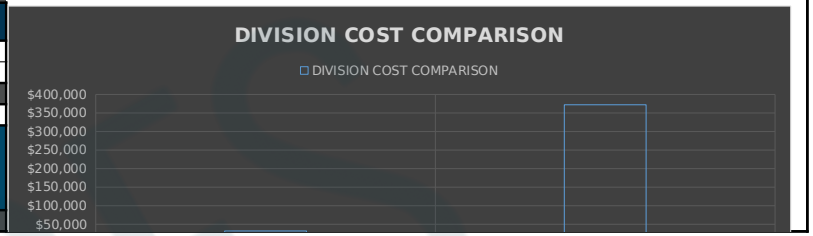
# GENERAL SUMMARY

**Prepared for:** 63-71 West Merrick Road Valley Stream, N.Y
**Project ID:** 1042026
**Scope:** Plumbing
**No. Of Floors:** 0
**Date:** 7-Oct-26

NEDES
National Estimating, Drafting & Engineering Services
+1 (708) 381-0900

| BUILDING GSF | | 13,376 | |
|---|---|---|---|
| **DIVISION NO** | **DESCRIPTION** | **TOTAL DIV. COST** | **TOTAL DIV. COST (PER SF)** |
| 1000 | General Requirements | $ 32,000 | $ 2 |
| 22000 | Plumbing | $ 372,162 | $ 28 |
| | **TOTAL TRADE COST** | **$ 404,162** | **$ 30** |
| | | | |
| **OVERHEAD AND PROFIT** | **10%** | $ 40,416 | $ 3.02 |
| **INSURANCE** | **3%** | $ 12,125 | $ 1 |
| **CONTINGENCY** | **5%** | $ 20,208 | $ 2 |
| **TAX** | **9%** | $ 10,251 | $ 3 |
| | **SUGGESTED BID** | **$ 487,162** | **$ 38** |



## DETAILED BREAKDOWN OF ITEMS

**Prepared for:** 63-71 West Merrick Road Valley Stream, N.Y
**Project ID:** 1042026
**Scope:** Plumbing

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**Date:** 7-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 | | | Permits | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ - | $ - |
| 2 | | | Supervision and Coordination | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ - | $ 15,200.00 |
| 3 | | | Submittals and Shop drawings | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ - | $ - |
| 4 | | | Final Cleaning | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ - | $ 2,100.00 |
| 5 | | | Mobilization Costs | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ - | $ 8,500.00 |
| 6 | | | Temporary Control & Facilities | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ - | $ 6,200.00 |
| 7 | | | Scaffolding | LS | 1 | 0% | 1 | 0.000 | $ - | $ - | $ - | $ - | $ - |
| | | | | | | | | | | | | **SUBTOTAL** | **$ 32,000** |
| | | | **PLUMBING** | | | | | | | | | | |
| | | | **COLD WATER PIPE (BELOW GRADE)** | | | | | | | | | | |
| | | **Assumed** | **Type "K" Copper Pipe** | | | | | | | | | | |
| 8 | | | 2" Dia Cold Water Pipe | LF | 5 | 10% | 6 | 0.152 | $ 155.00 | $ 23.56 | $ 15.98 | $ 39.54 | $ 217.47 |
| | | | **COLD WATER PIPE FITTINGS** | | | | | | | | | | |
| | | | **ELBOW** | | | | | | | | | | |
| 9 | | | 2" Dia Cold Water Pipe 90 Deg Elbow | EA | 1 | 0% | 1 | 0.785 | $ 155.00 | $ 121.68 | $ 21.25 | $ 142.93 | $ 142.93 |
| | | | **COLD WATER PIPE (ABOVE GRADE)** | | | | | | | | | | |
| | | | **Type "L" Copper Pipe** | | | | | | | | | | |
| 10 | | | 1/2" Dia Cold Water Pipe | LF | 227 | 10% | 250 | 0.098 | $ 155.00 | $ 15.19 | $ 4.88 | $ 20.07 | $ 5,012.58 |
| 11 | | | 3/4" Dia Cold Water Pipe | LF | 621 | 10% | 683 | 0.105 | $ 155.00 | $ 16.28 | $ 5.98 | $ 22.26 | $ 15,195.54 |
| 12 | | | 1" Dia Cold Water Pipe | LF | 257 | 10% | 283 | 0.120 | $ 155.00 | $ 18.60 | $ 7.85 | $ 26.45 | $ 7,482.36 |
| 13 | | | 1-1/4" Dia Cold Water Pipe | LF | 10 | 10% | 11 | 0.132 | $ 155.00 | $ 20.46 | $ 10.32 | $ 30.78 | $ 331.81 |
| 14 | | | 1-1/2" Dia Cold Water Pipe | LF | 28 | 10% | 30 | 0.138 | $ 155.00 | $ 21.39 | $ 12.25 | $ 33.64 | $ 1,018.72 |
| 15 | | | 2" Dia Cold Water Pipe | LF | 95 | 10% | 104 | 0.210 | $ 155.00 | $ 32.55 | $ 17.50 | $ 50.05 | $ 5,210.41 |
| | | **Size Assumed** | **1/2" Thick Fiberglass Insulation** | | | | | | | | | | |
| 16 | | | 1/2" Dia Cold Water Pipe | LF | 227 | 10% | 250 | 0.020 | $ 155.00 | $ 3.10 | $ 2.12 | $ 5.22 | $ 1,303.72 |
