	\$ 40,440
			15'-0" x 10'-0" Pre-Finished Aluminum Storefront Window System With Thermal Breaks. Color: Matte Black										
			4'-0" x 7'-0" Metal Door W/ Metal Frame										
			Glazing:										
171			14'-2" x 13'-4" Pre-Finished Aluminum Storefront Window System With Thermal Breaks. Color: Matte Black	EA	2	0%	2	28.00	\$ 35.00	\$ 980.00	\$ 9,800.00	\$ 10,780.00	\$ 21,560
			Glazing:										
			1" Insulated Low-E Glass - Shgc = .23, Visible Light - 53%, U-Factor - 0.26 (143 SF)										
			2" 1" Insulated Tempered Low-E Glass - Shgc = .23, Visible Light - 53%, I-Factor - 0.26 (24 SF)										
172	A101	As Shown/A601	15'-0" x 10'-0" Pre-Finished Aluminum Storefront Window System With Thermal Breaks. Color: Matte Black	EA	1	0%	1	22.00	\$ 35.00	\$ 770.00	\$ 7,800.00	\$ 8,570.00	\$ 8,570
			Glazing:										
			14'-2" x 13'-4" Pre-Finished Aluminum Storefront Window System With Thermal Breaks. Color: Matte Black										
			1" Insulated Low-E Glass - Shgc = .23, Visible Light - 53%, U-Factor - 0.26 (104 SF)										
173			2" 1" Insulated Tempered Low-E Glass - Shgc = .23, Visible Light - 53%, I-Factor - 0.26 (26 SF)	EA	6	0%	6	3.00	\$ 35.00	\$ 105.00	\$ 850.00	\$ 955.00	\$ 5,730
			HARDWARE SET:										
			Door Hardware Set including										
			Door Closer										
174			Note: Hardware To Be Operated With One Hand, Without Tight Gripping, Pinching Or Twisting Of The Wrist. Thresholds Are Limited To 112" Maximum Height. Interior Doors, Other Than Fire Doors, Should Be Able To Be Operated With 5 Pounds Of Force. Exterior Door And Fire Doors Are Regulated By The Authority Having Jurisdiction. Refer To Anti Stamped A117.4 For Approach Requirements.	EA	1	0%	1	8.00	\$ 35.00	\$ 280.00	\$ 4,200.00	\$ 4,480.00	\$ 4,480
			WINDOW										
			METAL WINDOWS:										
			6'-0" x 3'-5" Drive-Thru Bi-Parting Window.										
			-Basis Of Design: Quikserv	EA	1	0%	1	8.00	\$ 35.00	\$ 280.00	\$ 4,200.00	\$ 4,480.00	\$ 4,480
			Bi-Parting Transaction Window, Self-Closing Sliders.										
			Model: IF-Slps-741.										
			Glazing:										
			1" Insulated Tempered Low-E Glass - Shgc = .23, Visible Light - 53%, I-Factor - 0.26 (13.50)	EA	1	0%	1	8.00	\$ 35.00	\$ 280.00	\$ 4,200.00	\$ 4,480.00	\$ 4,480
SUBTOTAL												\$	186,820

FINISHES													
PLASTER AND GYPSUM BOARD													
PLASTER WORK:													
Tag:EM3													
Description: 3 Coat Stucco System @ Exterior Wall Incl.													
1 Layer Of 10" Finish Stucco Coat													
1 Layer Of 3/8" Brown Coat													
1 Layer Of 3/8" Scratch Coat													
Texture: Fine Texture													
Color: SW/2017 Dorian Gray													
Stucco Metal Lath													
175	A201-202	Plan Notes/A201-202	SF	1726	10%	1899	0.09	\$ 35.00	\$ 3.15	\$ 2.10	\$ 5.25	\$ 9,968	
176			SF	1726	10%	1899	0.01	\$ 35.00	\$ 0.42	\$ 0.55	\$ 0.97	\$ 1,842	
DRY WALL ASSEMBLIES													
Wall Type A:													
177			LF	36	H	16							
178			EA	28	0%	28	0.40	\$ 35.00	\$ 14.00	\$ 15.00	\$ 29.00	\$ 817	
179			EA	5	0%	5	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 121	
180	A101	As Shown/G003	EA	2	0%	2	0.30	\$ 35.00	\$ 10.50	\$ 16.00	\$ 26.50	\$ 66	
181			EA	10	0%	10	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 243	
182			SF	576	10%	634	0.01	\$ 35.00	\$ 0.42	\$ 1.05	\$ 1.47	\$ 931	
183			SF	576	10%	634	0.00	\$ 35.00	\$ 0.14	\$ 0.14	\$ 0.28	\$ 177	
Wall Type A:													
184			LF	45	H	6							
185			EA	35	0%	35	0.25	\$ 35.00	\$ 8.75	\$ 7.50	\$ 16.25	\$ 566	
186	A101	As Shown/G003	EA	6	0%	6	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 151	
187			EA	3	0%	3	0.30	\$ 35.00	\$ 10.50	\$ 16.00	\$ 26.50	\$ 82	
188			SF	269	10%	296	0.01	\$ 35.00	\$ 0.42	\$ 1.05	\$ 1.47	\$ 435	
189			SF	269	10%	296	0.00	\$ 35.00	\$ 0.14	\$ 0.14	\$ 0.28	\$ 83	
Wall Type B:													
190			LF	53	H	16							
191			EA	41	0%	41	0.40	\$ 35.00	\$ 14.00	\$ 15.00	\$ 29.00	\$ 1,190	
192			EA	7	0%	7	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 179	
193	A101	As Shown/G003	EA	4	0%	4	0.30	\$ 35.00	\$ 10.50	\$ 16.00	\$ 26.50	\$ 97	
194			EA	15	0%	15	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 358	
195			SF	850	10%	935	0.01	\$ 35.00	\$ 0.42	\$ 1.05	\$ 1.47	\$ 1,374	
196			SF	850	10%	935	0.00	\$ 35.00	\$ 0.14	\$ 0.14	\$ 0.28	\$ 262	
Wall Type B:													
197			LF	57	H	3							
198			EA	14	0%	14	0.25	\$ 35.00	\$ 8.75	\$ 7.50	\$ 16.25	\$ 235	
199	A101	As Shown/G003	EA	8	0%	8	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 192	
200			EA	4	0%	4	0.30	\$ 35.00	\$ 10.50	\$ 16.00	\$ 26.50	\$ 104	
201			SF	142	10%	157	0.01	\$ 35.00	\$ 0.42	\$ 1.05	\$ 1.47	\$ 230	
202			SF	142	10%	157	0.00	\$ 35.00	\$ 0.14	\$ 0.14	\$ 0.28	\$ 83	
Wall Type C:													
203			LF	99	H	16							
204			EA	76	0%	76	0.40	\$ 35.00	\$ 14.00	\$ 15.00	\$ 29.00	\$ 2,194	
205			EA	14	0%	14	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 334	
206	A101	As Shown/G003	EA	7	0%	7	0.30	\$ 35.00	\$ 10.50	\$ 16.00	\$ 26.50	\$ 181	
207			EA	27	0%	27	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 668	
208			SF	1586	10%	1745	0.01	\$ 35.00	\$ 0.42	\$ 1.05	\$ 1.47	\$ 2,565	
209			SF	1586	10%	1745	0.00	\$ 35.00	\$ 0.14	\$ 0.14	\$ 0.28	\$ 489	
Wall Type C:													
210			LF	15	H	6							
211			EA	12	0%	12	0.25	\$ 35.00	\$ 8.75	\$ 7.50	\$ 16.25	\$ 201	
212	A101	As Shown/G003	EA	2	0%	2	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 50	
213			EA	1	0%	1	0.30	\$ 35.00	\$ 10.50	\$ 16.00	\$ 26.50	\$ 27	
214			SF	90	10%	99	0.01	\$ 35.00	\$ 0.42	\$ 1.05	\$ 1.47	\$ 145	
215			SF	90	10%	99	0.00	\$ 35.00	\$ 0.14	\$ 0.14	\$ 0.28	\$ 28	
Wall Type D:													
216			LF	49	H	16							
217			EA	38	0%	38	0.40	\$ 35.00	\$ 14.00	\$ 15.00	\$ 29.00	\$ 1,103	
218			EA	7	0%	7	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 166	
219	A101	As Shown/G003	EA	3	0%	3	0.30	\$ 35.00	\$ 10.50	\$ 16.00	\$ 26.50	\$ 90	
220			EA	14	0%	14	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 332	
221			SF	788	10%	867	0.01	\$ 35.00	\$ 0.42	\$ 1.05	\$ 1.47	\$ 1,274	
222			SF	788	10%	867	0.00	\$ 35.00	\$ 0.14	\$ 0.14	\$ 0.28	\$ 243	
Wall Type D:													
223			LF	15	H	6							
224			EA	12	0%	12	0.25	\$ 35.00	\$ 8.75	\$ 7.50	\$ 16.25	\$ 199	
225	A101	As Shown/G003	EA	2	0%	2	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 50	
226			EA	1	0%	1	0.30	\$ 35.00	\$ 10.50	\$ 16.00	\$ 26.50	\$ 27	
227			SF	90	10%	99	0.01	\$ 35.00	\$ 0.42	\$ 1.05	\$ 1.47	\$ 145	
228			SF	90	10%	99	0.00	\$ 35.00	\$ 0.14	\$ 0.14	\$ 0.28	\$ 28	
Wall Type E:													
229			LF	37	H	3							
230			EA	10	0%	10	0.25	\$ 35.00	\$ 8.75	\$ 7.50	\$ 16.25	\$ 155	
231	A101	As Shown/G003	EA	5	0%	5	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 125	
232			EA	3	0%	3	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 62	
Parapet Wall:													
233			LF	349	H	2							
234	A171	Details/A351	EA	42	0%	42	0.30	\$ 35.00	\$ 10.50	\$ 9.50	\$ 20.00	\$ 843	
235			EA	48	0%	48	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$ 1,176	
236			SF	873	10%	960	0.01	\$ 35.00	\$ 0.42	\$ 1.05	\$ 1.47	\$ 1,411	
237			LF	141	H	7							
238			EA	54	0%	54	0.35	\$ 35.00	\$ 12.25	\$ 13.50	\$ 25.75	\$ 1,304	

