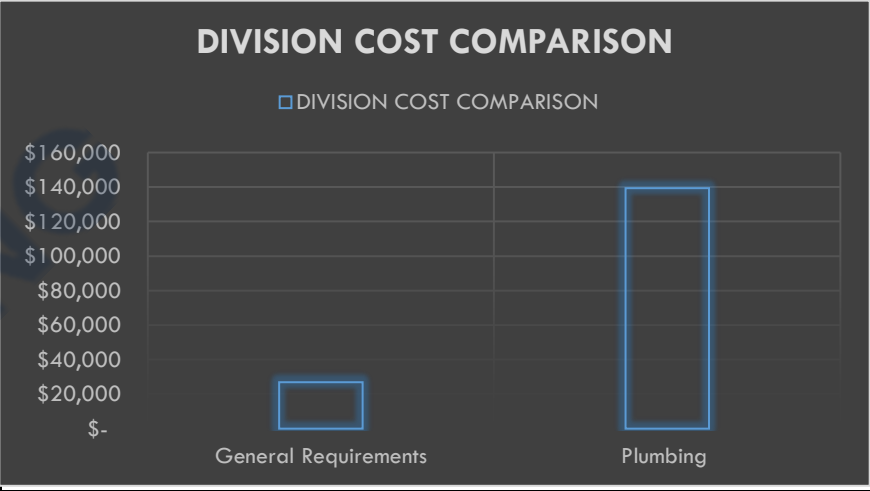


GENERAL SUMMARY

Prepared for:
Project ID:
Scope: Plumbing
No. Of Floors: 1
Date: 27-Nov-23



BUILDING GSF		6,945	
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 27,000	\$ 4
22000	Plumbing	\$ 139,223	\$ 20
TOTAL TRADE COST		\$ 166,223	\$ 24
OVERHEAD AND PROFIT			
	15%	\$ 24,933	\$ 3.6
INSURANCE	3%	\$ 4,987	\$ 0.7
CONTINGENCY	5%	\$ 8,311	\$ 1.2
TAX	9.5%	\$ 6,386	\$ 2.3
SUGGESTED BID		\$ 210,840	\$ 31.7



