GENERAL SUMMARY

Prepared for: 4 Story Apartment Building, Harrison Avenue Mineola LLC, 228 Harrison Ave Mineola NY 11501
Project ID: 20042026
Scope: Plumbing
No. Of Floors: 4
Date: 7-Oct-26

NEDES
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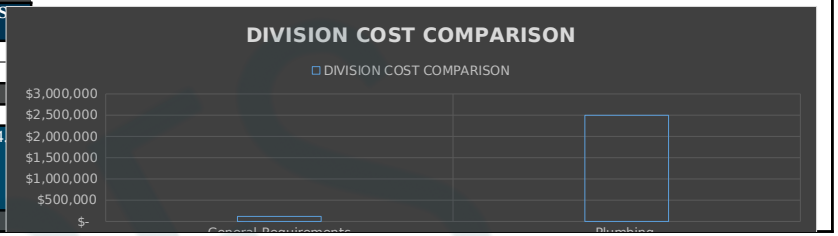
BUILDING GSF	56,038		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	$ 117,500	$
22000	Plumbing	$ 2,497,137	$
TOTAL TRADE COST		$ 2,614,637	$
OVERHEAD AND PROFIT	10%	$ 261,464	$ 4
INSURANCE	3%	$ 78,439	$
CONTINGENCY	5%	$ 130,732	$
TAX	9%	$ 89,707	$
SUGGESTED BID		$ 3,174,979	$



DETAILED BREAKDOWN OF ITEMS

Prepared for: 4 Story Apartment Building, Harrison Avenue Mineola LLC, 228 Harrison Ave Mineola NY 11501
Project ID: 20042026
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	$ -	$ -	$ -	$ 65,000.00	$ 65,000.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
4			Final Cleaning	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 8,500.00	$ 8,500.00
5			Mobilization Costs	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 28,500.00	$ 28,500.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 15,500.00	$ 15,500.00
7			Scaffolding	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
												SUBTOTAL	**$ 117,500**
			PLUMBING										
			FIRE PIPE (BELOW GRADE)										
		Assumed	**Schedule 40 Steel Pipe**										
8			4" Dia Fire Pipe	LF	9	10%	10	0.300	$ 155.00	$ 46.50	$ 65.50	$ 112.00	$ 1,133.44
			FIRE PIPE FITTINGS										
			ELBOW										
9			4" Dia Fire Pipe 90 Deg Elbow	EA	1	0%	1	2.000	$ 155.00	$ 310.04	$ 131.00	$ 441.04	$ 441.04
			FIRE PIPE (ABOVE GRADE)										
		Assumed	**Schedule 40 Steel Pipe**										
10			4" Dia Fire Pipe	LF	14	10%	15	0.300	$ 155.00	$ 46.50	$ 65.50	$ 112.00	$ 1,687.84
			FIRE PIPE FITTINGS										
			ELBOW										
11			4" Dia Fire Pipe 90 Deg Elbow	EA	1	0%	1	2.000	$ 155.00	$ 310.04	$ 131.00	$ 441.04	$ 441.04
			COLD WATER PIPE (BELOW GRADE)										
		Assumed	**Type "K" Copper Tubing With Fittings ASTM F1476**										
12			3" Dia Cold Water Pipe	LF	5	10%	6	0.222	$ 155.00	$ 34.41	$ 54.00	$ 88.41	$ 509.60
			COLD WATER PIPE FITTINGS										
			ELBOW										
13			3" Dia Cold Water Pipe 90 Deg Elbow	EA	1	0%	1	1.091	$ 155.00	$ 169.14	$ 147.00	$ 316.14	$ 316.14
			COLD WATER PIPE (ABOVE GRADE)										
			Type "L" Copper Tubing With Fittings ASTM F1476										
14			1/2" Dia Cold Water Pipe	LF	3115	10%	3426	0.074	$ 155.00	$ 11.51	$ 3.69	$ 15.20	$ 52,074.17
15			3/4" Dia Cold Water Pipe	LF	585	10%	643	0.079	$ 155.00	$ 12.21	$ 5.40	$ 17.61	$ 11,326.91
16			1" Dia Cold Water Pipe	LF	574	10%	631	0.089	$ 155.00	$ 13.72	$ 7.80	$ 21.52	$ 13,575.02
17			1-1/2" Dia Cold Water Pipe	LF	262	10%	288	0.116	$ 155.00	$ 17.90	$ 13.75	$ 31.65	$ 9,110.41
18			2" Dia Cold Water Pipe	LF	220	10%	243	0.143	$ 155.00	$ 22.09	$ 22.00	$ 44.09	$ 10,691.48
19			3" Dia Cold Water Pipe	LF	68	10%	75	0.215	$ 155.00	$ 33.25	$ 47.50	$ 80.75	$ 6,071.00
			1" Thick Fiberglass "OWNES-CORNING" Pipe Insulation With All Service Jacket, And Shall Have A Composite Jackets, Facing, Adhesive ETC, Fire And Smoke hazard Ratings As Tested By Procedure ASTM E-84, AND NFPA Not Exceed Flame Spread Of 25 And Smoke Developed Of 50.										