| 17 | | | 3/4" Dia Cold Water Pipe | LF | 621 | 10% | 683 | 0.021 | $ 155.00 | $ 3.26 | $ 2.39 | $ 5.65 | $ 3,854.36 |
| 18 | | | 1" Dia Cold Water Pipe | LF | 257 | 10% | 283 | 0.023 | $ 155.00 | $ 3.49 | $ 2.48 | $ 5.97 | $ 1,689.07 |
| 19 | | | 1-1/4" Dia Cold Water Pipe | LF | 10 | 10% | 11 | 0.025 | $ 155.00 | $ 3.88 | $ 2.59 | $ 6.47 | $ 69.73 |
| 20 | | | 1-1/2" Dia Cold Water Pipe | LF | 28 | 10% | 30 | 0.027 | $ 155.00 | $ 4.19 | $ 3.02 | $ 7.21 | $ 218.29 |
| 21 | | | 2" Dia Cold Water Pipe | LF | 95 | 10% | 104 | 0.029 | $ 155.00 | $ 4.50 | $ 3.24 | $ 7.74 | $ 805.24 |
| | | | **COLD WATER PIPE FITTINGS** | | | | | | | | | | |
| | | | **ELBOW** | | | | | | | | | | |
| 22 | | | 1/2" Dia Cold Water Pipe 90 Deg Elbow | EA | 91 | 0% | 91 | 0.288 | $ 155.00 | $ 44.64 | $ 2.49 | $ 47.13 | $ 4,288.83 |
| 23 | | | 3/4" Dia Cold Water Pipe 90 Deg Elbow | EA | 83 | 0% | 83 | 0.320 | $ 155.00 | $ 49.60 | $ 5.40 | $ 55.00 | $ 4,565.00 |
| 24 | | | 1" Dia Cold Water Pipe 90 Deg Elbow | EA | 11 | 0% | 11 | 0.425 | $ 155.00 | $ 65.88 | $ 8.07 | $ 73.95 | $ 813.40 |
| 25 | | | 2" Dia Cold Water Pipe 90 Deg Elbow | EA | 7 | 0% | 7 | 0.785 | $ 155.00 | $ 121.68 | $ 21.25 | $ 142.93 | $ 1,000.48 |
| | | | **TEE** | | | | | | | | | | |
| 26 | | | 1/2" Dia Cold Water Pipe Tee | EA | 5 | 0% | 5 | 0.352 | $ 155.00 | $ 54.56 | $ 3.25 | $ 57.81 | $ 289.05 |
| 27 | | | 3/4" Dia Cold Water Pipe Tee | EA | 16 | 0% | 16 | 0.420 | $ 155.00 | $ 65.10 | $ 4.25 | $ 69.35 | $ 1,109.60 |
| 28 | | | 3/4" / 1/2" Dia Cold Water Pipe Tee | EA | 16 | 0% | 16 | 0.452 | $ 155.00 | $ 70.06 | $ 5.32 | $ 75.38 | $ 1,206.08 |
| 29 | | | 1" Dia Cold Water Pipe Tee | EA | 5 | 0% | 5 | 0.520 | $ 155.00 | $ 80.60 | $ 11.20 | $ 91.80 | $ 459.00 |
| 30 | | | 1" / 3/4" Dia Cold Water Pipe Tee | EA | 3 | 0% | 3 | 0.520 | $ 155.00 | $ 80.60 | $ 11.20 | $ 91.80 | $ 275.40 |
| 31 | | | 1-1/4" / 3/4" Dia Cold Water Pipe Tee | EA | 1 | 0% | 1 | 0.685 | $ 155.00 | $ 106.18 | $ 16.72 | $ 122.90 | $ 122.90 |
| 32 | | | 1-1/2" / 3/4" Dia Cold Water Pipe Tee | EA | 3 | 0% | 3 | 0.725 | $ 155.00 | $ 112.38 | $ 18.32 | $ 130.70 | $ 392.09 |
| 33 | | | 2" Dia Cold Water Pipe Tee | EA | 1 | 0% | 1 | 0.820 | $ 155.00 | $ 127.10 | $ 26.85 | $ 153.95 | $ 153.95 |
| 34 | | | 2" / 1" Dia Cold Water Pipe Tee | EA | 1 | 0% | 1 | 0.820 | $ 155.00 | $ 127.10 | $ 26.85 | $ 153.95 | $ 153.95 |
| 35 | | | 3/4" Dia Cross Cold Water Pipe Tee | EA | 7 | 0% | 7 | 0.420 | $ 155.00 | $ 65.10 | $ 4.25 | $ 69.35 | $ 485.45 |
| | | | **REDUCER** | | | | | | | | | | |
| 36 | | | 3/4" / 1/2" Dia Cold Water Pipe Reducer | EA | 19 | 0% | 19 | 0.452 | $ 155.00 | $ 70.06 | $ 5.32 | $ 75.38 | $ 1,432.22 |
| 37 | | | 1" / 3/4" Dia Cold Water Pipe Reducer | EA | 1 | 0% | 1 | 0.520 | $ 155.00 | $ 80.60 | $ 11.20 | $ 91.80 | $ 91.80 |
| 38 | | | 1-1/4" / 1" Dia Cold Water Pipe Reducer | EA | 1 | 0% | 1 | 0.685 | $ 155.00 | $ 106.18 | $ 16.72 | $ 122.90 | $ 122.90 |
| 39 | | | 1-1/2" / 1-1/4" Dia Cold Water Pipe Reducer | EA | 1 | 0% | 1 | 0.725 | $ 155.00 | $ 112.38 | $ 18.32 | $ 130.70 | $ 130.70 |
| 40 | | | 2" / 3/4" Dia Cold Water Pipe Reducer | EA | 5 | 0% | 5 | 0.820 | $ 155.00 | $ 127.10 | $ 26.85 | $ 153.95 | $ 769.75 |
| 41 | | | 2" / 1" Dia Cold Water Pipe Reducer | EA | 1 | 0% | 1 | 0.820 | $ 155.00 | $ 127.10 | $ 26.85 | $ 153.95 | $ 153.95 |
| 42 | | | 2" / 1-1/2" Dia Cold Water Pipe Reducer | EA | 1 | 0% | 1 | 0.820 | $ 155.00 | $ 127.10 | $ 26.85 | $ 153.95 | $ 153.95 |