DETAILED BREAKDOWN OF ITEMS

Prepared for:	Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062
Project ID:	2708206
Scope:	G.C



Date: 6-Oct-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	Date:		6-Oct-26
												UNIT COST	SUB COST	
239	A171	Details/A151	2) 2 x 6 Douglas FIR Wood Top Plate Cut Length: 16'-0" Long (Assumed)	EA	19	0%	19	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$	475
240			2 x 6 Douglas FIR Wood Bottom Plate Cut Length: 16'-0" Long (Assumed)	EA	10	0%	10	0.30	\$ 35.00	\$ 10.50	\$ 14.00	\$ 24.50	\$	231
241			5/12" R-20 Batt Insulation	SF	134	10%	147	0.01	\$ 35.00	\$ 0.42	\$ 1.05	\$ 1.47	\$	216
			CEILINGS											
242			DRYWALL CEILING: 24" Type X Gypsum Board Ceiling	SF	375	10%	412							
243			Drywall Hanging & Screws 24hrs Size: 4 x 8	EA	13	0%	13	0.55	\$ 35.00	\$ 19.25	\$ 17.50	\$ 36.75	\$	478
244			Drywall Finishes Tapping, Mudding Levelling & Finish	EA	13	0%	13	0.60	\$ 35.00	\$ 21.00	\$ 6.00	\$ 27.00	\$	351
245			Tapping	LF	288	10%	317							
246			Joint Compound (Lightweight)	Lbs	105	10%	30							
247			Screws	EA	624	0%	624							
			FLOORING & WALL BASE											
248	A101-A151	Plan Notes/A101-A151	FLOOR COATING Sealed Concrete (Assumed)	SF	6391	10%	7030	0.01	\$ 38.00	\$ 0.23	\$ 0.28	\$ 0.51	\$	3,571
249			Threshold Aluminum Threshold @ Exterior Door (Assumed)	LF	24	10%	26	0.17	\$ 38.00	\$ 6.46	\$ 12.00	\$ 18.46	\$	487
			PAINTING AND COATING											
			PAINTING: CEILING PAINT: PT: Paint @ Ceiling 1 Coat of Primer & 2 Coats of Paint Manufacturer: TBD Color: TBD Finish: TBD	SF	348	10%	382	0.02	\$ 35.00	\$ 0.55	\$ 0.38	\$ 0.93	\$	356
251			Allowance For Painting Exposed Structures, Including Exposed MEP Ducts And Conduits etc.	SF	6391	10%	7030	0.01	\$ 35.00	\$ 0.42	\$ 0.30	\$ 0.72	\$	5,062
												SUBTOTAL	\$	46,660

PLUMBING

[illegible]