20			1/2" Dia Cold Water Pipe	LF	3115	10%	3426	0.02	$ 155.00	$ 3.10	$ 2.55	$ 5.65	$ 19,358.11
21			3/4" Dia Cold Water Pipe	LF	585	10%	643	0.02	$ 155.00	$ 3.41	$ 2.80	$ 6.21	$ 3,995.18
22			1" Dia Cold Water Pipe	LF	574	10%	631	0.03	$ 155.00	$ 3.88	$ 2.98	$ 6.86	$ 4,324.70
23			1-1/2" Dia Cold Water Pipe	LF	262	10%	288	0.03	$ 155.00	$ 4.34	$ 3.50	$ 7.84	$ 2,256.56
24			2" Dia Cold Water Pipe	LF	220	10%	243	0.03	$ 155.00	$ 4.65	$ 3.77	$ 8.42	$ 2,041.90
25			3" Dia Cold Water Pipe	LF	68	10%	75	0.03	$ 155.00	$ 4.96	$ 4.61	$ 9.57	$ 719.52
			COLD WATER PIPE FITTINGS										
			ELBOW										
26			1/2" Dia Cold Water Pipe 45 Deg Elbow	EA	33	0%	33	0.450	$ 155.00	$ 69.75	$ 3.71	$ 73.46	$ 2,424.18
27			1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	515	0%	515	0.300	$ 155.00	$ 46.50	$ 2.49	$ 48.99	$ 25,229.85
28			3/4" Dia Cold Water Pipe 90 Deg Elbow	EA	51	0%	51	0.316	$ 155.00	$ 48.94	$ 5.40	$ 54.34	$ 2,771.40
29			1" Dia Cold Water Pipe 90 Deg Elbow	EA	60	0%	60	0.375	$ 155.00	$ 58.13	$ 13.45	$ 71.58	$ 4,294.50
30			2" Dia Cold Water Pipe 90 Deg Elbow	EA	3	0%	3	0.545	$ 155.00	$ 84.51	$ 56.50	$ 141.01	$ 423.04
31			3" Dia Cold Water Pipe 90 Deg Elbow	EA	4	0%	4	1.091	$ 155.00	$ 169.14	$ 147.00	$ 316.14	$ 1,264.58
			TEE										
32			3/4" Dia Cold Water Pipe Tee	EA	6	0%	6	0.500	$ 155.00	$ 77.54	$ 14.25	$ 91.79	$ 550.73
33			1" Dia Cold Water Pipe Tee	EA	12	0%	12	0.600	$ 155.00	$ 93.00	$ 26.00	$ 119.00	$ 1,428.00
34			2" Dia Cold Water Pipe Tee	EA	3	0%	3	0.857	$ 155.00	$ 132.87	$ 100.00	$ 232.87	$ 698.62
35			3/4" / 1/2" Dia Cold Water Pipe Tee	EA	159	0%	159	0.500	$ 155.00	$ 77.54	$ 14.25	$ 91.79	$ 14,594.41
36			1" / 1/2" Dia Cold Water Pipe Tee	EA	13	0%	13	0.600	$ 155.00	$ 93.00	$ 26.00	$ 119.00	$ 1,547.00
37			1" / 3/4" Dia Cold Water Pipe Tee	EA	30	0%	30	0.600	$ 155.00	$ 93.00	$ 26.00	$ 119.00	$ 3,570.00
38			1-1/2" / 1/2" Dia Cold Water Pipe Tee	EA	1	0%	1	0.750	$ 155.00	$ 116.25	$ 63.00	$ 179.25	$ 179.25
39			1-1/2" / 1" Dia Cold Water Pipe Tee	EA	18	0%	18	0.750	$ 155.00	$ 116.25	$ 63.00	$ 179.25	$ 3,226.50
40			2" / 1/2" Dia Cold Water Pipe Tee	EA	3	0%	3	0.857	$ 155.00	$ 132.87	$ 100.00	$ 232.87	$ 698.62
41			2" / 1" Dia Cold Water Pipe Tee	EA	22	0%	22	0.857	$ 155.00	$ 132.87	$ 100.00	$ 232.87	$ 5,123.22
42			3" / 1/2" Dia Cold Water Pipe Tee	EA	1	0%	1	1.715	$ 155.00	$ 265.75	$ 265.00	$ 530.75	$ 530.75
43			3" / 2" Dia Cold Water Pipe Tee	EA	2	0%	2	1.715	$ 155.00	$ 265.75	$ 265.00	$ 530.75	$ 1,061.50
44			1" / 3/4" Dia Cold Water Pipe Cross Tee	EA	3	0%	3	0.600	$ 155.00	$ 93.00	$ 26.00	$ 119.00	$ 357.00
			REDUCER										
45			3/4" / 1/2" Dia Cold Water Pipe Reducer	EA	54	0%	54	0.500	$ 155.00	$ 77.54	$ 20.00	$ 97.54	$ 5,267.09
46			1" / 3/4" Dia Cold Water Pipe Reducer	EA	12	0%	12	0.600	$ 155.00	$ 93.00	$ 34.00	$ 127.00	$ 1,524.00
47			1-1/2" / 1" Dia Cold Water Pipe Reducer	EA	3	0%	3	0.750	$ 155.00	$ 116.25	$ 86.00	$ 202.25	$ 606.75
48			2" / 3/4" Dia Cold Water Pipe Reducer	EA	2	0%	2	0.857	$ 155.00	$ 132.87	$ 149.80	$ 282.67	$ 565.35
49			2" / 1-1/2" Dia Cold Water Pipe Reducer	EA	3	0%	3	0.857	$ 155.00	$ 132.87	$ 149.80	$ 282.67	$ 848.02
50			3" / 3/4" Dia Cold Water Pipe Reducer	EA	1	0%	1	1.715	$ 155.00	$ 265.75	$ 468.00	$ 733.75	$ 733.75
			HOT WATER PIPE (ABOVE GRADE)										
			Type "L" Copper Tubing With Fittings ASTM F1476										
51			1/2" Dia Hot Water Pipe	LF	2536	10%	2790	0.074	$ 155.00	$ 11.51	$ 3.69	$ 15.20	$ 42,399.44
52			3/4" Dia Hot Water Pipe	LF	327	10%	360	0.079	$ 155.00	$ 12.21	$ 5.40	$ 17.61	$ 6,341.10
53			1" Dia Hot Water Pipe	LF	415	10%	456	0.089	$ 155.00	$ 13.72	$ 7.80	$ 21.52	$ 9,813.03
			1" Thick Fiberglass "OWNES-CORNING" Pipe Insulation With All Service Jacket, And Shall Have A Composite Jackets, Facing, Adhesive ETC, Fire And Smoke hazard Ratings As Tested By Procedure ASTM E-84, AND NFPA Not Exceed Flame Spread Of 25 And Smoke Developed Of 50.										
