



P. Sherman Construction and Development, Inc.
457 Laurence Drive #530
Heath, TX 75032

Job:	Ed McGuire - ETM Aviation LLC
	4388 FM 1565
	Caddo Mills, TX 75135

Description:	Metal Building - Rebuild/Remodel Lease Space
	Tenant: G4 Fitness

Cost Group	Cost Item Name	Qty	Unit	Unit Cost	Ext Cost	Unit Price							
Section 02 - General Requirements	Insurance - GL												
Section 02 - General Requirements	Insurance - Bldr's Risk	1	EA	\$ 450.00	\$ 450.00	\$ 511.36							
Section 02 - General Requirements	Permits	1	EA	\$ 450.00	\$ 450.00	\$ 511.36	TBD						
Section 02 - General Requirements	Portable Toilet	2	EA	\$ 125.00	\$ 250.00	\$ 284.09							
Section 02 - General Requirements	Dumpsters and Site Clean	5	EA	\$ 575.00	\$ 2,875.00	\$ 3,267.05							
Section 03 - Demolition	Demolition	1	EA	\$ 8,800.00	\$ 8,800.00	\$ 10,000.00							
Section 04 - Site Work and Utilities	Grading and Dirt Work	1	EA	\$ 864.00	\$ 864.00	\$ 981.82	RoITex						
Section 04 - Site Work and Utilities	Drainage	1	EA	\$ 300.00	\$ 300.00	\$ 340.91	RoITex						
Section 05 - Concrete	Parking Lots	1	EA	\$11,700.00	\$ 11,700.00	\$ 13,295.45	RoITex						
Section 05 - Concrete	Sidewalks	1	EA	\$ 1,404.00	\$ 1,404.00	\$ 1,595.45	RoITex						
Section 06 - Structural	Framing - Materials	1	EA	\$ 6,850.00	\$ 6,850.00	\$ 7,784.09	Hooten's						
Section 06 - Structural	Framing - Labor	1	EA	\$ 6,500.00	\$ 6,500.00	\$ 7,386.36							
Section 07 - Windows and Exterior Doors	Storefront Doors	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 5,681.82	Texas Storefront						
Section 08 - Mechanical - HVAC and Plumbing	HVAC	2	EA	\$ 9,300.00	\$ 18,600.00	\$ 21,136.36	Tex-AC						
Section 08 - Mechanical - HVAC and Plumbing	Plumbing Labor	1	EA	\$ 4,150.00	\$ 4,150.00	\$ 4,715.91	Ragsdale						
Section 09 - Electrical	Electrical Labor	1	EA	\$15,000.00	\$ 15,000.00	\$ 17,045.45	Ins. Claim Est. TBD						
Section 09 - Electrical	Electrical Labor	1	EA	\$15,000.00	\$ 15,000.00	\$ 17,045.45	Improvement Est. TBD						
Section 09 - Electrical	Audio/Video	1	EA	\$ 5,420.00	\$ 5,420.00	\$ 6,159.09	Cameras						
Section 09 - Electrical	Access Control/Security	1	EA	\$ 6,315.00	\$ 6,315.00	\$ 7,176.14	Front and Rear Access						
Section 11 - Insulation	Insulation	1	EA	\$19,900.00	\$ 19,900.00	\$ 22,613.64	Closed/Open Cell Foam						
Section 13 - Floors and Walls	Drywall	1	EA	\$16,108.00	\$ 16,108.00	\$ 18,304.55	Schleimer/Mack/RR						
Section 13 - Floors and Walls	Paint - Interior	1	EA	\$ 8,900.00	\$ 8,900.00	\$ 10,113.64	Robert Rodriguez						
Section 13 - Floors and Walls	LVP Floors - Turnkey	1,736	SF	\$ 3.00	\$ 5,208.00	\$ 5,918.18	5mm LVP - Offices/RR/Exercise Room						
Section 13 - Floors and Walls	Gym Flooring	1	EA	\$10,500.00	\$ 10,500.00	\$ 11,931.82	Main Gym Flooring						
Section 14 - Cabinets and Countertops	Cabinets	1	EA	\$ 750.00	\$ 750.00	\$ 852.27							
Section 14 - Cabinets and Countertops	Countertops	1	EA	\$ 500.00	\$ 500.00	\$ 568.18							
Section 15 - Interior Doors, Stairs and Trim	Interior Doors	7	EA	\$ 240.00	\$ 1,680.00	\$ 1,909.09	Highline Supplies						
Section 15 - Interior Doors, Stairs and Trim	Interior Trim Materials	1	EA	\$ 1,800.00	\$ 1,800.00	\$ 2,045.45	Highline Supplies						
Section 15 - Interior Doors, Stairs and Trim	Interior Trim Labor	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 2,840.91	Jeffrey Bryer						
Section 16 - Fixtures - Electrical and Plumbing	Electrical Fixtures	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 3,409.09	Linear High Bay/Led Flat Rounds						
Section 16 - Fixtures - Electrical and Plumbing	Plumbing Fixtures	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 2,840.91	Shower/Sinks/Faucets						
Section 16 - Fixtures - Electrical and Plumbing	Water Heaters					\$ -	Included in Ragsdale Bid						
Section 17 - Accessories and Hardware	Hardware	1	EA	\$ 400.00	\$ 400.00	\$ 454.55							
Section 17 - Accessories and Hardware	Hardware Install	1	EA	\$ 200.00	\$ 200.00	\$ 227.27							
Section 19 - Interior Glass & Mirrors	Interior Windows	8	EA	\$ 200.00	\$ 1,600.00	\$ 1,818.18	Texas Storefront						
Section 25 - Final Finishes	Interior Cleaning/Pwr Wash	1	EA	\$ 400.00	\$ 400.00	\$ 454.55							
Section 25 - Final Finishes	Final Punch	1	EA	\$ 500.00	\$ 500.00	\$ 568.18							
Section 26 - Miscellaneous	Miscellaneous	1	EA	\$ 400.00	\$ 400.00	\$ 454.55							
					\$ 186,774.00	\$212,243.18							

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					\$ 25,469.18	Builder's Fee - 12% Margin						
					\$ 212,243.18	Total Cost of Construction						
					\$ 1,292.56	GL Insurance						
					\$ 213,535.74	Cost of Construction w/ Insurance and Fees						
					\$ 76,914.42	Rebuild Insurance Estimate						
					\$ 72,230.68	Rebuild Items w/ Builder's Fee						
					\$ 1,292.56	GL Insurance						
					\$ 73,523.24							
					\$ 43,085.00	Framing/Flooring/Storefront Doors/Cameras/Access/Plumbing Rework - Shower						
					\$ 80,126.00	HVAC/Insulation/Electrical & Lighting Improvements/Grading & Parking Lot/Sidewalks						
					\$ 123,211.00	Non-Insurance Upgrades w/out Builder's Fee - REQUEST FOR AID FROM EDC						
					\$ 16,801.50	Builder's Fee on Non-Insurance Improvements - OUT OF POCKET						