| | | | **HOT WATER PIPE (ABOVE GRADE)** | | | | | | | | | | |
| | | | **Type "L" Copper Pipe** | | | | | | | | | | |
| 43 | | | 1/2" Dia Hot Water Pipe | LF | 293 | 10% | 322 | 0.098 | $ 155.00 | $ 15.19 | $ 4.88 | $ 20.07 | $ 6,459.07 |
| 44 | | | 3/4" Dia Hot Water Pipe | LF | 442 | 10% | 487 | 0.105 | $ 155.00 | $ 16.28 | $ 5.98 | $ 22.26 | $ 10,828.46 |
| | | **Size Assumed** | **1" Thick Fiberglass Insulation** | | | | | | | | | | |
| 45 | | | 1/2" Dia Hot Water Pipe | LF | 293 | 10% | 322 | 0.030 | $ 155.00 | $ 4.65 | $ 2.55 | $ 7.20 | $ 2,317.15 |
| 46 | | | 3/4" Dia Hot Water Pipe | LF | 442 | 10% | 487 | 0.032 | $ 155.00 | $ 4.96 | $ 2.80 | $ 7.76 | $ 3,775.73 |
| | | | **HOT WATER PIPE FITTINGS** | | | | | | | | | | |
| | | | **ELBOW** | | | | | | | | | | |
| 47 | | | 1/2" Dia Hot Water pipe 90 Deg Elbow | EA | 98 | 0% | 98 | 0.288 | $ 155.00 | $ 44.64 | $ 2.49 | $ 47.13 | $ 4,618.74 |
| 48 | | | 3/4" Dia Hot Water pipe 90 Deg Elbow | EA | 70 | 0% | 70 | 0.320 | $ 155.00 | $ 49.60 | $ 5.40 | $ 55.00 | $ 3,850.00 |
| | | | **TEE** | | | | | | | | | | |
| 49 | | | 1/2" Dia Hot Water pipe Tee | EA | 24 | 0% | 24 | 0.452 | $ 155.00 | $ 70.06 | $ 5.32 | $ 75.38 | $ 1,809.12 |
| 50 | | | 3/4" Dia Hot Water pipe Tee | EA | 2 | 0% | 2 | 0.420 | $ 155.00 | $ 65.10 | $ 4.25 | $ 69.35 | $ 138.70 |
| 51 | | | 3/4" / 1/2" Dia Hot Water pipe Tee | EA | 2 | 0% | 2 | 0.452 | $ 155.00 | $ 70.06 | $ 5.32 | $ 75.38 | $ 150.76 |
| | | | **REDUCER** | | | | | | | | | | |
| 52 | | | 3/4" / 1/2" Dia Hot Water pipe Reducer | EA | 21 | 0% | 21 | 0.452 | $ 155.00 | $ 70.06 | $ 5.32 | $ 75.38 | $ 1,582.98 |
| | | | **WASTE PIPE (BELOW GRADE)** | | | | | | | | | | |
| | | | **PVC Pipe** | | | | | | | | | | |
| 53 | | | 3" Dia Waste Pipe | LF | 26 | 10% | 29 | 0.172 | $ 155.00 | $ 26.66 | $ 5.25 | $ 31.91 | $ 911.92 |
| 54 | | | 4" Dia Waste Pipe | LF | 137 | 10% | 151 | 0.225 | $ 155.00 | $ 34.88 | $ 7.15 | $ 42.03 | $ 6,336.87 |
| | | | **WASTE PIPE FITTINGS** | | | | | | | | | | |
| | | | **ELBOW** | | | | | | | | | | |
| 55 | | | 4" Dia Waste Pipe 90 Deg Elbow | EA | 9 | 0% | 9 | 0.752 | $ 155.00 | $ 116.56 | $ 21.25 | $ 137.81 | $ 1,240.29 |
| 56 | | | 4" Dia Waste Pipe 90 Deg Elbow | EA | 3 | 0% | 3 | 0.752 | $ 155.00 | $ 116.56 | $ 21.25 | $ 137.81 | $ 413.43 |
| 57 | | | 3" Dia Waste Pipe 45 Deg Elbow | EA | 5 | 0% | 5 | 0.588 | $ 155.00 | $ 91.14 | $ 12.32 | $ 103.46 | $ 517.30 |
| 58 | | | 4" Dia Waste Pipe 45 Deg Elbow | EA | 5 | 0% | 5 | 0.752 | $ 155.00 | $ 116.56 | $ 21.25 | $ 137.81 | $ 689.05 |
| | | | **WYE** | | | | | | | | | | |
| 59 | | | 4" Dia Waste Pipe Wye | EA | 5 | 0% | 5 | 0.852 | $ 155.00 | $ 132.06 | $ 28.65 | $ 160.71 | $ 803.55 |
| 60 | | | 4" / 3" Dia Waste Pipe Wye | EA | 5 | 0% | 5 | 0.852 | $ 155.00 | $ 132.06 | $ 28.65 | $ 160.71 | $ 803.55 |
| | | | **REDUCER** | | | | | | | | | | |
| 61 | | | 3" / 2" Dia Waste Pipe Reducer | EA | 2 | 0% | 2 | 0.655 | $ 155.00 | $ 101.53 | $ 15.32 | $ 116.85 | $ 233.69 |
| | | | **WASTE PIPE (ABOVE GRADE)** | | | | | | | | | | |
| | | | **PVC Pipe** | | | | | | | | | | |
| 62 | | | 1-1/2" Dia Waste Pipe | LF | 81 | 10% | 89 | 0.210 | $ 155.00 | $ 32.55 | $ 7.02 | $ 39.57 | $ 3,508.28 |
| 63 | | | 2" Dia Waste Pipe | LF | 62 | 10% | 68 | 0.252 | $ 155.00 | $ 39.06 | $ 9.25 | $ 48.31 | $ 3,301.12 |
| 64 | | | 3" Dia Waste Pipe | LF | 214 | 10% | 235 | 0.302 | $ 155.00 | $ 46.81 | $ 11.32 | $ 58.13 | $ 13,658.22 |