54			1/2" Dia Hot Water Pipe	LF	2536	10%	2790	0.02	$ 155.00	$ 3.10	$ 2.55	$ 5.65	$ 15,761.61
55			3/4" Dia Hot Water Pipe	LF	327	10%	360	0.02	$ 155.00	$ 3.41	$ 2.80	$ 6.21	$ 2,236.61
56			1" Dia Hot Water Pipe	LF	415	10%	456	0.03	$ 155.00	$ 3.88	$ 2.98	$ 6.86	$ 3,126.22
			HOT WATER PIPE FITTINGS										
			ELBOW										
57			1/2" Dia Hot Water Pipe 45 Deg Elbow	EA	33	0%	33	0.450	$ 155.00	$ 69.75	$ 3.71	$ 73.46	$ 2,424.18
58			1/2" Dia Hot Water Pipe 90 Deg Elbow	EA	487	0%	487	0.300	$ 155.00	$ 46.50	$ 2.49	$ 48.99	$ 23,858.13
59			3/4" Dia Hot Water Pipe 90 Deg Elbow	EA	3	0%	3	0.316	$ 155.00	$ 48.94	$ 5.40	$ 54.34	$ 163.02
60			1" Dia Hot Water Pipe 90 Deg Elbow	EA	54	0%	54	0.375	$ 155.00	$ 58.13	$ 13.45	$ 71.58	$ 3,865.05
			TEE										
61			1/2" Dia Hot Water Pipe Tee	EA	39	0%	39	0.461	$ 155.00	$ 71.49	$ 4.12	$ 75.61	$ 2,948.94
62			3/4" Dia Hot Water Pipe Tee	EA	3	0%	3	0.500	$ 155.00	$ 77.54	$ 14.25	$ 91.79	$ 275.37
63			1" Dia Hot Water Pipe Tee	EA	4	0%	4	0.600	$ 155.00	$ 93.00	$ 26.00	$ 119.00	$ 476.00
64			3/4" / 1/2" Dia Hot Water Pipe Tee	EA	75	0%	75	0.500	$ 155.00	$ 77.54	$ 14.25	$ 91.79	$ 6,884.16
65			1" / 1/2" Dia Hot Water Pipe Tee	EA	7	0%	7	0.600	$ 155.00	$ 93.00	$ 26.00	$ 119.00	$ 833.00
66			1" / 3/4" Dia Hot Water Pipe Tee	EA	33	0%	33	0.600	$ 155.00	$ 93.00	$ 26.00	$ 119.00	$ 3,927.00
67			1/2" Dia Hot Water Pipe Cross Tee	EA	3	0%	3	0.461	$ 155.00	$ 71.49	$ 4.12	$ 75.61	$ 226.84
68			1" Dia Hot Water Pipe Cross Tee	EA	3	0%	3	0.600	$ 155.00	$ 93.00	$ 26.00	$ 119.00	$ 357.00
			REDUCER										
69			3/4" / 1/2" Dia Hot Water Pipe Reducer	EA	87	0%	87	0.500	$ 155.00	$ 77.54	$ 20.00	$ 97.54	$ 8,485.87
70			1" / 1/2" Dia Hot Water Pipe Reducer	EA	5	0%	5	0.600	$ 155.00	$ 93.00	$ 34.00	$ 127.00	$ 635.00
71			1" / 3/4" Dia Hot Water Pipe Reducer	EA	36	0%	36	0.600	$ 155.00	$ 93.00	$ 34.00	$ 127.00	$ 4,572.00
			WASTE PIPE (BELOW GRADE)										
			Cast Iron Pipe With Fittings ASTM A74										
72			4" Dia Waste Pipe	LF	39	10%	43	0.207	$ 155.00	$ 32.09	$ 26.00	$ 58.09	$ 2,508.46
73			6" Dia Waste Pipe	LF	89	10%	97	0.228	$ 155.00	$ 35.34	$ 40.50	$ 75.84	$ 7,385.53
			WASTE PIPE FITTINGS										
			ELBOW										
74			4" Dia Waste Pipe 90 Deg Elbow	EA	1	0%	1	1.385	$ 155.00	$ 214.66	$ 154.00	$ 368.66	$ 368.66
75			6" Dia Waste Pipe 90 Deg Elbow	EA	2	0%	2	1.059	$ 155.00	$ 164.15	$ 273.00	$ 437.15	$ 874.29
76			6" Dia Waste Pipe 90 Deg Elbow	EA	1	0%	1	1.059	$ 155.00	$ 164.15	$ 273.00	$ 437.15	$ 437.15
77			6" Dia Waste Pipe 45 Deg Elbow	EA	3	0%	3	1.589	$ 155.00	$ 246.22	$ 288.00	$ 534.22	$ 1,602.65
			WYE										
78			6" Dia Waste Pipe Wye	EA	3	0%	3	1.500	$ 155.00	$ 232.50	$ 266.00	$ 498.50	$ 1,495.50
			REDUCER										
79			6" / 4" Dia Waste Pipe Reducer	EA	1	0%	1	1.350	$ 155.00	$ 209.25	$ 245.88	$ 455.13	$ 455.13
			WASTE PIPE (ABOVE GRADE)										
			Cast Iron Pipe With Fittings ASTM A74										
80			2" Dia Waste Pipe	LF	1713	10%	1885	0.179	$ 155.00	$ 27.78	$ 11.25	$ 39.03	$ 73,562.46
81			3" Dia Waste Pipe	LF	621	10%	683	0.188	$ 155.00	$ 29.06	$ 20.00	$ 49.06	$ 33,508.66
82			4" Dia Waste Pipe	LF	1028	10%	1131	0.207	$ 155.00	$ 32.09	$ 26.00	$ 58.09	$ 65,672.30
83			6" Dia Waste Pipe	LF	67	10%	74	0.228	$ 155.00	$ 35.34	$ 40.50	$ 75.84	$ 5,591.91
			WASTE PIPE FITTINGS										
			ELBOW										
84			2" Dia Waste Pipe 90 Deg Elbow	EA	180	0%	180	0.750	$ 155.00	$ 116.25	$ 65.00	$ 181.25	$ 32,625.00
85			3" Dia Waste Pipe 90 Deg Elbow	EA	80	0%	80	0.857	$ 155.00	$ 132.87	$ 92.00	$ 224.87	$ 17,989.90
86			4" Dia Waste Pipe 90 Deg Elbow	EA	62	0%	62	0.923	$ 155.00	$ 143.10	$ 136.00	$ 279.10	$ 17,304.43