DETAILED BREAKDOWN OF ITEMS

Prepared for:
Project ID:
Scope: **Plumbing**



Date: **27-Nov-23**

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	\$ -	\$ -	\$ -	\$ 12,500.00	\$ 12,500.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 5,500.00	\$ 5,500.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 27,000
PLUMBING													
COLD WATER PIPE (ABOVE GRADE)													
Type "L" Hard Drawn Copper ASTM B88 Pipe													
8			1/2" Dia Cold Water Pipe	LF	64	10%	70	0.099	\$ 85.00	\$ 8.42	\$ 4.93	\$ 13.35	\$ 937.87
9			3/4" Dia Cold Water Pipe	LF	87	10%	96	0.105	\$ 85.00	\$ 8.93	\$ 6.41	\$ 15.34	\$ 1,470.76
10			1" Dia Cold Water Pipe	LF	103	10%	113	0.118	\$ 85.00	\$ 10.03	\$ 6.26	\$ 16.29	\$ 1,839.74
11			1-1/4" Dia Cold Water Pipe	LF	13	10%	14	0.138	\$ 85.00	\$ 11.73	\$ 8.87	\$ 20.60	\$ 289.82
12			1-1/2" Dia Cold Water Pipe	LF	20	10%	22	0.154	\$ 85.00	\$ 13.09	\$ 11.42	\$ 24.51	\$ 534.91
13			2" Dia Cold Water Pipe	LF	43	10%	47	0.190	\$ 85.00	\$ 16.15	\$ 24.05	\$ 40.20	\$ 1,901.46
1/2" Thick Armstrong 2000 Insulation													
14			1/2" Dia Cold Water Pipe	LF	64	10%	70	0.058	\$ 85.00	\$ 4.93	\$ 3.33	\$ 8.26	\$ 580.50
15			3/4" Dia Cold Water Pipe	LF	87	10%	96	0.067	\$ 85.00	\$ 5.70	\$ 5.22	\$ 10.92	\$ 1,046.85
16			1" Dia Cold Water Pipe	LF	103	10%	113	0.070	\$ 85.00	\$ 5.95	\$ 6.62	\$ 12.57	\$ 1,419.24
17			1-1/4" Dia Cold Water Pipe	LF	13	10%	14	0.072	\$ 85.00	\$ 6.12	\$ 8.22	\$ 14.34	\$ 201.75
18			1-1/2" Dia Cold Water Pipe	LF	20	10%	22	0.073	\$ 85.00	\$ 6.21	\$ 9.83	\$ 16.04	\$ 349.95
19			2" Dia Cold Water Pipe	LF	43	10%	47	0.076	\$ 85.00	\$ 6.46	\$ 14.57	\$ 21.03	\$ 994.56
COLD WATER PIPE FITTINGS													
ELBOW													
20			1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	14	0%	14	0.400	\$ 85.00	\$ 34.00	\$ 2.96	\$ 36.96	\$ 517.44
21			3/4" Dia Cold Water Pipe 90 Deg Elbow	EA	19	0%	19	0.421	\$ 85.00	\$ 35.79	\$ 6.51	\$ 42.30	\$ 803.61
22			1" Dia Cold Water Pipe 90 Deg Elbow	EA	8	0%	8	0.500	\$ 85.00	\$ 42.50	\$ 16.03	\$ 58.53	\$ 468.24
23			1-1/4" Dia Cold Water Pipe 90 Deg Elbow	EA	6	0%	6	0.533	\$ 85.00	\$ 45.31	\$ 23.55	\$ 68.86	\$ 413.13
24			1-1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	2	0%	2	0.615	\$ 85.00	\$ 52.28	\$ 37.07	\$ 89.35	\$ 178.69
TEE													
25			1/2" Dia Cold Water Pipe Tee	EA	1	0%	1	0.615	\$ 85.00	\$ 52.28	\$ 1.89	\$ 54.17	\$ 54.17
26			1" Dia Cold Water Pipe Tee	EA	1	0%	1	0.800	\$ 85.00	\$ 68.00	\$ 14.08	\$ 82.08	\$ 82.08
27			1-1/4" Dia Cold Water Pipe Tee	EA	2	0%	2	0.889	\$ 85.00	\$ 75.57	\$ 49.60	\$ 125.17	\$ 250.33
28			1-1/2" Dia Cold Water Pipe Tee	EA	1	0%	1	1.000	\$ 85.00	\$ 85.00	\$ 74.65	\$ 159.65	\$ 159.65