| 65 | | | 4" Dia Waste Pipe | LF | 48 | 10% | 53 | 0.333 | $ 155.00 | $ 51.62 | $ 14.25 | $ 65.87 | $ 3,477.67 |
| | | | **WASTE PIPE FITTINGS** | | | | | | | | | | |
| | | | **ELBOW** | | | | | | | | | | |
| 66 | | | 1-1/2" Dia Waste Pipe 90 Deg Elbow | EA | 23 | 0% | 23 | 0.385 | $ 155.00 | $ 59.68 | $ 2.98 | $ 62.66 | $ 1,441.07 |
| 67 | | | 2" Dia Waste Pipe 90 Deg Elbow | EA | 10 | 0% | 10 | 0.485 | $ 155.00 | $ 75.18 | $ 4.25 | $ 79.43 | $ 794.25 |
| 68 | | | 3" Dia Waste Pipe 90 Deg Elbow | EA | 44 | 0% | 44 | 0.600 | $ 155.00 | $ 93.00 | $ 11.32 | $ 104.32 | $ 4,590.08 |
| 69 | | | 1-1/2" Dia Waste Pipe 45 Deg Elbow | EA | 1 | 0% | 1 | 0.385 | $ 155.00 | $ 59.68 | $ 2.98 | $ 62.66 | $ 62.66 |
| 70 | | | 2" Dia Waste Pipe 45 Deg Elbow | EA | 16 | 0% | 16 | 0.485 | $ 155.00 | $ 75.18 | $ 4.25 | $ 79.43 | $ 1,270.80 |
| 71 | | | 3" Dia Waste Pipe 45 Deg Elbow | EA | 27 | 0% | 27 | 0.600 | $ 155.00 | $ 93.00 | $ 11.32 | $ 104.32 | $ 2,816.64 |
| | | | **WYE** | | | | | | | | | | |
| 72 | | | 2" Dia Waste Pipe Wye | EA | 2 | 0% | 2 | 0.600 | $ 155.00 | $ 93.00 | $ 6.00 | $ 99.00 | $ 198.00 |
| 73 | | | 3" Dia Waste Pipe Wye | EA | 31 | 0% | 31 | 0.685 | $ 155.00 | $ 106.18 | $ 13.25 | $ 119.43 | $ 3,702.18 |
| 74 | | | 1-1/2 Dia Waste Pipe Wye | EA | 8 | 0% | 8 | 0.352 | $ 155.00 | $ 54.56 | $ 4.50 | $ 59.06 | $ 472.48 |
| 75 | | | 3" / 1-1/2" Dia Waste Pipe Wye | EA | 4 | 0% | 4 | 0.685 | $ 155.00 | $ 106.18 | $ 15.32 | $ 121.50 | $ 485.98 |
| 76 | | | 3" / 2" Dia Waste Pipe Wye | EA | 20 | 0% | 20 | 0.685 | $ 155.00 | $ 106.18 | $ 15.32 | $ 121.50 | $ 2,429.90 |
| | | | **REDUCER** | | | | | | | | | | |
| 77 | | | 3" / 1-1/2" Dia Waste Pipe Reducer | EA | 8 | 0% | 8 | 0.685 | $ 155.00 | $ 106.18 | $ 15.32 | $ 121.50 | $ 971.96 |
| 78 | | | 3" / 1-1/2" Dia Waste Pipe Reducer | EA | 1 | 0% | 1 | 0.685 | $ 155.00 | $ 106.18 | $ 15.32 | $ 121.50 | $ 121.50 |
| | | | **VENT PIPE (ABOVE GRADE)** | | | | | | | | | | |
| | | | **PVC Pipe** | | | | | | | | | | |
| 79 | | | 1-1/2" Dia Vent Pipe | LF | 149 | 10% | 164 | 0.210 | $ 155.00 | $ 32.55 | $ 7.02 | $ 39.57 | $ 6,469.85 |
| 80 | | | 2" Dia Vent Pipe | LF | 272 | 10% | 299 | 0.252 | $ 155.00 | $ 39.06 | $ 9.25 | $ 48.31 | $ 14,429.38 |
| 81 | | | 3" Dia Vent Pipe | LF | 107 | 10% | 118 | 0.302 | $ 155.00 | $ 46.81 | $ 11.32 | $ 58.13 | $ 6,841.26 |
| 82 | | | 4" Dia Vent Pipe | LF | 115 | 10% | 127 | 0.333 | $ 155.00 | $ 51.62 | $ 14.25 | $ 65.87 | $ 8,352.21 |
| | | | **VENT PIPE FITTINGS** | | | | | | | | | | |
| | | | **ELBOW** | | | | | | | | | | |
| 83 | | | 1-1/2" Dia Vent Pipe 90 Deg Elbow | EA | 14 | 0% | 14 | 0.385 | $ 155.00 | $ 59.68 | $ 2.98 | $ 79.43 | $ 1,111.95 |
| 84 | | | 2" Dia Vent Pipe 90 Deg Elbow | EA | 36 | 0% | 36 | 0.485 | $ 155.00 | $ 75.18 | $ 4.25 | $ 104.32 | $ 3,755.52 |
| 85 | | | 3" Dia Vent Pipe 90 Deg Elbow | EA | 1 | 0% | 1 | 0.600 | $ 155.00 | $ 93.00 | $ 11.32 | $ 133.58 | $ 133.58 |
| 86 | | | 4" Dia Vent Pipe 90 Deg Elbow | EA | 9 | 0% | 9 | 0.725 | $ 155.00 | $ 112.38 | $ 21.20 | $ 133.58 | $ 1,202.18 |
| 87 | | | 1-1/2" Dia Vent Pipe 45 Deg Elbow | EA | 13 | 0% | 13 | 0.385 | $ 155.00 | $ 59.68 | $ 2.98 | $ 62.66 | $ 814.52 |
| 88 | | | 2" Dia Vent Pipe 45 Deg Elbow | EA | 12 | 0% | 12 | 0.485 | $ 155.00 | $ 75.18 | $ 4.25 | $ 79.43 | $ 953.10 |
| | | | **TEE** | | | | | | | | | | |