87			6" Dia Waste Pipe 90 Deg Elbow	EA	1	0%	1	1.059	$ 155.00	$ 164.15	$ 273.00	$ 437.15	$ 437.15
88			2" Dia Waste Pipe 45 Deg Elbow	EA	174	0%	174	1.125	$ 155.00	$ 174.38	$ 72.00	$ 246.38	$ 42,869.25
89			3" Dia Waste Pipe 45 Deg Elbow	EA	94	0%	94	1.286	$ 155.00	$ 199.31	$ 98.00	$ 297.31	$ 27,947.20
90			4" Dia Waste Pipe 45 Deg Elbow	EA	109	0%	109	1.385	$ 155.00	$ 214.66	$ 154.00	$ 368.66	$ 40,183.46
91			6" Dia Waste Pipe 45 Deg Elbow	EA	5	0%	5	1.589	$ 155.00	$ 246.22	$ 288.00	$ 534.22	$ 2,671.09

DETAILED BREAKDOWN OF ITEMS

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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
			WYE										
92			2" Dia Waste Pipe Wye	EA	2	0%	2	1.200	$ 155.00	$ 186.00	$ 59.00	$ 245.00	$ 490.00
93			2" Dia Waste Pipe Wye	EA	28	0%	28	1.200	$ 155.00	$ 186.00	$ 59.00	$ 245.00	$ 6,860.00
94			3" Dia Waste Pipe Wye	EA	61	0%	61	1.334	$ 155.00	$ 206.69	$ 96.50	$ 303.19	$ 18,494.74
95			4" Dia Waste Pipe Wye	EA	100	0%	100	1.500	$ 155.00	$ 232.50	$ 118.00	$ 350.50	$ 35,050.00
96			6" Dia Waste Pipe Wye	EA	1	0%	1	1.500	$ 155.00	$ 232.50	$ 266.00	$ 498.50	$ 498.50
97			3" / 2" Dia Waste Pipe Wye	EA	62	0%	62	1.334	$ 155.00	$ 206.69	$ 96.50	$ 303.19	$ 18,797.94
98			4" / 2" Dia Waste Pipe Wye	EA	197	0%	197	1.500	$ 155.00	$ 232.50	$ 118.00	$ 350.50	$ 69,048.50
99			4" / 3" Dia Waste Pipe Wye	EA	34	0%	34	1.500	$ 155.00	$ 232.50	$ 118.00	$ 350.50	$ 11,917.00
100			6" / 4" Dia Waste Pipe Wye	EA	12	0%	12	1.500	$ 155.00	$ 232.50	$ 266.00	$ 498.50	$ 5,982.00
			REDUCER										
101			2" / 1-1/2" Dia Waste Pipe Reducer	EA	174	0%	174	0.960	$ 155.00	$ 148.80	$ 47.20	$ 196.00	$ 34,104.00
102			3" / 2" Dia Waste Pipe Reducer	EA	36	0%	36	1.067	$ 155.00	$ 165.35	$ 77.20	$ 242.55	$ 8,731.94
103			4" / 3" Dia Waste Pipe Reducer	EA	4	0%	4	1.200	$ 155.00	$ 186.00	$ 94.40	$ 280.40	$ 1,121.60
104			6" / 4" Dia Waste Pipe Reducer	EA	2	0%	2	1.200	$ 155.00	$ 186.00	$ 212.80	$ 398.80	$ 797.60
			VENT PIPE (ABOVE GRADE)										
			Cast Iron Pipe With Fittings ASTM A74										
105			1-1/2" Dia Vent Pipe	LF	1542	10%	1696	0.169	$ 155.00	$ 26.16	$ 10.75	$ 36.91	$ 62,599.16
106			2" Dia Vent Pipe	LF	695	10%	764	0.179	$ 155.00	$ 27.78	$ 11.25	$ 39.03	$ 29,826.27
107			4" Dia Vent Pipe	LF	1206	10%	1327	0.207	$ 155.00	$ 32.09	$ 26.00	$ 58.09	$ 77,056.20
			VENT PIPE FITTINGS										
			ELBOW										
108			1-1/2" Dia Vent Pipe 90 Deg Elbow	EA	435	0%	435	0.680	$ 155.00	$ 105.40	$ 58.23	$ 163.63	$ 71,179.05
109			2" Dia Vent Pipe 90 Deg Elbow	EA	293	0%	293	0.750	$ 155.00	$ 116.25	$ 65.00	$ 181.25	$ 53,106.25
110			4" Dia Vent Pipe 90 Deg Elbow	EA	50	0%	50	0.923	$ 155.00	$ 143.10	$ 136.00	$ 279.10	$ 13,955.19
111			4" Dia Vent Pipe 45 Deg Elbow	EA	11	0%	11	0.923	$ 155.00	$ 143.10	$ 136.00	$ 279.10	$ 3,070.14
			TEE										
112			4" Dia Vent Pipe Tee	EA	45	0%	45	1.480	$ 155.00	$ 229.40	$ 113.25	$ 342.65	$ 15,419.25
113			4" / 1-1/2" Dia Vent Pipe Tee	EA	147	0%	147	1.490	$ 155.00	$ 230.95	$ 115.00	$ 345.95	$ 50,854.65
114			4" / 2" Dia Vent Pipe Tee	EA	90	0%	90	1.500	$ 155.00	$ 232.50	$ 118.00	$ 350.50	$ 31,545.00
			REDUCER										
115			4" / 1-1/2" Dia Vent Pipe Reducer	EA	39	0%	39	1.185	$ 155.00	$ 80.05	$ 94.40	$ 174.45	$ 6,803.55
116			4" / 2" Dia Vent Pipe Reducer	EA	3	0%	3	1.200	$ 155.00	$ 186.00	$ 94.40	$ 280.40	$ 841.20
117			4" / 2" Dia Vent Pipe Reducer	EA	1	0%	1	1.200	$ 155.00	$ 186.00	$ 94.40	$ 280.40	$ 280.40
			PUMPED DISCHARGE PIPE (ABOVE GRADE)										
			Cast Iron Pipe With Fittings ASTM A74										