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062													
Project ID: 2708206													
Scope: G.C.													
												Date: 6-Oct-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
300			WPR-200, Domestic Water Pressure Reducing Valve, Manufacturer: WA11S, Model: LP25AUB-Z3 Replicable Seat Module Integral Stainless Steel Strainer Separate Stainless Steel Wye Strainer Copper Tapping And 1/80PSI Gauge (2 EA) Unions Capped Hose And Drain Valve With Vacuum Breaker Pressure Gauge (2 EA) Ball Valves	EA	1	0%	1	4.00	\$ 55.00	\$ 220.00	\$ 580.00	\$ 800.00	\$ 800.00
301			GAS ACCESSORIES 1" Dia Gas Meter	EA	5	0%	5	2.00	\$ 55.00	\$ 110.00	\$ 320.00	\$ 430.00	\$ 2,150.00
302			GPR-050, 1/2" Dia Gas Pressure Regulator, Manufacturer: PF REGULATOR, Model: F30051 NPT Threaded Inlet & Outlet Ball Check Automatic Vent Limiting Device Die Cast Aluminum Body, NITRILE Diaphragm (2 EA) Unions Sediment Trap (2 EA) Capped Tee	EA	5	0%	5	1.50	\$ 55.00	\$ 82.50	\$ 95.00	\$ 177.50	\$ 887.50
303			VALVES 1-1/4" Dia Capped Isolation Valve Copper Alloy, 2 Piece, Standard Port, Chrome Plated Ball, TFE Seat, Lever Handle, 400 PSIG WOG, MSS SP-110, Oldered Or Threaded End	EA	5	0%	5	0.80	\$ 55.00	\$ 44.00	\$ 85.00	\$ 129.00	\$ 645.00
304			1" Dia Capped Isolation Valve Copper Alloy, 2 Piece, Standard Port, Chrome Plated Ball, TFE Seat, Lever Handle, 400 PSIG WOG, MSS SP-110, Oldered Or Threaded End	EA	5	0%	5	0.70	\$ 55.00	\$ 38.50	\$ 62.00	\$ 100.50	\$ 502.50
305			PIPE SUPPORTS Clevis Hanger	EA	75	0%	75	0.25	\$ 55.00	\$ 13.75	\$ 6.50	\$ 20.25	\$ 1,618.75
306			Threaded Rod	EA	75	0%	75	0.15	\$ 55.00	\$ 8.25	\$ 3.20	\$ 11.45	\$ 858.75
307			TRENCHING & BACKFILLING Excavation & Backfilling (3' Deep x 1' Wide Trench) Including All Labor and Material/Equipment	CFT	1176	0%	1176	0.04	\$ 55.00	\$ 2.20	\$ 0.35	\$ 2.55	\$ 2,998.80
												SUBTOTAL	\$ 48,173
HVAC													
308			CONDENSATE DRAIN PIPE (ABOVE GRADE) Type "M" Copper Tubing With Fittings (Assumed) 3/4" Dia Condensate Drain Pipe	LF	75	10%	83	0.07	\$ 58.00	\$ 4.06	\$ 4.60	\$ 8.66	\$ 714.45
309			1/2" Thick, Fiberglass Pipe Insulation (Assumed) 3/4" Dia Condensate Drain Pipe	LF	75	10%	83	0.04	\$ 58.00	\$ 2.32	\$ 1.60	\$ 3.92	\$ 323.40
310			ELBOW 1/4" Dia Condensate Drain Pipe 90 Deg Elbow	EA	10	0%	10	0.30	\$ 58.00	\$ 17.40	\$ 2.20	\$ 19.60	\$ 196.00
311			ROOF TOP UNIT RTU-102: Packaged Rooftop Unit, CARRIER 48FEDB042AS, 5-Ton Cooling Capacity, 2,000 CFM Supply Airflow, 120 CFM Minimum Outside Air, 0.8 in. W.G. ESP, Direct-Drive Motor, 0.71 HP At 1,200 RPM, 208V/3P/60Hz, Natural Gas Heating, Single-Stage, 67 MBH Input / 54 MBH Output, 81% AFUE, R-454B Refrigerant, 57.47 MBH Total Cooling And 41.55 MBH Sensible Cooling Capacity, MCA 27A, MOCP 30A, Size 75-3/8"X46-5/8"X33-3/8" Note: 1: See Hvac Basis Of Design 2: 2" Planted Merv 8 Filters 3: Drain Pan Overflow Switch 4: Condensate Drain Trap (Copper - Field Installed) 5: 14" High Standard Insulated Cub 6: Seismic Rated Curb Restraints 7: Wind Rated Curb Restraints, Per Structural Design Requirements 8: Bottom Elect. Service Connection 9: Non-Fused Disconnect - Fac Installed 10: Single Point Wiring 11: Convenience Outlet (Nema 4 - Fac Installed, Fac Wired) 12: Anti-Cycle Relay 13: Thermostat-Wall-Mount Programmable Led Display (1H, 1C) 14: Monitored Outside Air Damper With Hand-Factory Installed 15: Economizer With Dual Enthalpy Control 16: Biometric Relief Damper With Exhaust Hood-Factory Installed	EA	1	0%	1	24.00	\$ 58.00	\$ 1,392.00	\$ 14,500.00	\$ 15,892.00	\$ 15,892.00
312			RTU-102: Packaged Rooftop Unit, CARRIER 48FEDB042AS, 5-Ton Cooling Capacity, 2,000 CFM Supply Airflow, 105 CFM Minimum Outside Air, 0.8 in. W.G. ESP, Direct-Drive Motor, 0.71 HP At 1,200 RPM, 208V/3P/60Hz, Natural Gas Heating, Single-Stage, 67 MBH Input / 54 MBH Output, 81% AFUE, R-454B Refrigerant, 29.74 MBH Total Cooling And 28.61 MBH Sensible Cooling Capacity, MCA 27A, MOCP 30A, Size 75-3/8"X46-5/8"X33-3/8" Note: 1: See HVAC Basis Of Design 2: 2" Planted Merv 8 Filters 3: Drain Pan Overflow Switch 4: Condensate Drain Trap (Copper - Field Installed) 5: 14" High Standard Insulated Cub 6: Seismic Rated Curb Restraints 7: Wind Rated Curb Restraints, Per Structural Design Requirements 8: Bottom Elect. Service Connection 9: Non-Fused Disconnect - Fac Installed 10: Single Point Wiring 11: Convenience Outlet (Nema 4 - Fac Installed, Fac Wired) 12: Anti-Cycle Relay 13: Thermostat-Wall-Mount Programmable Led Display (1H, 1C) 14: Monitored Outside Air Damper With Hand-Factory Installed 15: Economizer With Dual Enthalpy Control 16: Biometric Relief Damper With Exhaust Hood-Factory Installed	EA	1	0%	1	20.00	\$ 58.00	\$ 1,160.00	\$ 11,800.00	\$ 12,960.00	\$ 12,960.00
313			RTU-103: Packaged Rooftop Unit, CARRIER 48FEDB042AS, 5-Ton Cooling Capacity, 2,000 CFM Supply Airflow, 105 CFM Minimum Outside Air, 0.8 in. W.G. ESP, Direct-Drive Motor, 0.71 HP At 1,200 RPM, 208V/3P/60Hz, Natural Gas Heating, Single-Stage, 67 MBH Input / 54 MBH Output, 81% AFUE, R-454B Refrigerant, 29.74 MBH total cooling and 28.61 MBH sensible cooling capacity, MCA 27A, MOCP 30A, Size 75-3/8"X46-5/8"X33-3/8" Note: 1: See HVAC Basis Of Design 2: 2" Planted Merv 8 Filters 3: Drain Pan Overflow Switch 4: Condensate Drain Trap (Copper - Field Installed) 5: 14" High Standard Insulated Cub 6: Seismic Rated Curb Restraints 7: Wind Rated Curb Restraints, Per Structural Design Requirements 8: Bottom Elect. Service Connection 9: Non-Fused Disconnect - Fac Installed 10: Single Point Wiring 11: Convenience Outlet (Nema 4 - Fac Installed, Fac Wired) 12: Anti-Cycle Relay 13: Thermostat-Wall-Mount Programmable Led Display (1H, 1C) 14: Monitored Outside Air Damper With Hand-Factory Installed 15: Economizer With Dual Enthalpy Control 16: Biometric Relief Damper With Exhaust Hood-Factory Installed	EA	1	0%	1	20.00	\$ 58.00	\$ 1,160.00	\$ 11,800.00	\$ 12,960.00	\$ 12,960.00