| 89 | | | 2" Dia Vent Pipe Tee | EA | 16 | 0% | 16 | 0.600 | $ 155.00 | $ 93.00 | $ 6.00 | $ 99.00 | $ 1,584.00 |
| 90 | | | 3" Dia Vent Pipe Tee | EA | 1 | 0% | 1 | 0.685 | $ 155.00 | $ 106.18 | $ 13.25 | $ 119.43 | $ 119.43 |
| 91 | | | 4" Dia Vent Pipe Tee | EA | 5 | 0% | 5 | 0.852 | $ 155.00 | $ 132.06 | $ 26.32 | $ 158.38 | $ 791.90 |
| 92 | | | 2" / 1-1/2" Dia Vent Pipe Tee | EA | 11 | 0% | 11 | 0.600 | $ 155.00 | $ 93.00 | $ 6.00 | $ 99.00 | $ 1,089.00 |
| 93 | | | 3" / 2" Dia Vent Pipe Tee | EA | 6 | 0% | 6 | 0.685 | $ 155.00 | $ 106.18 | $ 13.25 | $ 119.43 | $ 716.55 |

## DETAILED BREAKDOWN OF ITEMS

**Prepared for:** 63-71 West Merrick Road Valley Stream, N.Y
**Project ID:** 1042026
**Scope:** Plumbing

NEDES
National Estimating, Drafting & Engineering Services
+1 (708) 381-0900

**Date:** 7-Oct-26

| SR # | Drawing # | Detail # | DESCRIPTION | UNIT | QUANTITY | WASTAGE | QUANTITY W/ WASTAGE | UNIT MANHOUR | HOURLY WAGE | LABOR COST | MAT. COST | UNIT COST | SUB COST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 94 | | | 4" / 2" Dia Vent Pipe Tee | EA | 5 | 0% | 5 | 0.852 | $ 155.00 | $ 132.06 | $ 26.32 | $ 158.38 | $ 791.90 |
| | | | **REDUCER** | | | | | | | | | | |
| 95 | | | 2" / 1-1/2" Dia Vent Pipe Reducer | EA | 9 | 0% | 9 | 0.600 | $ 155.00 | $ 93.00 | $ 6.00 | $ 99.00 | $ 891.00 |
| 96 | P101, P201, P202, | | 3" / 2" Dia Vent Pipe Reducer | EA | 2 | 0% | 2 | 0.685 | $ 155.00 | $ 106.18 | $ 13.25 | $ 119.43 | $ 238.85 |
| 97 | P301, P302 | | 4" / 2" Dia Vent Pipe Reducer | EA | 2 | 0% | 2 | 0.852 | $ 155.00 | $ 132.06 | $ 26.32 | $ 158.38 | $ 316.76 |
| | | | **CONDENSATE DRAIN PIPE (ABOVE GRADE)** | | | | | | | | | | |
| | | **Assumed** | **PVC Pipe** | | | | | | | | | | |
| 98 | | | 3/4" Dia Condensate Drain Pipe | LF | 64 | 10% | 70 | 0.102 | $ 155.00 | $ 15.81 | $ 5.00 | $ 20.81 | $ 1,460.22 |
| 99 | | | 1" Dia Condensate Drain Pipe | LF | 156 | 10% | 171 | 0.125 | $ 155.00 | $ 19.38 | $ 5.45 | $ 24.83 | $ 4,254.78 |
| 100 | | | 1-1/4" Dia Condensate Drain Pipe | LF | 96 | 10% | 106 | 0.180 | $ 155.00 | $ 27.90 | $ 6.52 | $ 34.42 | $ 3,642.70 |
| | | | **CONDENSATE DRAIN PIPE FITTINGS** | | | | | | | | | | |
| | | | **ELBOW** | | | | | | | | | | |
| 101 | | | 3/4" Dia Condensate Drain Pipe 90 Deg Elbow | EA | 7 | 0% | 7 | 0.285 | $ 155.00 | $ 44.18 | $ 1.02 | $ 45.20 | $ 316.37 |
| 102 | | | 1" Dia Condensate Drain Pipe 90 Deg Elbow | EA | 8 | 0% | 8 | 0.295 | $ 155.00 | $ 45.73 | $ 1.25 | $ 46.98 | $ 375.80 |
| 103 | | | 1-1/4" Dia Condensate Drain Pipe 90 Deg Elbow | EA | 3 | 0% | 3 | 0.305 | $ 155.00 | $ 47.28 | $ 3.20 | $ 50.48 | $ 151.43 |
| 104 | | | 3/4" Dia Condensate Drain Pipe 45 Deg Elbow | EA | 21 | 0% | 21 | 0.288 | $ 155.00 | $ 44.64 | $ 1.02 | $ 45.66 | $ 958.86 |
| 105 | | | 1" Dia Condensate Drain Pipe 45 Deg Elbow | EA | 9 | 0% | 9 | 0.298 | $ 155.00 | $ 46.19 | $ 1.25 | $ 47.44 | $ 426.96 |
| | | | **TEE** | | | | | | | | | | |
| 106 | | | 1-1/4" Dia Condensate Drain Pipe Tee | EA | 1 | 0% | 1 | 0.499 | $ 155.00 | $ 77.35 | $ 3.98 | $ 81.33 | $ 81.33 |
| 107 | | | 1-1/4" / 3/4" Dia Condensate Drain Pipe Tee | EA | 7 | 0% | 7 | 0.505 | $ 155.00 | $ 78.28 | $ 3.98 | $ 82.26 | $ 575.79 |
| 108 | | | 1-1/4" / 1" Dia Condensate Drain Pipe Tee | EA | 8 | 0% | 8 | 0.509 | $ 155.00 | $ 78.90 | $ 3.98 | $ 82.88 | $ 663.00 |
| | | | **GAS PIPE (ABOVE GRADE)** | | | | | | | | | | |
| | | **Assumed** | **Schedule 40 Black Steel** | | | | | | | | | | |