29			1" / 1/2" Dia Cold Water Pipe Tee	EA	1	0%	1	0.780	\$ 85.00	\$ 66.30	\$ 12.08	\$ 78.38	\$ 78.38
30			1" / 3/4" Dia Cold Water Pipe Tee	EA	2	0%	2	0.800	\$ 85.00	\$ 68.00	\$ 13.25	\$ 81.25	\$ 162.50
31			1-1/4" / 1" Dia Cold Water Pipe Tee	EA	1	0%	1	0.880	\$ 85.00	\$ 74.80	\$ 45.50	\$ 120.30	\$ 120.30
32			1-1/4" / 1/2" Dia Cold Water Pipe Tee	EA	1	0%	1	0.860	\$ 85.00	\$ 73.10	\$ 42.68	\$ 115.78	\$ 115.78
33			1-1/4" / 3/4" Dia Cold Water Pipe Tee	EA	2	0%	2	0.870	\$ 85.00	\$ 73.95	\$ 44.18	\$ 118.13	\$ 236.26
34			1-1/4" / 1" Dia Cold Water Pipe Tee	EA	1	0%	1	0.880	\$ 85.00	\$ 74.80	\$ 45.50	\$ 120.30	\$ 120.30
35			2" / 3/4" Dia Cold Water Pipe Tee	EA	1	0%	1	0.978	\$ 85.00	\$ 83.13	\$ 98.24	\$ 181.37	\$ 181.37
36			2" / 1-1/4" Dia Cold Water Pipe Tee	EA	1	0%	1	1.025	\$ 85.00	\$ 87.13	\$ 108.98	\$ 196.11	\$ 196.11
37			2" / 1-1/2" Dia Cold Water Pipe Tee	EA	2	0%	2	1.100	\$ 85.00	\$ 93.50	\$ 115.25	\$ 208.75	\$ 417.50
REDUCER													
38			1" / 1/2" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.780	\$ 85.00	\$ 66.30	\$ 12.08	\$ 78.38	\$ 78.38
39			1" / 3/4" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.800	\$ 85.00	\$ 68.00	\$ 13.25	\$ 81.25	\$ 81.25
40			1-1/4" / 1/2" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.860	\$ 85.00	\$ 73.10	\$ 42.68	\$ 115.78	\$ 115.78
41			1-1/4" / 3/4" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.870	\$ 85.00	\$ 73.95	\$ 44.18	\$ 118.13	\$ 118.13
42			1-1/4" / 1" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.880	\$ 85.00	\$ 74.80	\$ 45.50	\$ 120.30	\$ 120.30
43			1-1/2" / 3/4" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.885	\$ 85.00	\$ 75.23	\$ 68.95	\$ 144.18	\$ 144.18
44			2" / 1-1/4" Dia Cold Water Pipe Reducer	EA	1	0%	1	1.025	\$ 85.00	\$ 87.13	\$ 108.98	\$ 196.11	\$ 196.11
HOT WATER PIPE (ABOVE GRADE)													
Type "L" Hard Drawn Copper ASTM B88 Pipe													
45			1/2" Dia Hot Water Pipe	LF	49	10%	54	0.099	\$ 85.00	\$ 8.42	\$ 4.93	\$ 13.35	\$ 724.43
46			3/4" Dia Hot Water Pipe	LF	79	10%	87	0.105	\$ 85.00	\$ 8.93	\$ 6.41	\$ 15.34	\$ 1,332.61
47			1" Dia Hot Water Pipe	LF	162	10%	178	0.118	\$ 85.00	\$ 10.03	\$ 6.26	\$ 16.29	\$ 2,895.17
3/4" Thick Armstrong 2000 Insulation													
48			1/2" Dia Hot Water Pipe	LF	49	10%	54	0.058	\$ 85.00	\$ 4.93	\$ 3.33	\$ 8.26	\$ 448.39
49			3/4" Dia Hot Water Pipe	LF	79	10%	87	0.067	\$ 85.00	\$ 5.70	\$ 5.22	\$ 10.92	\$ 948.51
50			1" Dia Hot Water Pipe	LF	162	10%	178	0.070	\$ 85.00	\$ 5.95	\$ 6.62	\$ 12.57	\$ 2,233.44
HOT WATER PIPE FITTINGS													
ELBOW													