314	M101, M102 & M601	From Hvac Plan	RTU-103: Packaged Rooftop Unit, CARRIER 48FEDB042AS, 5-Ton Cooling Capacity, 2,000 CFM Supply Airflow, 120 CFM minimum outside air, 0.8 in. W.G. ESP, direct-drive motor, 0.71 HP at 1,200 RPM, 208V/3P/60Hz, Natural gas heating, single-stage, 67 MBH input / 54 MBH output, 81% AFUE, R-454B refrigerant, 29.74 MBH total cooling and 28.61 MBH sensible cooling capacity, MCA 27A, MOCP 30A, Size 75-3/8"X46-5/8"X33-3/8" Note: 1: See HVAC Basis Of Design 2: 2" Planted Merv 8 Filters 3: Drain Pan Overflow Switch 4: Condensate Drain Trap (Copper - Field Installed) 5: 14" High Standard Insulated Cub 6: Seismic Rated Curb Restraints 7: Wind Rated Curb Restraints, Per Structural Design Requirements 8: Bottom Elect. Service Connection 9: Non-Fused Disconnect - Fac Installed 10: Single Point Wiring 11: Convenience Outlet (Nema 4 - Fac Installed, Fac Wired) 12: Anti-Cycle Relay 13: Thermostat-Wall-Mount Programmable Led Display (1H, 1C) 14: Monitored Outside Air Damper With Hand-Factory Installed 15: Economizer With Dual Enthalpy Control 16: Biometric Relief Damper With Exhaust Hood-Factory Installed	EA	1	0%	1	20.00	\$ 58.00	\$ 1,160.00	\$ 11,800.00	\$ 12,960.00	\$ 12,960.00
315			RTU-103: Packaged Rooftop Unit, CARRIER 48FEDB042AS, 5-Ton Cooling Capacity, 2,000 CFM Supply Airflow, 120 CFM Minimum Outside Air, 0.8 in. W.G. ESP, Direct-Drive Motor, 0.71 HP At 1,200 RPM, 208V/3P/60Hz, Natural Gas Heating, Single-Stage, 67 MBH Input / 54 MBH Output, 81% AFUE, R-454B Refrigerant, 57.47 MBH Total Cooling And 41.55 MBH Sensible Cooling Capacity, MCA 30A, MOCP 30A, Size 75-3/8"X46-5/8"X33-3/8" Note: 1: See Hvac Basis Of Design 2: 2" Planted Merv 8 Filters 3: Drain Pan Overflow Switch 4: Condensate Drain Trap (Copper - Field Installed) 5: 14" High Standard Insulated Cub 6: Seismic Rated Curb Restraints 7: Wind Rated Curb Restraints, Per Structural Design Requirements 8: Bottom Elect. Service Connection 9: Non-Fused Disconnect - Fac Installed 10: Single Point Wiring 11: Convenience Outlet (Nema 4 - Fac Installed, Fac Wired) 12: Anti-Cycle Relay 13: Thermostat-Wall-Mount Programmable Led Display (1H, 1C) 14: Monitored Outside Air Damper With Hand-Factory Installed 15: Economizer With Dual Enthalpy Control 16: Biometric Relief Damper With Exhaust Hood-Factory Installed	EA	1	0%	1	24.00	\$ 58.00	\$ 1,392.00	\$ 14,500.00	\$ 15,892.00	\$ 15,892.00
316			ROOF TOP UNIT DETAIL Flexible Connection Allow 1" Slack	EA	5	0%	5	1.00	\$ 58.00	\$ 58.00	\$ 85.00	\$ 143.00	\$ 715.00
317			Factory Curb Secure To Structure (Min 12" Heights)	EA	5	0%	5	2.00	\$ 58.00	\$ 116.00	\$ 150.00	\$ 266.00	\$ 1,330.00
318			Spacing Isolator (If Required)	EA	5	0%	5	1.00	\$ 58.00	\$ 58.00	\$ 120.00	\$ 178.00	\$ 890.00
319			Provide (2) Layers of 5/8" Water Proof Dycrawl And 6" Insulation With Its Footprint Of Curb	EA	5	0%	5	2.00	\$ 58.00	\$ 116.00	\$ 95.00	\$ 211.00	\$ 1,055.00
320			DUCT WEIGHT Galvanized Sheet Metal Duct	LB	1106	10%	1216	0.08	\$ 58.00	\$ 4.64	\$ 1.35	\$ 5.99	\$ 7,284.94
321			LINER DUCT INSULATION 2" Thick, Foil Faced Fiberglass Duct Insulation Cover All Joint With Foil Reinforced Kraft Tape 3" Wide	SF	73	10%	81	0.04	\$ 58.00	\$ 2.32	\$ 1.60	\$ 3.92	\$ 316.21
322			LINER DUCT INSULATION 1" Thick, Fiberglass Liner Insulation, (3.5 R-Value)	SF	890	10%	979	0.04	\$ 58.00	\$ 2.03	\$ 1.30	\$ 3.33	\$ 3,261.29
323			MISCELLANEOUS Thermostat With Junction Box To Be Provided With Sealed Isolation Plate	EA	5	0%	5	1.50	\$ 58.00	\$ 87.00	\$ 220.00	\$ 307.00	\$ 1,535.00
323			4" Thick Concrete Pad (For Roof Top Units)	EA	5	0%	5	2.00	\$ 58.00	\$ 116.00	\$ 85.00	\$ 201.00	\$ 1,005.00
324			PIPE SUPPORTS 1/4" Dia Adjustable Clevis Hanger	EA	13	0%	13	0.25	\$ 58.00	\$ 14.50	\$ 4.50	\$ 19.00	\$ 237.50
325			3/8" Dia Threaded Rod (1 Ea. = 1 FT)	EA	13	0%	13	0.15	\$ 58.00	\$ 8.70	\$ 3.20	\$ 11.90	\$ 154.70
326			DUCT SUPPORTS 3/8" Threaded Rod	EA	34	0%	34	0.15	\$ 58.00	\$ 8.70	\$ 3.20	\$ 11.90	\$ 404.60
327			1" x 22 Gs Strap	EA	17	0%	17	0.10	\$ 58.00	\$ 5.80	\$ 1.80	\$ 7.60	\$ 1,263.20
												SUBTOTAL	\$ 98,214
ELECTRICAL													
328			CONDUIT 1" EMT Conduit With Pull String (For Tenant #1 - Tenant #5)	LF	432	10%	475	0.12	\$ 62.00	\$ 7.44	\$ 12.10	\$ 19.54	\$ 9,280.68
329			1-1/2" EMT Conduit	LF	20	10%	22	0.07	\$ 62.00	\$ 4.34	\$ 4.85	\$ 9.19	\$ 202.18
330			CONDUCTOR #6 AL THHN/THWN	LF	20	10%	22	0.01	\$ 62.00	\$ 0.37	\$ 0.45	\$ 0.82	\$ 18.08

DETAILED BREAKDOWN OF ITEMS	
Prepared for:	Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062
Project ID:	2708206
Scope:	G.C

+1 (708) 381-0900
Date: 6-Oct-26

COMMUNICATION													
			TELECOMMUNICATION										
371	E101	From Electrical Plans	CONDUIT	LF	365	10%	401	0.08	\$ 62.00	\$ 4.96	\$ 7.05	\$ 12.01	\$ 4,818.58
372			DEVICES	EA	1	0%	1	3.00	\$ 62.00	\$ 186.00	\$ 380.00	\$ 566.00	\$ 566.00
												SUBTOTAL	\$ 5,385

EARTHWORK													
SITE CLEARING AND PREPARATION													
			SOIL CLEARING:										
375			1" Top Stripping Of Top Soil	SF	20612	10%	22673	0.00	\$ 40.00	\$ 0.04	\$ 0.03	\$ 0.07	\$ 1,587
376			Clearing And Grubbing Of Existing Soil	SF	20612	10%	22673	0.00	\$ 40.00	\$ 0.03	\$ 0.02	\$ 0.05	1,179
			SOIL PREPARATION:										
377			95% Compaction Under Hardscape As Required W/ Proof Rolling	SF	13900	10%	15290	0.00	\$ 40.00	\$ 0.05	\$ 0.02	\$ 0.07	1,040

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DETAILED BREAKDOWN OF ITEMS															
Prepared for: Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062															
Project ID: 2708206															
Scope: G.C.															
															