| 109 | | | 1/2" Dia Gas Pipe | LF | 6 | 10% | 7 | 0.127 | $ 155.00 | $ 19.69 | $ 3.59 | $ 23.28 | $ 153.62 |
| 110 | | | 3/4" Dia Gas Pipe | LF | 477 | 10% | 525 | 0.131 | $ 155.00 | $ 20.31 | $ 4.10 | $ 24.41 | $ 12,804.77 |
| 111 | | | 1" Dia Gas Pipe | LF | 243 | 10% | 267 | 0.151 | $ 155.00 | $ 23.41 | $ 5.35 | $ 28.76 | $ 7,689.06 |
| | | | **GAS PIPE FITTINGS** | | | | | | | | | | |
| | | | **ELBOW** | | | | | | | | | | |
| 112 | | | 1/2" Dia Gas pipe 90 Deg Elbow | EA | 1 | 0% | 1 | 0.452 | $ 155.00 | $ 70.06 | $ 3.24 | $ 73.30 | $ 73.30 |
| 113 | | | 3/4" Dia Gas pipe 90 Deg Elbow | EA | 24 | 0% | 24 | 0.455 | $ 155.00 | $ 70.53 | $ 3.92 | $ 74.45 | $ 1,786.68 |
| 114 | | | 1" Dia Gas pipe 90 Deg Elbow | EA | 8 | 0% | 8 | 0.457 | $ 155.00 | $ 70.84 | $ 6.79 | $ 77.63 | $ 621.00 |
| | | | **TEE** | | | | | | | | | | |
| 115 | | | 1" / 3/4" Dia Gas pipe Tee | EA | 1 | 0% | 1 | 0.637 | $ 155.00 | $ 98.74 | $ 14.09 | $ 112.83 | $ 112.83 |
| | | | **REDUCER** | | | | | | | | | | |
| 116 | | | 3/4" / 1/2" Dia Gas pipe Reducer | EA | 1 | 0% | 1 | 0.521 | $ 155.00 | $ 80.76 | $ 5.90 | $ 86.66 | $ 86.66 |
| 117 | | | 1" / 3/4" Dia Gas pipe Reducer | EA | 2 | 0% | 2 | 0.527 | $ 155.00 | $ 81.69 | $ 9.17 | $ 90.86 | $ 181.71 |
| | | | **PLUMBING FIXTURES** | | | | | | | | | | |
| 118 | | | WB1: Washer Box, 38546 OR EQUAL | EA | 2 | 0% | 2 | 0.825 | $ 155.00 | $ 127.88 | $ 166.72 | $ 294.60 | $ 589.19 |
| 119 | | | KS1: Kitchen Sink, KOHLER "STACCATO" #K-3362-1-NA 25" KOHLER "CRU | EA | 12 | 0% | 12 | 4.250 | $ 155.00 | $ 658.75 | $ 753.01 | $ 1,411.76 | $ 16,941.12 |
| 120 | | | LV1: Lavatory Sink (Undermount), KOHLER "VERTICYL" #K-8189, | EA | 12 | 0% | 12 | 3.120 | $ 155.00 | $ 483.60 | $ 297.45 | $ 781.05 | $ 9,372.60 |
| 121 | | | WC1: Water Closet (ADA), KOHLER HIGHLINE #K-5481-0 | EA | 12 | 0% | 12 | 3.500 | $ 155.00 | $ 542.50 | $ 498.67 | $ 1,041.17 | $ 12,494.04 |
| 122 | | | SH1: Shower, KOHLER "CLEAR-FLO" #K-9136. | EA | 12 | 0% | 12 | 1.120 | $ 155.00 | $ 173.60 | $ 128.43 | $ 302.03 | $ 3,624.36 |
| 123 | | Assumed & Schedule Not Given | DW1, Dishwasher | EA | 12 | 0% | 12 | 1.020 | $ 155.00 | $ 158.10 | $ 729.00 | $ 887.10 | $ 10,645.20 |
| | | | **WATER HEATER** | | | | | | | | | | |
| 124 | | | EWH-1: Electrica Water Heater, A.O. SMITH #DEL-30, Pipe Size: CW: 3/4", HW: 3/4", Recovery (GPM): 40° Rise: 46, 90 °F Rise: 20, Electric/Gas: KW/MBH: 4.5, Volt/Phase: 208/1, Amps: 21.6, Storage Capacity: 30, Thermal Efficiency: 92%, Approx Operational Weigh (LBS): 349 | EA | 12 | 0% | 12 | 3.689 | $ 155.00 | $ 571.80 | $ 2,650.43 | $ 3,222.23 | $ 38,666.70 |
| 125 | | **By Landlord** | EWH-2: Electrica Water Heater, A.O. SMITH #DEL-52, Pipe Size: CW: 3/4", HW | EA | 1 | 0% | 1 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| | | | **WATER HEATER-1 DETAIL** | | | | | | | | | | |
| 126 | | | Expansion Tank | EA | 12 | 0% | 12 | 1.100 | $ 155.00 | $ 170.50 | $ 120.25 | $ 290.75 | $ 3,489.00 |
| 127 | | | 3/4" Dia Check Valve | EA | 12 | 0% | 12 | 0.452 | $ 155.00 | $ 70.06 | $ 32.25 | $ 102.31 | $ 1,227.72 |
| 128 | | | 3/4" Dia Union | EA | 36 | 0% | 36 | 0.359 | $ 155.00 | $ 55.65 | $ 12.25 | $ 67.90 | $ 2,444.22 |
| 129 | | | 3/4" T&P valve | EA | 12 | 0% | 12 | 0.525 | $ 155.00 | $ 81.38 | $ 45.82 | $ 127.20 | $ 1,526.34 |
| 130 | | | 3/4" Dia Vacuum Relief Valve | EA | 12 | 0% | 12 | 0.474 | $ 155.00 | $ 73.47 | $ 61.76 | $ 135.23 | $ 1,622.76 |