51			1/2" Dia Hot Water Pipe 90 Deg Elbow	EA	11	0%	11	0.400	\$ 85.00	\$ 34.00	\$ 2.96	\$ 36.96	\$ 406.56
52			3/4" Dia Hot Water Pipe 90 Deg Elbow	EA	18	0%	18	0.421	\$ 85.00	\$ 35.79	\$ 6.51	\$ 42.30	\$ 761.31
53			1" Dia Hot Water Pipe 90 Deg Elbow	EA	10	0%	10	0.500	\$ 85.00	\$ 42.50	\$ 16.03	\$ 58.53	\$ 585.30
54			1-1/4" Dia Hot Water Pipe 90 Deg Elbow	EA	4	0%	4	0.533	\$ 85.00	\$ 45.31	\$ 23.55	\$ 68.86	\$ 275.42
TEE													
55			1/2" Dia Hot Water Pipe Tee	EA	1	0%	1	0.615	\$ 85.00	\$ 52.28	\$ 1.89	\$ 54.17	\$ 54.17
56			1" / 1/2" Dia Hot Water Pipe Tee	EA	2	0%	2	0.780	\$ 85.00	\$ 66.30	\$ 12.08	\$ 78.38	\$ 156.76
57			1" / 3/4" Dia Hot Water Pipe Tee	EA	5	0%	5	0.800	\$ 85.00	\$ 68.00	\$ 13.25	\$ 81.25	\$ 406.25
58			1-1/4" / 1/2" Dia Hot Water Pipe Tee	EA	1	0%	1	0.860	\$ 85.00	\$ 73.10	\$ 42.68	\$ 115.78	\$ 115.78
59			1-1/4" / 3/4" Dia Hot Water Pipe Tee	EA	1	0%	1	0.870	\$ 85.00	\$ 73.95	\$ 44.18	\$ 118.13	\$ 118.13
60			1-1/4" / 1" Dia Hot Water Pipe Tee	EA	1	0%	1	0.880	\$ 85.00	\$ 74.80	\$ 45.50	\$ 120.30	\$ 120.30
REDUCER													
61			1" / 3/4" Dia Hot Water Pipe Reducer	EA	2	0%	2	0.800	\$ 85.00	\$ 68.00	\$ 13.25	\$ 81.25	\$ 162.50
62			1-1/4" / 1" Dia Hot Water Pipe Reducer	EA	2	0%	2	0.880	\$ 85.00	\$ 74.80	\$ 45.50	\$ 120.30	\$ 240.60
HOT WATER RETURN PIPE (ABOVE GRADE)													
Type "L" Hard Drawn Copper ASTM B88 Pipe													
63			3/4" Dia Hot Water Return Pipe	LF	25	10%	27	0.105	\$ 85.00	\$ 8.93	\$ 6.41	\$ 15.34	\$ 417.66
3/4" Thick Armstrong 2000 Insulation													
64			3/4" Dia Hot Water Return Pipe	LF	25	10%	27	0.067	\$ 85.00	\$ 5.70	\$ 5.22	\$ 10.92	\$ 297.28
HOT WATER RETURN PIPE FITTINGS													
ELBOW													
65			3/4" Dia Hot Water Return Pipe 90 Deg Elbow	EA	6	0%	6	0.421	\$ 85.00	\$ 35.79	\$ 6.51	\$ 42.30	\$ 253.77
SANITARY PIPE (BELOW GRADE)													
Cast Iron No-Hub Pipe													
66			2" Dia Sanitary Pipe	LF	41	10%	45	0.239	\$ 85.00	\$ 20.32	\$ 12.78	\$ 33.10	\$ 1,481.30
67			3" Dia Sanitary Pipe	LF	112	10%	123	0.250	\$ 85.00	\$ 21.25	\$ 17.23	\$ 38.48	\$ 4,728.04
68			4" Dia Sanitary Pipe	LF	134	10%	147	0.276	\$ 85.00	\$ 23.46	\$ 22.55	\$ 46.01	\$ 6,771.75
SANITARY PIPE FITTINGS													
ELBOW													
69			2" Dia Sanitary Pipe 90 Deg Elbow	EA	28	0%	28	1.000	\$ 85.00	\$ 85.00	\$ 41.58	\$ 126.58	\$ 3,544.24
70			3" Dia Sanitary Pipe 90 Deg Elbow	EA	7	0%	7	1.143	\$ 85.00	\$ 97.16	\$ 74.65	\$ 171.81	\$ 1,202.64
71			4" Dia Sanitary Pipe 90 Deg Elbow	EA	2	0%	2	1.231	\$ 85.00	\$ 104.64	\$ 114.23	\$ 218.87	\$ 437.73
72			2" Dia Sanitary Pipe 45 Deg Elbow	EA	38	0%	38	1.000	\$ 85.00	\$ 85.00	\$ 42.59	\$ 127.59	\$ 4,848.42