												+1 (708) 381-0900			
												Date: 6-Oct-26			
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
424	IR-100	Details-IR-003	Excavation	CY	73	10%	80	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 1,283		
425			Detectable Locator Tape	LF	307	10%	228	0.00	\$ 40.00	\$ 0.16	\$ 0.12	\$ 0.28	\$ 64		
426			Backfill	CY	72	10%	79	0.25	\$ 40.00	\$ 10.00	\$ 2.00	\$ 12.00	\$ 947		
427			Haul-Off Of Excessive Soil	CY	1	10%	1	0.20	\$ 40.00	\$ 8.00	\$ -	\$ 8.00	\$ 10		
428			EROSION AND SEDIMENT CONTROL:												
428	C2-10	Plan Details CS-01 CS-02	Silt Fence As: 5'-0" H. (2 x 4) Wood Post -Spacing: 6'-0"	LF	412	10%	453	0.25	\$ 40.00	\$ 10.00	\$ 4.50	\$ 14.50	\$ 1,095		
429			14 Ga Wire Mesh @ 5'-0" H. -Secured To Post W/ 1" L. Wire Staples Or Tie Wires Or Hog Rings (As Recommended)	SF	2060	10%	2266	0.01	\$ 40.00	\$ 0.32	\$ 0.45	\$ 0.77	\$ 1,745		
431			Filter Fabric W/ Trailing Edge Extending Into Anchor Trench -Secured To Mesh W/ Twine, Staples Or Similar	SF	3288	10%	3617	0.01	\$ 40.00	\$ 0.24	\$ 0.25	\$ 0.49	\$ 1,772		
432			8" W. x 8" D. Trench Excavation	CY	7	10%	7	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 119		
433			Selected Backfill (Rocks Or Dirt As Recommended)	CY	7	10%	7	0.25	\$ 40.00	\$ 10.00	\$ 8.00	\$ 18.00	\$ 134		
434			Straw Bale Inlet Protection As:	LF	412	10%	453								
435			Sediment Filter Fabric	SF	60	10%	66	0.01	\$ 40.00	\$ 0.24	\$ 0.25	\$ 0.49	\$ 32		
436			Straw Bale Tightly Bound W/ Synthetic Twine -Anchored W/ 2 x 2 Stakes	LF	412	10%	453	0.05	\$ 40.00	\$ 2.00	\$ 4.50	\$ 6.50	\$ 2,946		
437			Temporary Construction Entrance As:	SF	575	10%	633								
438			Sediment Filter Fabric	SF	575	10%	633	0.01	\$ 40.00	\$ 0.24	\$ 0.25	\$ 0.49	\$ 310		
439			3" Thk. (1" To 1-1/2" Sized) Coarse Aggregate	CY	14	10%	16	0.30	\$ 40.00	\$ 12.00	\$ 45.00	\$ 57.00	\$ 891		
440			Concrete Waste Management As: Provide And Maintain Concrete Waste Management / Washout Area, Including Containment, Liner, Signage, Routine Maintenance, And Final Cleanup. (100 SF)	LS	1	0%	1	8.00	\$ 40.00	\$ 320.00	\$ 650.00	\$ 970.00	\$ 970		
SUBTOTAL													\$ 48,677		
EXTERIOR IMPROVEMENTS															
BASES, BALLASTS AND PAVING															
441	Keynote-01		FLEXIBLE PAVING:												
442			Asphalt Pavement As: 3" Thk. HMA Asphalt Pavement Split Into Two Lanes 1.5" Binder Course 1.5" Surface Course	SF	6682	10%	7350	0.01	\$ 50.00	\$ 0.40	\$ 1.55	\$ 2.55	\$ 18,743		
443			Tack Coat	SF	6682	10%	7350	0.00	\$ 50.00	\$ 0.05	\$ 0.06	\$ 0.11	\$ 809		
443			8" Thick Compacted Granular Base	CY	165	10%	182	0.25	\$ 40.00	\$ 10.00	\$ 38.00	\$ 48.00	\$ 8,716		
444			Concrete Pavement As:	SF	3078	10%	3386								
445	Keynote-02		5" Thk. 4000 PSI Concrete	CY	47	10%	52	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 17,631		
446			Reinforcement: -#4 Rebar @ 18" O.C. E/W	LBS	3422	10%	3764	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 5,232		
447			4" Compacted Road Base (Granular Base) -Compact To 95% Modified Proctor	CY	38	10%	41	0.30	\$ 40.00	\$ 12.00	\$ 38.00	\$ 50.00	\$ 2,069		
448			Formwork	SF	255	10%	281	0.08	\$ 35.00	\$ 2.80	\$ -	\$ 2.80	\$ 787		
449			5/4" D. Sawcut Control Joint W/ Joint Filler	LF	616	10%	677	0.02	\$ 40.00	\$ 0.80	\$ 0.35	\$ 1.15	\$ 779		
450	Keynote-03		1/2" Expansion Joint W/ Joint Filler	LF	81	10%	89	0.04	\$ 40.00	\$ 1.60	\$ 1.40	\$ 3.00	\$ 267		
451			Note: Refer To The Drawings. Standard Concrete Pavement Is Considered And Its Details Are Assumed. Contractor To Verify And Modify Quantity As Required.												
452			SIDEWALKS:												
452			Concrete Sidewalk As:	SF	1116	10%	1228								
453			4" Thk. 4000 PSI Concrete	CY	14	10%	15	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 4,891		
454	Keynote-03		Reinforcement: -6x6" W2.9 x W2.9 WWF	SF	1116	10%	1228	0.00	\$ 45.00	\$ 0.18	\$ 0.35	\$ 0.53	\$ 651		
454			4" Compacted Road Base (Granular Base)	CY	14	10%	15	0.30	\$ 40.00	\$ 12.00	\$ 38.00	\$ 50.00	\$ 750		
455			Formwork	SF	69	10%	76	0.08	\$ 35.00	\$ 2.80	\$ -	\$ 2.80	\$ 213		
456			5/4" D. Sawcut Control Joint W/ Joint Filler	LF	186	10%	205	0.02	\$ 40.00	\$ 0.80	\$ 0.35	\$ 1.15	\$ 235		
457			1/2" Expansion Joint W/ Joint Filler	LF	373	10%	410	0.04	\$ 40.00	\$ 1.60	\$ 1.40	\$ 3.00	\$ 1,231		
458	Keynote-06		RAMP:												
458			ADA Concrete Ramp As:	SF	116	10%	128								
459			4" Thk. 4000 PSI Concrete	CY	1	10%	2	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 508		
460			Reinforcement: -6x6" W2.9 x W2.9 WWF	SF	116	10%	128	0.00	\$ 45.00	\$ 0.18	\$ 0.35	\$ 0.53	\$ 68		
461			4" Compacted Road Base (Granular Base)	CY	1	10%	2	0.30	\$ 40.00	\$ 12.00	\$ 38.00	\$ 50.00	\$ 78		
462	Keynote-06		Formwork	SF	15	10%	16	0.08	\$ 35.00	\$ 2.80	\$ -	\$ 2.80	\$ 46		
463			5/4" D. Sawcut Control Joint W/ Joint Filler	LF	19	10%	21	0.02	\$ 40.00	\$ 0.80	\$ 0.35	\$ 1.15	\$ 24		
464			1/2" Expansion Joint W/ Joint Filler	LF	45	10%	50	0.04	\$ 40.00	\$ 1.60	\$ 1.40	\$ 3.00	\$ 149		
465			Note: Refer To The Drawings. Ramp Details Are Assumed. Contractor To Verify And Modify Quantity As Required.												
465			CURBS AND GUTTERS:												
465	Keynote-04		24" Concrete Curb and Gutter As:	LF	393	10%	432								
466			4000 PSI Concrete	CY	21	10%	23	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 7,412		
467			Reinforcement: -(2) #4 Cont. Bars	LBS	655	10%	721	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 1,002		
468			24" L. #4 Bars @ 18" O.C.	LBS	350	10%	384	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 534		
469			Reinforcement: -20" L. #4 Dowel Bars @ 24" O.C.	LBS	328	10%	360	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 501		
470	Keynote-05		6" Compacted Road Base (Granular Base)	CY	15	10%	16	0.30	\$ 40.00	\$ 12.00	\$ 38.00	\$ 50.00	\$ 801		
471			Formwork	SF	655	10%	721	0.08	\$ 35.00	\$ 2.80	\$ -	\$ 2.80	\$ 2,018		
472			Construction Joint @ 10'-0"	LF	138	10%	151	0.03	\$ 40.00	\$ 1.20	\$ 0.50	\$ 1.70	\$ 257		
473			1/2" Expansion Joint W/ Joint Filler @ 50'-0"	LF	421	10%	463	0.04	\$ 40.00	\$ 1.60	\$ 1.40	\$ 3.00	\$ 1,388		
474			24" Release Concrete Curb and Gutter As:	LF	501	10%	551								
475	Keynote-05		4000 PSI Concrete	CY	24	10%	27	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 8,717		
476			Reinforcement: -(2) #4 Cont. Bars	LBS	835	10%	919	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 1,277		
477			24" L. #4 Bars @ 24" O.C.	LBS	334	10%	368	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 511		
478			Reinforcement: -30" L. #4 Dowel Bars @ 18" O.C.	LBS	557	10%	613	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 852		
479			6" Compacted Road Base (Granular Base)	CY	19	10%	20	0.30	\$ 40.00	\$ 12.00	\$ 38.00	\$ 50.00	\$ 1,021		
480	Keynote-05		Formwork	SF	752	10%	827	0.08	\$ 35.00	\$ 2.80	\$ -	\$ 2.80	\$ 2,315		
481			Construction Joint @ 10'-0"	LF	175	10%	193	0.03	\$ 40.00	\$ 1.20	\$ 0.50	\$ 1.70	\$ 328		
482			1/2" Expansion Joint W/ Joint Filler @ 50'-0"	LF	536	10%	590	0.04	\$ 40.00	\$ 1.60	\$ 1.40	\$ 3.00	\$ 1,769		
483			Note: Refer To The Drawing. Reinforcement Details Are Not Given. They Are Assumed. Contractor To Verify And Modify Quantity As Required.												
483			SITE IMPROVEMENTS												
483			DUMPSTER ENCLOSURE:												
484			12" x 12" Continuous Concrete Footing As:	LF	30	10%	33								
484			4000 PSI Concrete	CY	1	10%	1	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 398		
485			Reinforcement: -(2) #4 Continuous Bars	LBS	50	10%	55	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 76		
486			Reinforcement: -#4 Dowel Bar @ 32" O.C.	LBS	23	10%	26	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 36		
487			Formwork	SF	60	10%	66	0.10	\$ 35.00	\$ 3.50	\$ -	\$ 3.50	\$ 231		
488			Excavation	CY	4	10%	5	0.35	\$ 40.00	\$ 14.00	\$ 2.50	\$ 16.50	\$ 81		
489			Backfill	CY	4	10%	5	0.25	\$ 40.00	\$ 10.00	\$ 2.00	\$ 12.00	\$ 59		
490			4" Thk. Concrete Slab On Grade As:	SF	100	10%	110								
491			5" Thk. 4000 PSI Concrete	CY	2	10%	2	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 553		
492			Reinforcement: -1.5 x 5 x W2.9-22.9 WWF	SF	100	10%	110	0.00	\$ 45.00	\$ 0.18	\$ 0.35	\$ 0.53	\$ 58		
493			4" Compacted Road Base (Granular Base) -Compact To 95% Modified Proctor	CY	1	10%	1	0.30	\$ 40.00	\$ 12.00	\$ 38.00	\$ 50.00	\$ 67		
494			Formwork	SF	17	10%	18	0.08	\$ 35.00	\$ 2.80	\$ -	\$ 2.80	\$ 51		
495			5/4" D. Sawcut Control Joint W/ Joint Filler	LF	20	10%	22	0.02	\$ 40.00	\$ 0.80	\$ 0.35	\$ 1.15	\$ 25		
496			1/2" Expansion Joint W/ Joint Filler	LF	10	10%	11	0.04	\$ 40.00	\$ 1.60	\$ 1.40	\$ 3.00	\$ 31		
497	C1-01		4000 PSI Concrete Thickened Edge	CY	1	10%	1	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 476		
498			Reinforcement: -#4 Rebar @ 18" O.C. E/W	LBS	39	10%	43	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 59		
499			2" Continuous Concrete Curb As:	LF	30	10%	33								
500			4000 PSI Concrete	CY	0.12	10%	0	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 44		
501			Formwork	SF	10	10%	11	0.10	\$ 35.00	\$ 3.50	\$ -	\$ 3.50	\$ 39		
502			6'-0" H. CMU Block Wall As:	LF	30	10%	33								
503			8" Thk. CMU Block Wall	SF	160	10%	176								
504			No Of Blocks (8" x 8" x 16")	EA	198	0%	198	0.15	\$ 50.00	\$ 7.50	\$ 2.60	\$ 10.10	\$ 2,003		
505			Reinforcement: -#4 Bar @ 32" O.C.	LBS	50	10%	55	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 76		
506			Reinforcement: -#4 Bar @ 16" O.C.	LBS	100	10%	110	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 153		
507			2000 PSI Grout	CY	1	10%	1	1.50	\$ 50.00	\$ 75.00	\$ 180.00	\$ 255.00	\$ 1,811		
508			80 Lbs Mortar Mix	CY	6	10%	7	1.20	\$ 50.00	\$ 60.00	\$ 220.00	\$ 280.00	\$ 2,122		
509			8" Thk. CMU Bond Beam	SF	20	10%	22	0.15	\$ 50.00	\$ 7.50	\$ 3.05	\$ 10.55	\$ 232		
510			Reinforcement: -(2) #4 Continuous Bar	LBS	50	10%	55	0.01	\$ 45.00	\$ 0.54	\$ 0.85	\$ 1.39	\$ 76		
511			2000 PSI Grout	CY	0.25	10%	0	1.50	\$ 50.00	\$ 75.00	\$ 180.00	\$ 255.00	\$ 70		
512			80 Lbs Mortar Mix	CY	1	10%	1	1.20	\$ 50.00	\$ 60.00	\$ 220.00	\$ 280.00	\$ 231		
513			4" Dia Concrete Filled Steel Tube Bollard As:	EA	2	0%	2								
514			4" Dia x 6'-0" H. Steel Tube Bollard	EA	2	0%	2	2.00	\$ 45.00	\$ 90.00	\$ 240.00	\$ 230.00	\$ 660		
515			4000 PSI Concrete Filled In Steel Bollard	CY	1	10%	1	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 184		
516			18" Dia x 2'-6" D. Bollard Footing 4000 PSI Concrete	CY	0.31	10%	0	2.80	\$ 45.00	\$ 126.00	\$ 186.00	\$ 312.00	\$ 108		
517			Excavation	CY	0.33	10%	0	0.35	\$ 40.00	\$ 14.00	\$ 2.50	\$ 16.50	\$ 6		