118			2" Dia Pumped Discharge Pipe	LF	102	10%	113	0.179	$ 155.00	$ 27.78	$ 11.25	$ 39.03	$ 4,398.48
			PUMPED DISCHARGE PIPE FITTINGS										
			ELBOW										
119			2" Dia Pumped Discharge Pipe 90 Deg Elbow	EA	2	0%	2	0.750	$ 155.00	$ 116.25	$ 65.00	$ 181.25	$ 362.50
			STORM DRAIN PIPE (BELOW GRADE)										
			Cast Iron Pipe With Fittings ASTM A888										
120			6" Dia Storm Drain Pipe	LF	352	10%	388	0.228	$ 155.00	$ 35.34	$ 40.50	$ 75.84	$ 29,402.79
			STORM DRAIN PIPE FITTINGS										
			ELBOW										
121			6" Dia Storm Drain Pipe 45 Deg Elbow	EA	3	0%	3	1.589	$ 155.00	$ 246.22	$ 288.00	$ 534.22	$ 1,602.65
122			6" Dia Storm Drain Pipe 90 Deg Elbow	EA	11	0%	11	1.059	$ 155.00	$ 164.15	$ 273.00	$ 437.15	$ 4,808.60
	P-100, P-101, P-102, P-103, P-104, P-105, P-200, P-201, P-202, P-203, P-204, P-205, P-300, P-500 & P-501		**WYE**										
123			6" Dia Storm Drain Pipe Wye	EA	6	0%	6	1.500	$ 155.00	$ 232.50	$ 266.00	$ 498.50	$ 2,991.00
			STORM DRAIN PIPE (ABOVE GRADE)										
			Cast Iron Pipe With Fittings ASTM A888										
124			6" Dia Storm Drain Pipe	LF	323	10%	355	0.228	$ 155.00	$ 35.34	$ 40.50	$ 75.84	$ 26,955.13
			STORM DRAIN PIPE FITTINGS										
			ELBOW										
125			6" Dia Storm Drain Pipe 45 Deg Elbow	EA	2	0%	2	1.589	$ 155.00	$ 246.22	$ 288.00	$ 534.22	$ 1,068.44
126			6" Dia Storm Drain Pipe 90 Deg Elbow	EA	16	0%	16	1.059	$ 155.00	$ 164.15	$ 273.00	$ 437.15	$ 6,994.32
			OVERFLOW DRAIN PIPE (ABOVE GRADE)										
			Cast Iron Pipe With Fittings ASTM A888										
127			6" Dia Overflow Storm Drain Pipe	LF	364	10%	400	0.228	$ 155.00	$ 35.34	$ 40.50	$ 75.84	$ 30,325.46
			OVERFLOW DRAIN PIPE FITTINGS										
			ELBOW										
128			6" Dia Overflow Storm Drain Pipe 45 Deg Elbow	EA	2	0%	2	1.589	$ 155.00	$ 246.22	$ 288.00	$ 534.22	$ 1,068.44
129			6" Dia Overflow Storm Drain Pipe 90 Deg Elbow	EA	14	0%	14	1.059	$ 155.00	$ 164.15	$ 273.00	$ 437.15	$ 6,120.03
			GAS PIPE (BELOW GRADE)										
			Schedule 40 "ASME B36.10" Steel Pipe With Fittings ASTM B16.8, And Threaded Fittings										
130			3" Dia Gas Pipe	LF	6	10%	7	0.204	$ 155.00	$ 31.60	$ 5.36	$ 36.96	$ 258.17
			GAS PIPE FITTINGS										
			ELBOW										
131			3" Dia Gas Pipe 90 Deg Elbow	EA	1	0%	1	0.524	$ 155.00	$ 81.26	$ 9.55	$ 90.81	$ 90.81
			GAS PIPE (ABOVE GRADE)										
			Schedule 40 "ASME B36.10" Steel Pipe With Fittings ASTM B16.8, And Threaded Fittings										
132			3/4" Dia Gas Pipe	LF	175	10%	192	0.106	$ 155.00	$ 16.43	$ 1.34	$ 17.77	$ 3,419.98
133			1" Dia Gas Pipe	LF	30	10%	33	0.117	$ 155.00	$ 18.20	$ 1.79	$ 19.99	$ 658.66
134			1-1/4" Dia Gas Pipe	LF	74	10%	81	0.128	$ 155.00	$ 19.88	$ 2.24	$ 22.11	$ 1,788.14
135			1-1/2" Dia Gas Pipe	LF	93	10%	102	0.150	$ 155.00	$ 23.23	$ 2.68	$ 25.91	$ 2,650.47
136			2" Dia Gas Pipe	LF	123	10%	135	0.183	$ 155.00	$ 28.35	$ 3.58	$ 31.93	$ 4,303.54
137			3" Dia Gas Pipe	LF	209	10%	230	0.204	$ 155.00	$ 31.60	$ 5.36	$ 36.96	$ 8,497.28
			GAS PIPE FITTINGS										
			ELBOW										
138			3/4" Dia Gas Pipe 90 Deg Elbow	EA	10	0%	10	0.210	$ 155.00	$ 32.55	$ 0.54	$ 33.09	$ 330.90
139			1" Dia Gas Pipe 90 Deg Elbow	EA	2	0%	2	0.240	$ 155.00	$ 37.20	$ 0.98	$ 38.18	$ 76.36
140			1-1/4" Dia Gas Pipe 90 Deg Elbow	EA	4	0%	4	0.270	$ 155.00	$ 41.85	$ 1.74	$ 43.59	$ 174.36
141			1-1/2" Dia Gas Pipe 90 Deg Elbow	EA	2	0%	2	0.300	$ 155.00	$ 46.50	$ 2.00	$ 48.50	$ 97.00
142			2" Dia Gas Pipe 90 Deg Elbow	EA	4	0%	4	0.330	$ 155.00	$ 51.15	$ 2.80	$ 53.95	$ 215.80
143			3" Dia Gas Pipe 90 Deg Elbow	EA	3	0%	3	0.524	$ 155.00	$ 81.26	$ 9.55	$ 90.81	$ 272.43
			TEE										