DETAILED BREAKDOWN OF ITEMS

Prepared for:
Project ID:
Scope: **Plumbing**



Date: **27-Nov-23**

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
129			CP-1: Domestic Hot Water Circulating Pump "GRUNDFOS" MODEL UP 15-18 1/25 HP, 120 V. Single Phase With Programmable Timer And Sensors	EA	1	0%	1	0.985	\$ 85.00	\$ 83.73	\$ 282.44	\$ 366.17	\$ 366.17
			EXPANSION TANK										
130			ET-1: AMTROL THERM-X-TROL No. ST-12-C	EA	1	0%	1	0.000	\$ 85.00	\$ -	\$ 82.49	\$ 82.49	\$ 82.49
131			ET-2: AMTROL THERM-X-TROL No. ST-12-C	EA	1	0%	1	0.000	\$ 85.00	\$ -	\$ 82.49	\$ 82.49	\$ 82.49
			MISCELLANEOUS										
132			1-1/2" Dia WHA-1: Water Hammer Arrestor, J.R. SMITH 2005	EA	1	0%	1	0.528	\$ 85.00	\$ 44.88	\$ 126.90	\$ 171.78	\$ 171.78
133			2" Dia Shutoff Cock	EA	1	0%	1	0.360	\$ 85.00	\$ 30.60	\$ 55.13	\$ 85.73	\$ 85.73
134			TP-1: Trap Primer	EA	5	0%	5	0.488	\$ 85.00	\$ 41.48	\$ 47.06	\$ 88.54	\$ 442.70
135			GT-1: BIG DIPPER PRO W-200-IS, 20 GPM Flow Rating, 2" Inlet/Outlet 115 Vac, 1173 Watts	EA	1	0%	1	1.233	\$ 85.00	\$ 104.81	\$ 3,696.00	\$ 3,800.81	\$ 3,800.81
			CLEANOUTS & DRAINS										
136			2" Dia FD-1: Floor Drain, Adjustable Collar "ZURN" 415 Or "SMITH" 2005-Y Polished Bronzed W/ Strainer And Trap Primer With Backflow Preventer	EA	6	0%	6	0.515	\$ 85.00	\$ 43.78	\$ 69.49	\$ 113.27	\$ 679.59
137			3" Dia FD-2: Floor Drain, Adjustable Collar "ZURN" 415 Or "SMITH" 2005-Y Polished Bronzed W/3" Outlet	EA	1	0%	1	0.620	\$ 85.00	\$ 52.70	\$ 102.00	\$ 154.70	\$ 154.70
138			2" Dia WCO: Wall Cleanout	EA	8	0%	8	0.425	\$ 85.00	\$ 36.13	\$ 56.99	\$ 93.12	\$ 744.92
139			3" Dia CO: Cleanout	EA	1	0%	1	0.389	\$ 85.00	\$ 33.07	\$ 56.89	\$ 89.96	\$ 89.96
140			4" Dia CO: Cleanout	EA	2	0%	2	0.416	\$ 85.00	\$ 35.36	\$ 58.15	\$ 93.51	\$ 187.02
			VALVES										
141			TMV-1: Thermostatic Mixing Valve, "NAVIGATOR" MODEL S59-4016, Size 1/2" ; Provide Flow Control With Air Intake Located Under Sink	EA	5	0%	5	0.625	\$ 85.00	\$ 53.13	\$ 244.00	\$ 297.13	\$ 1,485.63
			NO-HUB COUPLING										
142			1" Dia	EA	4	0%	4						
143			1-1/2" Dia	EA	48	0%	48						
144			2" Dia	EA	285	0%	285						
145			3" Dia	EA	96	0%	96						
146			4" Dia	EA	35	0%	35						
			PIPE SUPPORT										
147			1/2" Dia Adjustable Clevis Hanger	EA	18	0%	18						
148			3/4" Dia Adjustable Clevis Hanger	EA	31	0%	31						
149			1" Dia Adjustable Clevis Hanger	EA	45	0%	45						
150			1-1/4" Dia Adjustable Clevis Hanger	EA	2	0%	2						
151			1-1/2" Dia Adjustable Clevis Hanger	EA	22	0%	22						
152			2" Dia Adjustable Clevis Hanger	EA	38	0%	38						
153			3" Dia Adjustable Clevis Hanger	EA	3	0%	3						
154			3/8" Dia Threaded Rod (1 Ea. = 1 FT)	EA	118	0%	118	0.220	\$ 85.00	\$ 18.70	\$ 2.82	\$ 21.52	\$ 2,539.36
155			1/2" Dia Threaded Rod (1 Ea. = 1 FT)	EA	41	0%	41	0.220	\$ 85.00	\$ 18.70	\$ 1.89	\$ 20.59	\$ 844.19
			TRENCHING & BACKFILLING										
156			Excavation & Backfilling (3' Deepx1' Wide Trench) Including All Labor and Material/Equipment	CFT	1044	0%	1044	0.050	\$ 85.00	\$ 4.25	\$ -	\$ 4.25	\$ 4,437.00
											SUBTOTAL	\$ 139,223	
											PROJECTED COST	\$166,223	
OVERHEAD AND PROFIT											15%	\$24,933	
INSURANCE											3%	\$4,987	
CONTINGENCY											5%	\$8,311	
TAX											9.5%	\$6,386	
											SUGGESTED BID	\$210,840	