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062													
Project ID: 2708206													
Scope: G.C.													
+1 (708) 381-0900													
Date: 6-Oct-26													
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			Misc:										
523			Pre-Finished Metal Cap	LF	30	10%	33	0.06	\$ 45.00	\$ 2.70	\$ 5.50	\$ 8.20	\$ 271
524			Color: Dark Bronze	LF	30	10%	33	0.02	\$ 45.00	\$ 0.90	\$ 0.40	\$ 1.30	\$ 43
525			Allowance To Furnish And Install 6'-0" Cyclone Fence W/ 6'-0" H. Solid Landscape Hedge If Required. (185 SF) Note: Contractor To Verify Whether It Is Required Or Not And Modify Quantity As Required.	LS	1	0%	1	24.00	\$ 45.00	\$ 1,080.00	\$ 2,200.00	\$ 3,280.00	\$ 3,280
			SITE SIGNAGES:										
526			ADA Parking Sign As:	EA	1	0%	1						
527			"RESERVED PARKING" ADA Parking Sign "R-7-B" W/ Attachment Hardware	EA	1	0%	1	0.50	\$ 35.00	\$ 17.50	\$ 45.00	\$ 62.50	\$ 63
528			Size: 12" x 18"	EA	1	0%	1	1.00	\$ 45.00	\$ 45.00	\$ 65.00	\$ 110.00	\$ 110
529			10'-0" H Metal Tube Sign Post	EA	1	0%	1	1.00	\$ 45.00	\$ 45.00	\$ 65.00	\$ 110.00	\$ 110
530			10' Dia Concrete Footing	CY	0.13	10%	0	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 46
			4000 PSI Concrete	CY	0.13	10%	0	0.35	\$ 40.00	\$ 14.00	\$ 2.50	\$ 16.50	\$ 2
			Excavation										
531			Van Accessible ADA Parking Sign As:	EA	1	0%	1						
532			"RESERVED PARKING" ADA Parking Sign "R-7-B" W/ Attachment Hardware	EA	1	0%	1	0.50	\$ 35.00	\$ 17.50	\$ 45.00	\$ 62.50	\$ 63
533			Size: 12" x 18"	EA	1	0%	1	1.00	\$ 45.00	\$ 45.00	\$ 65.00	\$ 110.00	\$ 110
534			VAN ACCESSIBLE" Sign "R-7-BP"	EA	1	0%	1	0.30	\$ 35.00	\$ 10.50	\$ 28.00	\$ 38.50	\$ 39
535			Size: 12" x 48"	EA	1	0%	1	1.00	\$ 45.00	\$ 45.00	\$ 65.00	\$ 110.00	\$ 110
536			10'-0" H Metal Tube Sign Post	EA	1	0%	1	1.00	\$ 45.00	\$ 45.00	\$ 65.00	\$ 110.00	\$ 110
			10' Dia Concrete Footing	CY	0.13	10%	0	2.80	\$ 50.00	\$ 140.00	\$ 186.00	\$ 326.00	\$ 46
			4000 PSI concrete	CY	0.13	10%	0	0.35	\$ 40.00	\$ 14.00	\$ 2.50	\$ 16.50	\$ 2
			Excavation										
			PAVING SPECIALTIES:										
			PAINTED PAVEMENT MARKINGS:										
			Painted ADA Symbol										
537			2 Coats Of Elastomeric Traffic Coating Paint	EA	2	0%	2	1.00	\$ 32.00	\$ 32.00	\$ 35.00	\$ 67.00	\$ 134
			- Size: 4'-0" x 4'-0"										
			Color: Solid White										
538			Parking Stall Stripe Lines										
			2 Coats Of Elastomeric Traffic Coating Paint	LF	271	10%	298	0.01	\$ 32.00	\$ 0.26	\$ 0.18	\$ 0.44	\$ 130
			- Size: 4' W.										
			Color: Solid White										
539			Pedestrian Stripe Lines										
			2 Coats Of Elastomeric Traffic Coating Paint	LF	89	10%	98	0.01	\$ 32.00	\$ 0.26	\$ 0.18	\$ 0.44	\$ 43
			- Size: 4' W.										
			Color: Solid White										
540			Pedestrian Crosswalk										
			2 Coats Of Elastomeric Traffic Coating Paint	LF	65	10%	72	0.01	\$ 32.00	\$ 0.38	\$ 0.35	\$ 0.73	\$ 52
			- Size: 12' W.										
			Color: Solid White										
541			DETECTABLE WARNING SURFACE:										
542			2'-0" x 2'-0" Detectable Warning Surface	EA	1	0%	1	1.50	\$ 35.00	\$ 52.50	\$ 145.00	\$ 197.50	\$ 198
			6'-0" x 2'-0" Detectable Warning Surface	EA	3	0%	3	1.50	\$ 35.00	\$ 52.50	\$ 165.00	\$ 217.50	\$ 653
			IRRIGATION										
			PIPES:										
543			1/2" Dia PVC Sch 40 Lateral Line	LF	1332	10%	1465	0.03	\$ 35.00	\$ 0.88	\$ 0.90	\$ 1.38	\$ 2,015
544			1" Dia PVC Sch 40 Main Line	LF	229	10%	229	0.03	\$ 35.00	\$ 1.05	\$ 0.72	\$ 1.77	\$ 404
545			2" Dia PVC Class 200 SDR 21 Pipe Sleeve	LF	169	10%	186	0.04	\$ 35.00	\$ 1.23	\$ 1.65	\$ 2.88	\$ 536
			FIXTURES:										
			Item: Drip Control Kit										
			Manufacturer / Model: Rain Bird XCF-100-IVM/Q2, 1"										
			Description: 1" Wide Flow IVM Drip Control Kit With Ball Valve, IVM Solenoid, 150-Mesh Quick-Check Basket Filter, And 40 PSI Pressure Regulator										
			1-Inch Ball Valve Included In XCF-PRB-100-COM Kit										
			Remote Control Valve: Rain Bird PESB (Included In XCF-PRB-100-COM Kit)										
			PVC Sch 40 Female Adapter										
			PVC Sch 80 Nipple (Length As Required)										
			PVC Sch 40 El										
			PVC Sch 80 Nipple (2-Inch Length, Hidden) And PVC Sch 40 El										
			PVC Sch 40 Tee Or El										
			3-Inch Minimum Depth Of 3/4-Inch Washed Gravel										
546			1-Inch Quick Coupler Valve	EA	4	0%	4	2.00	\$ 35.00	\$ 70.00	\$ 285.00	\$ 355.00	\$ 1,420
547			Item: Drip Ring - Shrub										
			Manufacturer / Model: Rain Bird XFS-09-18	EA	345	0%	345	0.15	\$ 35.00	\$ 5.25	\$ 8.50	\$ 13.75	\$ 4,744
			Description: XFS-09-18 Drip Ring For Shrub Applications										
548			Item: Drip Ring - Tree										
			Manufacturer / Model: Rain Bird XFS-09-18	EA	15	0%	15	0.20	\$ 35.00	\$ 7.00	\$ 12.00	\$ 19.00	\$ 285
			Description: XFS-09-18 Drip Ring For Tree Applications										
			Item: Quick-Coupling Valve										
			Manufacturer / Model: Rain Bird 44-RC, 1"										
			Description: 1" Brass Quick-Coupling Valve Incl.										
			- Enclosure: 10-Inch Round Valve Box With A Locking Lid, Installed Flush With The Finished Grade In Planting Areas.										
			- Assembly Components: Rain Bird Quick Coupler Valve Connected To A Sch. 80 PVC Swing Joint And Nipple, Stabilized Using A #6 x 48" Rebar Secured To The Assembly With A Stainless Steel Screw Clamp.										
			- Foundation: Set Over A 3-Inch Minimum Depth Of 3/4-Inch Washed Gravel.										
			- Spacers: All Quick Couplers Must Be Installed A Minimum Of 18 Inches Away From The Mainline.										
			- Sealing: Valve Boxes Must Be Wrapped With Minimum 3 Mil. Thick Plastic And Secured With Duct Tape Or Electrical Tape.										
549			1-Inch Quick Coupler Valve	EA	1	0%	1	1.50	\$ 35.00	\$ 52.50	\$ 145.00	\$ 197.50	\$ 198
			Item: Shutoff Valve										
			Manufacturer / Model: Standard, 1"										
			Description: 1" Shutoff Valve Incl.										
			1" Valve Type: Resilient Wedge Gate Valve With A 3-Inch Square Operating Nut.										
			- Foundation: Placed Over A 3-Inch Minimum Depth Of 3/4-Inch Washed Gravel With A 12" x 12" x 6" Concrete Anchor Block Beneath The Mainline Connection.										
			- Protection: Valve Box Must Be Wrapped With Minimum 3 Mil. Thick Plastic And Secured With Duct Tape Or Electrical Tape. Must Be Located In A Planting Area.										
550			1-Inch Quick Coupler Valve	EA	1	0%	1	1.50	\$ 35.00	\$ 52.50	\$ 135.00	\$ 187.50	\$ 188
551			Item: Master Valve										
			Manufacturer / Model: Rain Bird EFB-CP-PRS-D, 1"	EA	1	0%	1	2.00	\$ 35.00	\$ 70.00	\$ 310.00	\$ 380.00	\$ 380
			Description: 1" Brass Master Valve With Pressure Regulation										
			Item: Backflow Preventer										
			Manufacturer / Model: Zurn 975XL, 1"										
			Description: 1" Reduced Pressure Backflow Preventer Incl.										
			- Assembly: Reduced Pressure Principle Assembly, Enclosure										
			1 Lockable Lift-Off Enclosure Mounted On A 4-Inch Thick Concrete Pad. Height										
			- Requirement: Minimum 12 Inches Clearance Or Per Local Codes, Materials										
			- Unthreaded Nipples, Unions, And Elbows Transitioning To Sch. 80 PVC Male Adapters										
552			1-Inch Quick Coupler Valve	EA	1	0%	1	4.00	\$ 35.00	\$ 140.00	\$ 850.00	\$ 990.00	\$ 990
553			Item: Irrigation Controller										
			Manufacturer / Model: Rain Bird ESP-LXIVM	EA	1	0%	1	4.00	\$ 35.00	\$ 140.00	\$ 1,650.00	\$ 1,790.00	\$ 1,790
			Description: 60-Station, 2-Wire Controller With Integrated Valve Module/Smart Valve Technology										
554			Item: Wireless Rain Sensor										
			Manufacturer / Model: Rain Bird WR2-RC / WR2-RC	EA	1	0%	1	1.00	\$ 35.00	\$ 35.00	\$ 210.00	\$ 245.00	\$ 245
			Description: Wireless Rain Sensor System With Receiver And Rain Sensor Transmitter										
555			Item: Flow Sensor										
			Manufacturer / Model: Rain Bird FS-100-B, 1"	EA	1	0%	1	1.50	\$ 35.00	\$ 52.50	\$ 220.00	\$ 272.50	\$ 273
			Description: 1" Brass Flow Sensor										
556			Item: Water Meter										
			Manufacturer / Model: 1" Water Meter	EA	1	0%	1	2.00	\$ 35.00	\$ 70.00	\$ 24		