| 131 | | | 3/4" Dia Drain Valve | EA | 12 | 0% | 12 | 0.425 | $ 155.00 | $ 65.88 | $ 15.20 | $ 81.08 | $ 972.90 |
| | | | **WATER HEATER-2 DETAIL** | | | | | | | | | | |
| 132 | | | Expansion Tank | EA | 1 | 0% | 1 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 133 | | | 3/4" T&P valve | EA | 1 | 0% | 1 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 134 | | **By Landlord** | 3/4" Check valve | EA | 1 | 0% | 1 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 135 | | | 3/4" Dia Full Port Ball Valve | EA | 4 | 0% | 4 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 136 | | | Temperature Gauge (Assumed) | EA | 1 | 0% | 1 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| | | | **WASHER BOX DETAIL** | | | | | | | | | | |
| 137 | | | 1/2" Dia Water Hammer Arrester | EA | 4 | 0% | 4 | 0.485 | $ 155.00 | $ 75.18 | $ 41.97 | $ 117.15 | $ 468.58 |
| 138 | | | 1/2" Dia Hose End Valve | EA | 4 | 0% | 4 | 0.320 | $ 155.00 | $ 49.60 | $ 11.78 | $ 61.38 | $ 245.52 |
| 139 | | | 2" Dia P-Trap | EA | 2 | 0% | 2 | 0.350 | $ 155.00 | $ 54.25 | $ 18.98 | $ 73.23 | $ 146.46 |
| | | | **GAS CONNECTION DETAIL** | | | | | | | | | | |
| 140 | | | 3/4" Dia Gas Cock | EA | 14 | 0% | 14 | 0.485 | $ 155.00 | $ 75.18 | $ 15.31 | $ 90.49 | $ 1,266.79 |
| 141 | | | 3/4" Dia Gas Union | EA | 7 | 0% | 7 | 0.320 | $ 155.00 | $ 49.60 | $ 12.25 | $ 61.85 | $ 432.95 |
| 142 | | | 6" Long 3/4" Dia Dirt Leg | EA | 7 | 0% | 7 | 0.300 | $ 155.00 | $ 46.50 | $ 15.25 | $ 61.75 | $ 432.25 |
| | | | **MISCELLANEOUS** | | | | | | | | | | |
| 143 | | | 3/4" Dia Gas Meter | EA | 5 | 0% | 5 | 1.510 | $ 155.00 | $ 234.05 | $ 101.20 | $ 335.25 | $ 1,676.25 |
| 144 | | | 1" Dia Gas Meter | EA | 1 | 0% | 1 | 1.580 | $ 155.00 | $ 244.90 | $ 244.95 | $ 489.85 | $ 489.85 |
| 145 | | **By Landlord** | 1" Dia Gas Meter | EA | 1 | 0% | 1 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 146 | | | 1" Dia End Cap | EA | 6 | 0% | 6 | 0.252 | $ 155.00 | $ 39.06 | $ 4.31 | $ 43.37 | $ 260.22 |
| 147 | | | 1" Dia Water Meter | EA | 6 | 0% | 6 | 1.100 | $ 155.00 | $ 170.50 | $ 150.00 | $ 320.50 | $ 1,923.00 |
| 148 | | **By Landlord** | 2" Dia Water Meter | EA | 1 | 0% | 1 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 149 | | | 2" Dia End Cap For Future Tenant Use | EA | 6 | 0% | 6 | 0.395 | $ 155.00 | $ 61.23 | $ 14.80 | $ 76.03 | $ 456.15 |
| 150 | | | 4" Dia VTR: Vent Through Roof | EA | 1 | 0% | 1 | 1.250 | $ 155.00 | $ 193.75 | $ 98.25 | $ 292.00 | $ 292.00 |
| | | | **VALVES** | | | | | | | | | | |
| 151 | | | 1/2" Dia Gas valve | EA | 2 | 0% | 2 | 0.485 | $ 155.00 | $ 75.18 | $ 16.48 | $ 91.66 | $ 183.31 |
| 152 | | **Assumed** | 1/2" Dia Thermostatic Mixing valve | EA | 2 | 0% | 2 | 1.050 | $ 155.00 | $ 162.75 | $ 172.82 | $ 335.57 | $ 671.14 |
| 153 | | | 1/2" Dia Water Hammer Arrester | EA | 25 | 0% | 25 | 0.485 | $ 155.00 | $ 75.18 | $ 41.97 | $ 117.15 | $ 2,928.63 |
| 154 | | | 3/4" Dia Shutoff valve | EA | 11 | 0% | 11 | 0.525 | $ 155.00 | $ 81.38 | $ 21.36 | $ 102.74 | $ 1,130.09 |
| 155 | | | 1" Dia Globe Valve | EA | 12 | 0% | 12 | 0.491 | $ 155.00 | $ 76.11 | $ 65.00 | $ 141.11 | $ 1,693.26 |
| 156 | | | 2" Dia Globe Valve | EA | 2 | 0% | 2 | 0.525 | $ 155.00 | $ 81.38 | $ 28.11 | $ 109.49 | $ 218.97 |
| 157 | | | 1" Dia Ball valve Assumed | EA | 6 | 0% | 6 | 0.550 | $ 155.00 | $ 85.25 | $ 43.95 | $ 129.20 | $ 775.20 |