144			3/4" Dia Gas Pipe Tee	EA	1	0%	1	0.316	$ 155.00	$ 48.94	$ 1.53	$ 50.47	$ 50.47
145			3" Dia Gas Pipe Tee	EA	1	0%	1	0.790	$ 155.00	$ 122.41	$ 16.47	$ 138.88	$ 138.88
146			1-1/2" / 1" Dia Gas Pipe Tee	EA	1	0%	1	0.452	$ 155.00	$ 69.98	$ 3.17	$ 73.16	$ 73.16
147			2" / 3/4" Dia Gas Pipe Tee	EA	2	0%	2	0.496	$ 155.00	$ 76.84	$ 4.16	$ 81.00	$ 162.00
148			2" / 1-1/2" Dia Gas Pipe Tee	EA	1	0%	1	0.496	$ 155.00	$ 76.84	$ 4.16	$ 81.00	$ 81.00
			REDUCER										
149			1-1/2" / 1-1/4" Dia Gas Pipe Reducer	EA	1	0%	1	0.273	$ 155.00	$ 42.32	$ 1.19	$ 43.51	$ 43.51
150			2" / 3/4" Dia Gas Pipe Reducer	EA	1	0%	1	0.300	$ 155.00	$ 46.50	$ 1.96	$ 48.46	$ 48.46
151			3" / 2" Dia Gas Pipe Reducer	EA	1	0%	1	0.450	$ 155.00	$ 69.75	$ 7.36	$ 77.11	$ 77.11
			PLUMBING FIXTURES										
152			WC: Water Closet, Flush Tank Type	EA	48	0%	48	3.12	$ 155.00	$ 483.60	$ 410.20	$ 893.80	$ 42,902.40
153			LAV: Lavatory	EA	48	0%	48	2.95	$ 155.00	$ 457.25	$ 370.40	$ 827.65	$ 39,727.20
154			BT: Bath Tub/Shower Combination	EA	48	0%	48	5.50	$ 155.00	$ 852.50	$ 1,652.20	$ 2,504.70	$ 120,225.60
155			W/D Box: Clothing Washing Machine Box, OATEY 88203 White PVC Box, PVC Faceplate And Brac	EA	42	0%	42	0.43	$ 155.00	$ 65.88	$ 59.49	$ 125.37	$ 5,265.33
156			SK: Kitchen Sink, SUDS Producing Fixture, With Garbage Disposer	EA	42	0%	42	4.85	$ 155.00	$ 751.75	$ 1,140.00	$ 1,891.75	$ 79,453.50
157			DW: Dish Washer	EA	39	0%	39	3.31	$ 155.00	$ 513.05	$ 649.12	$ 1,162.17	$ 45,324.63
158			DW-1: Dish Washer	EA	3	0%	3	3.31	$ 155.00	$ 513.05	$ 649.12	$ 1,162.17	$ 3,486.51
159			Trash Chute	EA	1	0%	1	1.25	$ 155.00	$ 193.91	$ 328.00	$ 521.91	$ 521.91
160			MS: MOP Sink - MOP Basin	EA	3	0%	3	3.62	$ 155.00	$ 561.10	$ 821.88	$ 1,382.98	$ 4,148.94
161			1/2" Dia HB-1: Hose Bib - Freezeless, ZURN, B65, Ensure Hose Bib Has freeze Protection, Hose Bib	EA	3	0%	3	0.51	$ 155.00	$ 79.05	$ 63.70	$ 142.75	$ 428.25
162			3/4" Dia HB-1: Hose Bib - Freezeless, ZURN, B65, Ensure Hose Bib Has freeze Protection, Hose Bib	EA	3	0%	3	0.65	$ 155.00	$ 100.75	$ 72.65	$ 173.40	$ 520.20
			WATER HEATER										
163			EWH-1: Electric Water Heater, A.O.Smith, HNT-50, Storage (Gallons): 46, Recovery Rate: 21 Gallons	EA	38	0%	38	3.55	$ 155.00	$ 550.25	$ 1,250.20	$ 1,800.45	$ 68,417.10
164			EWH-2: Electric Water Heater, A.O.Smith, DEL-10, Storage (Gallons): 10, Recovery Rate: 27 Gallons	EA	1	0%	1	3.80	$ 155.00	$ 589.00	$ 1,649.99	$ 2,238.99	$ 2,238.99
165			EWH-3: Electric Water Heater, A.O.Smith, HNT-55, Storage (Gallons): 55, Recovery Rate: 24 Gallons	EA	4	0%	4	3.60	$ 155.00	$ 558.00	$ 1,471.20	$ 2,029.20	$ 8,116.80
			WATER HEATER DETAIL										
166			1" Dia Ball Valve	EA	86	0%	86	0.49	$ 155.00	$ 75.18	$ 42.15	$ 117.33	$ 10,089.95
167			1" Dia Check Valve	EA	43	0%	43	0.51	$ 155.00	$ 79.05	$ 48.00	$ 127.05	$ 5,463.15
168			1" Dia Union	EA	86	0%	86	0.43	$ 155.00	$ 65.88	$ 39.16	$ 105.04	$ 9,033.01
169			1" Dia Hose End Drain Valve	EA	43	0%	43	0.53	$ 155.00	$ 81.38	$ 51.47	$ 132.85	$ 5,712.34
170			1/2" Dia Automatic Air Release Valve, WATTS #FV4-1/8" (Size Assumed)	EA	43	0%	43	0.55	$ 155.00	$ 84.48	$ 55.76	$ 140.24	$ 6,030.11
171			Thermometer	EA	43	0%	43	0.88	$ 155.00	$ 136.40	$ 110.20	$ 246.60	$ 10,603.80
172			3/4" Dia Temperature And Pressure Relief Valve (Size Assumed)	EA	43	0%	43	0.71	$ 155.00	$ 110.36	$ 84.62	$ 194.98	$ 8,384.14
173			Drain Pan	EA	43	0%	43	1.10	$ 155.00	$ 170.81	$ 139.12	$ 309.93	$ 13,326.99
174			ET-1: Expansion Tank, WATTS, DETA-12, Total Capacity: 5.0, Type: BladderNotes:1. Contractor Is F	EA	42	0%	42	1.65	$ 155.00	$ 255.75	$ 210.20	$ 465.95	$ 19,569.90