DETAILED BREAKDOWN OF ITEMS														
Prepared for: Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062														
Project ID: 2708206														
Scope: G.C.														
												NEDES NATIONAL ELECTRICAL DESIGN & ENGINEERING, LLC +1 (708) 381-0900		
												Date: 6-Oct-26		
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
583	LP-100	Sch/LP-100	Backfill Including: + 80% Native Soil - 20% Topsoil	CY	2.5	10%	3	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 61	
584			Code: CAB Botanical: Cornus alba 'Ballhoof' TM Common Name: Ivory Halo Dogwood Size: 5 gal.	EA	4	0%	4	0.40	\$ 35.00	\$ 14.00	\$ 32.00	\$ 46.00	\$ 184	
585			Plant Preparation As:	Root Ball Dia:	1.0	Root Ball Depth:	1.0	Trench Dia:	\$ 2.00					
586			Excavation	CY	1	10%	1	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 18	
587			Backfill Including: + 80% Native Soil - 20% Topsoil	CY	0.9	10%	1	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 21	
588			Code: PLM Botanical: Potentilla fruticosa 'Ballmenger' Common Name: Lemon Merique Cinquefoil Size: 5 gal.	EA	24	0%	24	0.40	\$ 35.00	\$ 14.00	\$ 28.00	\$ 42.00	\$ 1,008	
589			Plant Preparation As:	Root Ball Dia:	1.0	Root Ball Depth:	1.0	Trench Dia:	\$ 2.00					
590			Excavation	CY	5	10%	6	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 88	
591			Backfill Including: + 80% Native Soil - 20% Topsoil	CY	4.3	10%	5	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 104	
592			Code: PBP Botanical: Prunus besseyi 'P0115' Common Name: Pawnee Bitters Sand Cherry Size: 5 gal.	EA	3	0%	3	0.40	\$ 35.00	\$ 14.00	\$ 28.00	\$ 42.00	\$ 126	
593			Plant Preparation As:	Root Ball Dia:	1.0	Root Ball Depth:	1.0	Trench Dia:	\$ 2.00					
594			Excavation	CY	1	10%	1	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 18	
595			Backfill Including: + 80% Native Soil - 20% Topsoil	CY	0.9	10%	1	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 22	
596			Code: POF Botanical: Physocarpus opulifolius 'Mondo' TM Common Name: Fireside Ninebark Size: 5 gal.	EA	15	0%	15	0.40	\$ 35.00	\$ 14.00	\$ 30.00	\$ 44.00	\$ 660	
597			Plant Preparation As:	Root Ball Dia:	1.0	Root Ball Depth:	1.0	Trench Dia:	\$ 2.00					
598			Excavation	CY	3	10%	3	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 53	
599			Backfill Including: + 80% Native Soil - 20% Topsoil	CY	2.6	10%	3	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 62	
600			Code: PDL Botanical: Physocarpus opulifolius 'Little Devil' TM Common Name: Dwarf Ninebark Size: 3 gal.	EA	15	0%	15	0.35	\$ 35.00	\$ 12.25	\$ 24.00	\$ 36.25	\$ 544	
601			Plant Preparation As:	Root Ball Dia:	1.0	Root Ball Depth:	1.0	Trench Dia:	\$ 2.00					
602			Excavation	CY	3	10%	3	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 53	
603			Backfill Including: + 80% Native Soil - 20% Topsoil	CY	2.6	10%	3	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 62	
604			Code: VFA Botanical: Viburnum trilobum 'Alfreda' Common Name: Alfredo Cranberrybush Viburnum Size: 5 gal.	EA	2	0%	2	0.40	\$ 35.00	\$ 14.00	\$ 32.00	\$ 46.00	\$ 92	
605			Plant Preparation As:	Root Ball Dia:	1.0	Root Ball Depth:	1.0	Trench Dia:	\$ 2.00					
606			Excavation	CY	1	10%	1	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 18	
607			Backfill Including: + 80% Native Soil - 20% Topsoil	CY	0.9	10%	1	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 23	
608	LP-100	Sch/LP-100	GRASSES											
608			Code: CAK Botanical: Calamagrostis x acutiflora 'Karl Foerster' Common Name: Feather Reed Grass Size: 1 gal.	EA	9	0%	9	0.25	\$ 35.00	\$ 8.75	\$ 12.00	\$ 20.75	\$ 187	
609			Plant Preparation As:	Root Ball Dia:	0.6	Root Ball Depth:	0.7	Trench Dia:	\$ 1.17					
610			Excavation	CY	1	10%	1	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 18	
611			Backfill Including: + 80% Native Soil - 20% Topsoil	CY	0.9	10%	1	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 23	
612			Code: PVN Botanical: Panicum virgatum 'North Wind' Common Name: Northwind Switch Grass Size: 1 gal.	EA	8	0%	8	0.25	\$ 35.00	\$ 8.75	\$ 12.00	\$ 20.75	\$ 166	
613			Plant Preparation As:	Root Ball Dia:	0.6	Root Ball Depth:	0.7	Trench Dia:	\$ 1.17					
614			Excavation	CY	1	10%	1	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 18	
615			Backfill Including: + 80% Native Soil - 20% Topsoil	CY	0.9	10%	1	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 23	
616			PERENNIALS											
616	Code: HSD Botanical: Hemerocallis 'Stella de Oro' Common Name: Stella de Oro Daylily Size: 1 gal.	EA	20	0%	20	0.25	\$ 35.00	\$ 8.75	\$ 11.00	\$ 19.75	\$ 395			
617	Plant Preparation As:	Root Ball Dia:	1.0	Root Ball Depth:	1.0	Trench Dia:	\$ 2.00							
618	Excavation	CY	4	10%	4	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 70			
619	Backfill Including: + 80% Native Soil - 20% Topsoil	CY	3.4	10%	4	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 83			
620	Code: SSS Botanical: Sideritis systica 'P. 25' Common Name: Sarda's Greek Mountain Tea Size: 1 gal.	EA	199	0%	199	0.25	\$ 35.00	\$ 8.75	\$ 11.00	\$ 19.75	\$ 3,930			
621	Plant Preparation As:	Root Ball Dia:	1.0	Root Ball Depth:	1.0	Trench Dia:	\$ 2.00							
622	Excavation	CY	35	10%	39	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 616			
623	Backfill Including: + 80% Native Soil - 20% Topsoil	CY	29.2	10%	32	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 707			
624	ROSES													
624	Code: RSG Botanical: Rosa x 'NOAB100B' TM Common Name: Flower Carpet Scarlet Groundcover Rose Size: 5 gal.	EA	14	0%	14	0.40	\$ 35.00	\$ 14.00	\$ 30.00	\$ 44.00	\$ 616			
625	Plant Preparation As:	Root Ball Dia:	1.0	Root Ball Depth:	1.0	Trench Dia:	\$ 2.00							
626	Excavation	CY	3	10%	3	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 53			
627	Backfill Including: + 80% Native Soil - 20% Topsoil	CY	2.6	10%	3	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 63			
628	Code: RN Botanical: Rosa x 'Nonchance' TM Common Name: Flower Carpet White Groundcover Rose Size: 5 gal.	EA	15	0%	15	0.40	\$ 35.00	\$ 14.00	\$ 30.00	\$ 44.00	\$ 660			
629	Plant Preparation As:	Root Ball Dia:	1.0	Root Ball Depth:	1.0	Trench Dia:	\$ 2.00							
630	Excavation	CY	3	10%	3	0.35	\$ 40.00	\$ 14.00	\$ 2.00	\$ 16.00	\$ 53			
631	Backfill Including: + 80% Native Soil - 20% Topsoil	CY	2.6	10%	3	0.25	\$ 40.00	\$ 10.00	\$ 12.00	\$ 22.00	\$ 62			
632	PLANTING ACCESSORIES													
632	3" Thk Fine Wood Mulch	SF	4500	10%	4950	0.00	\$ 35.00	\$ 0.14	\$ 0.45	\$ 0.59	\$ 2,921			
633	EXCESSIVE SOIL HAUL OFF													
633	Haul Off Of Excessive Excavated Soil	CY	16	10%	18	0.20	\$ 40.00	\$ 8.00	\$ -	\$ 8.00	\$ 140			
												SUBTOTAL \$		147,141
UTILITIES														
DISTRIBUTION														
634	ES101	From Electrical Plans	CONDUIT											
634			4" PVC SCH 40 Conduit With Pull String (Primary Service)	LF	28	10%	30	0.10	\$ 62.00	\$ 6.20	\$ 9.90	\$ 16.10	\$ 487.38	
635			1" PVC SCH 40 Conduit With Pull String (Cable Ivy Rocky Mountain Power) (Secondary Service)	LF	87	10%	96	0.10	\$ 62.00	\$ 6.20	\$ 9.90	\$ 16.10	\$ 1,541.48	
636			DEVICES											
637			2 x 6.5' x 4' Concrete Pad for Utility Transformer	EA	1	0%	1	6.00	\$ 62.00	\$ 372.00	\$ 380.00	\$ 752.00	\$ 752.00	
637			Utility Transformer (By Utility Company)	EA	1	0%	1	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
638			POWER											
638			CONDUIT											
638			3/4" PVC SCH 40 Conduit With Pull String	LF	8	10%	9	0.04	\$ 62.00	\$ 2.48	\$ 0.95	\$ 3.43	\$ 30.18	
639			1" PVC SCH 40 Conduit With Pull String	LF	22	10%	24	0.05	\$ 62.00	\$ 2.79	\$ 1.30	\$ 4.09	\$ 98.98	
640			TELECOMMUNICATION											
640			CONDUIT											
641			1" PVC SCH 40 Conduit With Pull String	LF	8	10%	8	0.05	\$ 62.00	\$ 2.79	\$ 1.30	\$ 4.09	\$ 34.28	
641			4" PVC SCH 40 Conduit With Pull String	LF	120	10%	132	0.10	\$ 62.00	\$ 6.20	\$ 9.90	\$ 16.10	\$ 1,213.61	
642			AUDIO VISUAL											
642			CONDUIT											
642			1" PVC SCH 40 Conduit With Pull String	LF	8	10%	8	0.05	\$ 62.00	\$ 2.79	\$ 1.30	\$ 4.09	\$ 33.97	
643			MISCELLANEOUS											
643			Warning Tape	LF	150	0%	150	0.00	\$ 62.00	\$ 0.25	\$ 0.12	\$ 0.37	\$ 55.20	
644			TRENCHING & BACKFILLING											
644			Excavation & Backfilling (1.5' Deep x 1.5' Wide Trench) Including All Labor and Material/Equipment	CFT	176	0%	176	0.04	\$ 40.00	\$ 1.40	\$ 0.30	\$ 1.70	\$ 298.35	
645			Excavation & Backfilling (2' Deep x 1' Wide Trench) Including All Labor and Material/Equipment	CFT	24	0%	24	0.04	\$ 40.00	\$ 1.40	\$ 0.30	\$ 1.70	\$ 40.80	
646			Excavation & Backfilling (2' Deep x 1.5' Wide Trench) Including All Labor and Material/Equipment	CFT	132	0%	132	0.04	\$ 40.00	\$ 1.40	\$ 0.30	\$ 1.70	\$ 224.40	
647			Excavation & Backfilling (4' Deep x 1.5' Wide Trench) Including All Labor and Material/Equipment	CFT	162	0%	162	0.04	\$ 40.00	\$ 1.60	\$ 0.35	\$ 1.95	\$ 315.90	
648			WATER UTILITIES											
648			PIPING:											
648			1-1/2" Dia CTS Poly Culinary Lateral Line	LF	52	10%	57	0.08	\$ 55.00	\$ 4.40	\$ 3.50	\$ 7.90	\$ 452	
649			FITTINGS, CONNECTIONS & FIXTURES:											
649			1-1/2" Dia CTS Poly Culinary Lateral Line Stub Connection	EA	1	0%	1	2.00	\$ 55.00	\$ 110.00	\$ 145.00	\$ 255.00	\$ 255	
650			1-1/2" Dia CTS Poly Culinary Lateral Line Building Connection	EA	1	0%	1	3.00	\$ 55.00	\$ 165.00	\$ 185.00	\$ 350.00	\$ 350	
651			Backflow Preventer As: Wilkins Model 375XLB Reduced Pressure Backflow Prevention Assembly W/ 1" Backflow = 18" 1-1/2" Backflow = 24" 2" Backflow = 26" Bran 90 Degree Elbow	EA	1	0%	1	6.00	\$ 55.00	\$ 330.00	\$ 1,250.00	\$ 1,580.00	\$ 1,580	
652				EA	4	0%	4	0.50	\$ 55.00	\$ 27.50	\$ 28.00	\$ 55.50	\$ 222	