| 158 | | | 2" Dia Shutoff valve | EA | 1 | 0% | 1 | 0.580 | $ 155.00 | $ 89.90 | $ 72.11 | $ 162.01 | $ 162.01 |
| 159 | | **By Landlord** | 2" Dia RPZ Valve: Recirculation Pump, WATTS #LFIO9 | EA | 1 | 0% | 1 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| | | | **CLEANOUTS & DRAINS** | | | | | | | | | | |
| 160 | | | 1-1/4" Dia CO: Cleanout | EA | 2 | 0% | 2 | 0.525 | $ 155.00 | $ 81.38 | $ 30.66 | $ 112.04 | $ 224.07 |
| 161 | | | 3" Dia CO: Cleanout | EA | 8 | 0% | 8 | 0.850 | $ 155.00 | $ 131.75 | $ 55.31 | $ 187.06 | $ 1,496.48 |
| 162 | | | 3" Dia FD1: Floor Drain, J.R.SMITH #2010 | EA | 2 | 0% | 2 | 0.889 | $ 155.00 | $ 137.80 | $ 243.06 | $ 380.86 | $ 761.71 |
| 163 | | | 3" Dia SD1: Shower Drain | EA | 12 | 0% | 12 | 0.758 | $ 155.00 | $ 117.49 | $ 100.56 | $ 218.05 | $ 2,616.60 |
| 164 | | | 4" Dia FCO: Floor Cleanout, J.R.SMITH #4100 SERIES | EA | 5 | 0% | 5 | 1.100 | $ 155.00 | $ 170.50 | $ 152.25 | $ 322.75 | $ 1,613.75 |
| | | | **PVC COUPLING** | | | | | | | | | | |
| 165 | | | 3/4" Dia | EA | 6 | 0% | 6 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 166 | | | 1" Dia | EA | 16 | 0% | 16 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 167 | | | 1-1/4" Dia | EA | 10 | 0% | 10 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 168 | | | 1-1/2" Dia | EA | 23 | 0% | 23 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 169 | | | 2" Dia | EA | 33 | 0% | 33 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 170 | | | 3" Dia | EA | 35 | 0% | 35 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 171 | | | 4" Dia | EA | 30 | 0% | 30 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| | | | **PIPE SUPPORT** | | | | | | | | | | |
| 172 | | | 3/4" Dia Adjustable Clevis Hanger | EA | 11 | 0% | 11 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 173 | | | 1" Dia Adjustable Clevis Hanger | EA | 26 | 0% | 26 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 174 | | | 1-1/4" Dia Adjustable Clevis Hanger | EA | 16 | 0% | 16 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 175 | | | 1-1/2" Dia Adjustable Clevis Hanger | EA | 38 | 0% | 38 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 176 | | | 2" Dia Adjustable Clevis Hanger | EA | 34 | 0% | 34 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 177 | | | 3" Dia Adjustable Clevis Hanger | EA | 32 | 0% | 32 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 178 | | | 4" Dia Adjustable Clevis Hanger | EA | 17 | 0% | 17 | 0.000 | $ 155.00 | $ - | $ - | $ - | $ - |
| 179 | | | 3/8" Dia Threaded Rod (1 Ea. = 1 FT) | EA | 91 | 0% | 91 | 0.120 | $ 155.00 | $ 18.60 | $ 1.50 | $ 20.10 | $ 1,829.10 |
| 180 | | | 1/2" Dia Threaded Rod (1 Ea. = 1 FT) | EA | 83 | 0% | 83 | 0.140 | $ 155.00 | $ 21.70 | $ 1.85 | $ 23.55 | $ 1,954.65 |
| | | | **TRENCHING & BACKFILLING** | | | | | | | | | | |
| 181 | | | Excavation & Backfilling (3' Deep x 1' Wide Trench) Including All Labor and Mat | CFT | 504 | 0% | 504 | 0.047 | $ 155.00 | $ 7.29 | $ - | $ 7.29 | $ 3,671.64 |
| | | | | | | | | | | | | **SUBTOTAL** | $ 372,162 |

| | | |
|---|---|---|
| | **PROJECTED COST** | **$404,162** |
| **OVERHEAD AND PROFIT** | **10%** | **$40,416** |
| **INSURANCE** | **3%** | **$12,125** |
| **CONTINGENCY** | **5%** | **$20,208** |
| **TAX** | **8.63%** | **$10,251** |
| **SUGGESTED BID** | | **$487,162** |

**Notes:**

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.