175			ET-2: Expansion Tank, WATTS, DETA-5, Total Capacity: 2.3, Type: BladderNotes:1. Contractor Is Re	EA	1	0%	1	1.15	$ 155.00	$ 178.25	$ 142.50	$ 320.75	$ 320.75
176			Thermostatic Mixing Valve (For EWH-2)	EA	1	0%	1	0.88	$ 155.00	$ 136.40	$ 108.00	$ 244.40	$ 244.40
			PUMP										
177			SP-1: Elevator Oil Ejector Sump Pump, TSURUMI, 50PN2.4S-62, No. Of Pump: 1, Pump Data: 50 GP	EA	1	0%	1	3.12	$ 155.00	$ 483.60	$ 714.56	$ 1,198.16	$ 1,198.16
			PUMP DETAIL										
178			2" Dia CO: Cleanout	EA	2	0%	2	0.85	$ 155.00	$ 131.75	$ 115.26	$ 247.01	$ 494.02
179			2" Dia Ball Valve	EA	1	0%	1	0.51	$ 155.00	$ 79.36	$ 68.21	$ 147.57	$ 147.57
180			2" Dia Check Valve	EA	1	0%	1	0.52	$ 155.00	$ 80.60	$ 72.61	$ 153.21	$ 153.21
181			2" Dia Union	EA	1	0%	1	0.52	$ 155.00	$ 80.60	$ 55.00	$ 135.60	$ 135.60
182			Junction Box	EA	1	0%	1	0.50	$ 155.00	$ 77.50	$ 22.50	$ 100.00	$ 100.00
183			24" Wide X 36" Deep Fiberglass Basin, ZOLLER 31-1996	EA	1	0%	1	5.25	$ 155.00	$ 813.75	$ 1,729.47	$ 2,543.22	$ 2,543.22
184			Simplex Control Panel Or Approved Equal, ZEOLLER 10-3076	EA	1	0%	1	6.12	$ 155.00	$ 948.60	$ 2,321.25	$ 3,269.85	$ 3,269.85
			GAS CONNECTION DETAILS										
185			3/4" Dia Gas Union	EA	4	0%	4	0.42	$ 155.00	$ 65.10	$ 28.25	$ 93.35	$ 373.40
186			3/4" Dia Gas Dirt Leg	EA	4	0%	4	0.46	$ 155.00	$ 70.53	$ 32.00	$ 102.53	$ 410.10
187			3/4" Dia Inverted Trap	EA	4	0%	4	0.38	$ 155.00	$ 58.90	$ 18.32	$ 77.22	$ 308.88
188			3/4" Dia Gas Shutoff Cock	EA	4	0%	4	0.41	$ 155.00	$ 63.55	$ 21.67	$ 85.22	$ 340.88
189			1" Dia Gas Union	EA	1	0%	1	0.43	$ 155.00	$ 65.88	$ 39.16	$ 105.04	$ 105.04
190			1" Dia Gas Dirt Leg	EA	1	0%	1	0.55	$ 155.00	$ 85.25	$ 62.14	$ 147.39	$ 147.39
191			1" Dia Inverted Trap	EA	1	0%	1	0.66	$ 155.00	$ 102.30	$ 88.00	$ 190.30	$ 190.30
192			1" Dia Gas Shutoff Cock	EA	1	0%	1	0.51	$ 155.00	$ 79.05	$ 58.41	$ 137.46	$ 137.46
193			1" Dia Gas Relief Vent	EA	1	0%	1	0.47	$ 155.00	$ 72.85	$ 45.62	$ 118.47	$ 118.47

DETAILED BREAKDOWN OF ITEMS

Prepared for: 4 Story Apartment Building, Harrison Avenue Mineola LLC, 228 Harrison Ave Mineola NY 11501
Project ID: 20042026
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
194			1-1/4" Dia Inverted Trap	EA	1	0%	1	0.43	$ 155.00	$ 65.88	$ 38.74	$ 104.62	$ 104.62
195			1-1/4" Dia Gas Shutoff Cock	EA	1	0%	1	0.71	$ 155.00	$ 110.05	$ 92.17	$ 202.22	$ 202.22
196			1-1/4" Dia Gas Union	EA	1	0%	1	0.52	$ 155.00	$ 80.60	$ 69.10	$ 149.70	$ 149.70
197			1-1/4" Dia Gas Dirt Leg	EA	1	0%	1	0.59	$ 155.00	$ 91.45	$ 78.10	$ 169.55	$ 169.55
198			3" Dia PRV: Pressure Reducing Valve	EA	1	0%	1	1.12	$ 155.00	$ 173.60	$ 343.10	$ 516.70	$ 516.70
199			3" Dia Gas Shutoff Valve	EA	2	0%	2	0.90	$ 155.00	$ 139.50	$ 172.50	$ 312.00	$ 624.00
200			3" Dia Connection Size	EA	1	0%	1	1.12	$ 155.00	$ 173.60	$ -	$ 173.60	$ 173.60
			MISCELLANEOUS										
201			6" Dia Downspout Nozzle	EA	4	0%	4	0.92	$ 155.00	$ 142.60	$ 124.98	$ 267.58	$ 1,070.32
202			4" Dia VTR: Vent Through Roof	EA	6	0%	6	1.12	$ 155.00	$ 173.60	$ 155.20	$ 328.80	$ 1,972.80
203			3" Dia RPZ-1: Reduced Pressure Zone Assembly, WATTS, LF009M2QT, Size: 4"	EA	1	0%	1	1.55	$ 155.00	$ 240.25	$ 1,604.40	$ 1,844.65	$ 1,844.65
204			3" Dia WM: Water Meter	EA	1	0%	1	1.65	$ 155.00	$ 255.75	$ 942.85	$ 1,198.60	$ 1,198.60
205			4" Dia Fire Main Shutoff Valve	EA	1	0%	1	1.42	$ 155.00	$ 220.10	$ 1,099.00	$ 1,319.10	$ 1,319.10
206			4" Dia DCVA: Double Check Valve Assembly, WATTS, LF009, Size: 6"	EA	1	0%	1	2.20	$ 155.00	$ 341.00	$ 2,125.32	$ 2,466.32	$ 2,466.32