DETAILED BREAKDOWN OF ITEMS															
Prepared for: Stellar Point Retail, 224S. Pleasant Grove Blvd. Pleasant Grove-UTAH-84062															
Project ID: 2708206															
Scope: G.C.															
												 +1 (708) 381-0900			
												Date:	6-Oct-26		
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
653	C2.01 C4.01	Plan Details C5.01 - C5.03	Brass Unions	EA	2	0%	2	0.50	\$ 55.00	\$ 27.50	\$ 32.00	\$ 59.50	\$ 119		
654			Brass Close Nipples	EA	2	0%	2	0.30	\$ 55.00	\$ 16.50	\$ 12.00	\$ 28.50	\$ 57		
655			Brass Nipples @ 8" L.	EA	4	0%	4	0.30	\$ 55.00	\$ 16.50	\$ 16.00	\$ 32.50	\$ 130		
656			Brass Nipples @ 48" L. W/ PVC Sleeve	EA	2	0%	2	0.50	\$ 55.00	\$ 27.50	\$ 48.00	\$ 75.50	\$ 151		
657			Manual Drain Valve	EA	2	0%	2	0.50	\$ 55.00	\$ 27.50	\$ 38.00	\$ 65.50	\$ 131		
658			30" x 30" x 16" Aluminum Enclosure -Mfg: Strong Box Model No.: SBBBC-30AL	EA	1	0%	1	3.00	\$ 55.00	\$ 165.00	\$ 1,450.00	\$ 1,615.00	\$ 1,615		
659			6" Thk 4000 PSI Concrete Base Size: 3'-2" x 2'-0"	CV	0.12	10%	0	2.80	\$ 55.00	\$ 154.00	\$ 186.00	\$ 340.00	\$ 44		
			FIRE UTILITIES												
			PIPING:												
660			4" DIP Class 52 Fire Line - Wrapped In AWWA Approved Polyethylene Encasement (Polywrap)	LF	22	10%	24	0.20	\$ 55.00	\$ 11.00	\$ 35.20	\$ 46.20	\$ 1,118		
			FITTINGS, CONNECTIONS & FIXTURES:												
661			4" DIP Class 52 Fire Line Stub Connection	EA	1	0%	1	3.00	\$ 55.00	\$ 165.00	\$ 220.00	\$ 385.00	\$ 385		
662			4" DIP Class 52 Fire Line Building Connection	EA	1	0%	1	4.00	\$ 55.00	\$ 220.00	\$ 280.00	\$ 500.00	\$ 500		
			SANITARY SEWERAGE												
			PIPING:												
663			6" Dia PVC SDR-35 Sanitary Sewer Lateral	LF	73	10%	80	0.09	\$ 55.00	\$ 4.95	\$ 9.90	\$ 14.85	\$ 1,192		
			FITTINGS, CONNECTIONS & FIXTURES:												
664			6" Dia PVC SDR-35 Sanitary Sewer Lateral Stub Connection	EA	2	0%	2	2.00	\$ 55.00	\$ 110.00	\$ 120.00	\$ 230.00	\$ 460		
665			6" Dia PVC SDR-35 Sanitary Sewer Lateral Building Connection	EA	2	0%	2	3.00	\$ 55.00	\$ 165.00	\$ 150.00	\$ 315.00	\$ 630		
666			6" Dia x 90 Degree Bend Connection	EA	1	0%	1	1.00	\$ 55.00	\$ 55.00	\$ 65.00	\$ 140.00	\$ 140		
			CLEANOUTS:												
667			Sanitary Sewer Cleanouts Acc.	EA	3	0%	3								
668			6" Dia Wye Connection	EA	3	0%	3	1.00	\$ 55.00	\$ 55.00	\$ 95.00	\$ 150.00	\$ 450		
669			6" Dia PVC SDR-35 - Filed Cut To Required Length	LF	13	10%	14	0.09	\$ 55.00	\$ 4.95	\$ 9.90	\$ 14.85	\$ 212		
670			6" Dia x 45 Degree Elbow	EA	3	0%	3	1.00	\$ 55.00	\$ 55.00	\$ 65.00	\$ 120.00	\$ 360		
671			Brass Cleanout Plug W/ Counter Sunk Head	EA	3	0%	3	0.50	\$ 55.00	\$ 27.50	\$ 45.00	\$ 72.50	\$ 218		
672			6" Thk 4000 PSI Concrete Pad - Size: 20" x 20"	CV	0.048	10%	0	2.80	\$ 55.00	\$ 154.00	\$ 186.00	\$ 340.00	\$ 18		
			PRECAST STRUCTURES:												
673			Precast Sanitary Sewer Manhole W/ - 4'-10" Dia x 7'-0" D. W/ 24" Opening Rim Dia - 24" Dia Manhole Cover - Pipe Connections	EA	1	0%	1	12.00	\$ 55.00	\$ 660.00	\$ 3,800.00	\$ 4,460.00	\$ 4,460		
674			12" Thk. 4000 PSI Concrete Collar	CV	0.23	10%	0	2.80	\$ 55.00	\$ 154.00	\$ 186.00	\$ 340.00	\$ 87		
675			Reinforcement: - #4 Cont. Bar	LBS	5	10%	6	0.01	\$ 55.00	\$ 0.66	\$ 0.85	\$ 1.51	\$ 9		
676			Precast Concrete Gense Interceptor - Capacity: 1500 Gallon - Size: 11'-0" W. x 5'-0" L. x 6'-6" D - Pipe Connections	EA	1	0%	1	24.00	\$ 55.00	\$ 1,320.00	\$ 9,500.00	\$ 10,820.00	\$ 10,820		
			STORM WATER UTILITIES												
			PIPING:												
677			15" Dia HDPE Storm Drain Line	LF	14	10%	15	0.15	\$ 55.00	\$ 8.25	\$ 19.80	\$ 28.05	\$ 432		
678			6" Dia HDPE Storm Drain Line	LF	231	10%	254	0.08	\$ 55.00	\$ 4.40	\$ 5.50	\$ 9.90	\$ 2,516		
			FITTINGS & FIXTURES:												
679			6" Dia x 45 Degree Elbow Connection	EA	2	0%	2	1.00	\$ 55.00	\$ 55.00	\$ 48.00	\$ 103.00	\$ 206		
			PRE-CAST STRUCTURES:												
680			12" Dia x 36" D. Precast Concrete Storm Drain Cleanout Box W/ - 1 Cover And Pipe Connections	EA	4	0%	4	3.00	\$ 55.00	\$ 165.00	\$ 420.00	\$ 585.00	\$ 2,340		
681			3'-0" W. x 4'-0" L. x 3'-0" D. Precast Storm Drain Catch Basin W/ - 1 Frame, Grate And Pipe Connections	EA	1	0%	1	6.00	\$ 55.00	\$ 330.00	\$ 1,250.00	\$ 1,580.00	\$ 1,580		
			FUEL DISTRIBUTION UTILITIES												
			NATURAL GAS DISTRIBUTION:												
682			Gas Connection	EA	1	0%	1	8.00	\$ 55.00	\$ 440.00	\$ 650.00	\$ 1,090.00	\$ 1,090		
												SUBTOTAL	\$ 40,363		
												PROJECTED COST	\$1,664,684		
OVERHEAD AND PROFIT (15%-15%)												30%	\$319,405		
SUBCONTRACTOR MARGIN												10%	\$186,468		
INSURANCE												3%	\$31,941		
CONTINGENCY												5%	\$53,234		
TAX												7%	\$46,772		
SUGGESTED BID													\$1,622,584		

BREAKDOWN OF DUCT ITEMS

Prepared for: Stellar Point Retail 224 S. Pleasant Grove Blvd. Pleasant Grove - Utah - 84062
Project ID: 8262026
Scope: G.C



+1 (708) 381-0900

Date: 28-Aug-26

SR #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE
HVAC					
GALVANIZED SHEET METAL DUCT					
1	18"x12" Supply Air Duct (Liner)	LF	78	10%	86
2	26"x12" Return Air Duct (Liner)	LF	79	10%	87
3	32"x12" Outside Air Duct (Size Assumed)	LF	10	10%	11