207			1/2" Dia BFP-2: Back Flow Preventor, WATTS, LF007, Size: 3/4"	EA	1	0%	1	1.21	$ 155.00	$ 187.55	$ 169.99	$ 357.54	$ 357.54
208			1/2" Dia WHA-A: Water Hammer Arrestor, Pipe Size: 1/2", J.R. SMITH, 5005, Stainless Steel	EA	456	0%	456	1.27	$ 155.00	$ 196.85	$ 184.09	$ 380.94	$ 173,708.64
			CLEANOUTS & DRAINS										
209			2" Dia Cleanout	EA	27	0%	27	0.85	$ 155.00	$ 131.75	$ 115.26	$ 247.01	$ 6,669.27
210			4" Dia Cleanout	EA	39	0%	39	1.25	$ 155.00	$ 193.75	$ 212.20	$ 405.95	$ 15,832.05
211			6" Dia Cleanout	EA	19	0%	19	1.46	$ 155.00	$ 226.30	$ 295.30	$ 521.60	$ 9,910.40
212			6" Dia FCO: Floor Clean Out, ZURN, Z1400-BZ1	EA	2	0%	2	2.15	$ 155.00	$ 333.25	$ 404.99	$ 738.24	$ 1,476.48
213			3" Dia Floor Drain, ZURN, Z415-BZ1	EA	44	0%	44	2.55	$ 155.00	$ 395.25	$ 956.99	$ 1,352.24	$ 59,498.56
214			3" Dia FD-1: Floor Drain, ZURN, Z415-BZ1	EA	6	0%	6	2.55	$ 155.00	$ 395.25	$ 956.99	$ 1,352.24	$ 8,113.44
215			4" Dia FD-1: Floor Drain, ZURN, Z415-BZ1	EA	1	0%	1	2.62	$ 155.00	$ 406.10	$ 1,025.20	$ 1,431.30	$ 1,431.30
216			6" Dia HD-1: Hub Drain, ZURN, Z1870	EA	1	0%	1	2.95	$ 155.00	$ 457.25	$ 1,325.20	$ 1,782.45	$ 1,782.45
217			6" Dia RD-1: Roof Drain, ZURN, Z100	EA	4	0%	4	3.12	$ 155.00	$ 483.60	$ 1,596.36	$ 2,079.96	$ 8,319.84
			VALVES										
218			1/2" Dia Thermostatic Mixing Valve W/ Compression Fittings & Inline Check Valve, SYMMONS 5-1	EA	180	0%	180	1.21	$ 155.00	$ 187.55	$ 194.06	$ 381.61	$ 68,689.80
219			1/2" Dia Shutoff Valve	EA	459	0%	459	0.42	$ 155.00	$ 64.33	$ 28.62	$ 92.95	$ 42,661.76
220			3/4" Dia Shutoff Valve	EA	3	0%	3	0.55	$ 155.00	$ 85.25	$ 39.61	$ 124.86	$ 374.58
			PVC COUPLING										
221			1/2" Dia	EA	942	0%	942						$ -
222			3/4" Dia	EA	181	0%	181						$ -
223			1" Dia	EA	170	0%	170						$ -
224			2" Dia	EA	475	0%	475						$ -
225			1-1/4" Dia	EA	12	0%	12						$ -
226			1-1/2" Dia	EA	316	0%	316						$ -
227			3" Dia	EA	90	0%	90						$ -
228			4" Dia	EA	225	0%	225						$ -
229			6" Dia	EA	75	0%	75						$ -
			NO-HUB COUPLING										
230			1-1/2" Dia	EA	1230	0%	1230						$ -
231			2" Dia	EA	1951	0%	1951						$ -
232			3" Dia	EA	729	0%	729						$ -
233			4" Dia	EA	1899	0%	1899						$ -
234			6" Dia	EA	177	0%	177						$ -
			PIPE SUPPORT										
235			1/2" Dia Adjustable Clevis Hanger	EA	942	0%	942						$ -
236			3/4" Dia Adjustable Clevis Hanger	EA	181	0%	181						$ -
237			1" Dia Adjustable Clevis Hanger	EA	170	0%	170						$ -
238			1-1/4" Dia Adjustable Clevis Hanger	EA	12	0%	12						$ -
239			1-1/2" Dia Adjustable Clevis Hanger	EA	316	0%	316						$ -
240			2" Dia Adjustable Clevis Hanger	EA	475	0%	475						$ -
241			3" Dia Adjustable Clevis Hanger	EA	90	0%	90						$ -
242			4" Dia Adjustable Clevis Hanger	EA	225	0%	225						$ -
243			6" Dia Adjustable Clevis Hanger	EA	75	0%	75						$ -
244			3/8" Dia Threaded Rod (1 Ea. = 1 FT)	EA	1621	0%	1621	0.120	$ 155.00	$ 18.60	$ 1.50	$ 20.10	$ 32,582.10
245			1/2" Dia Threaded Rod (1 Ea. = 1 FT)	EA	790	0%	790	0.140	$ 155.00	$ 21.70	$ 1.85	$ 23.55	$ 18,604.50
246			5/8" Dia Threaded Rod (1 Ea. = 1 FT)	EA	75	0%	75	0.15	$ 155.00	$ 23.25	$ 2.15	$ 25.40	$ 1,905.00
			TRENCHING & BACKFILLING										
247			Excavation & Backfilling (3' Deep x 1' Wide Trench) Including All Labor and Material/Equipment	CFT	1503	0%	1503	0.047	$ 155.00	$ 7.29	$ -	$ 7.29	$ 10,949.36
												SUBTOTAL	$ 2,497,137

	PROJECTED COST	**$2,614,637**
OVERHEAD AND PROFIT	**10%**	**$261,464**
INSURANCE	**3%**	**$78,439**
CONTINGENCY	**5%**	**$130,732**
TAX	**8.63%**	**$89,707**
SUGGESTED BID		**$3,174,979**

Notes:

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