

GENERAL SUMMARY

Prepared for:

Project ID:15042025

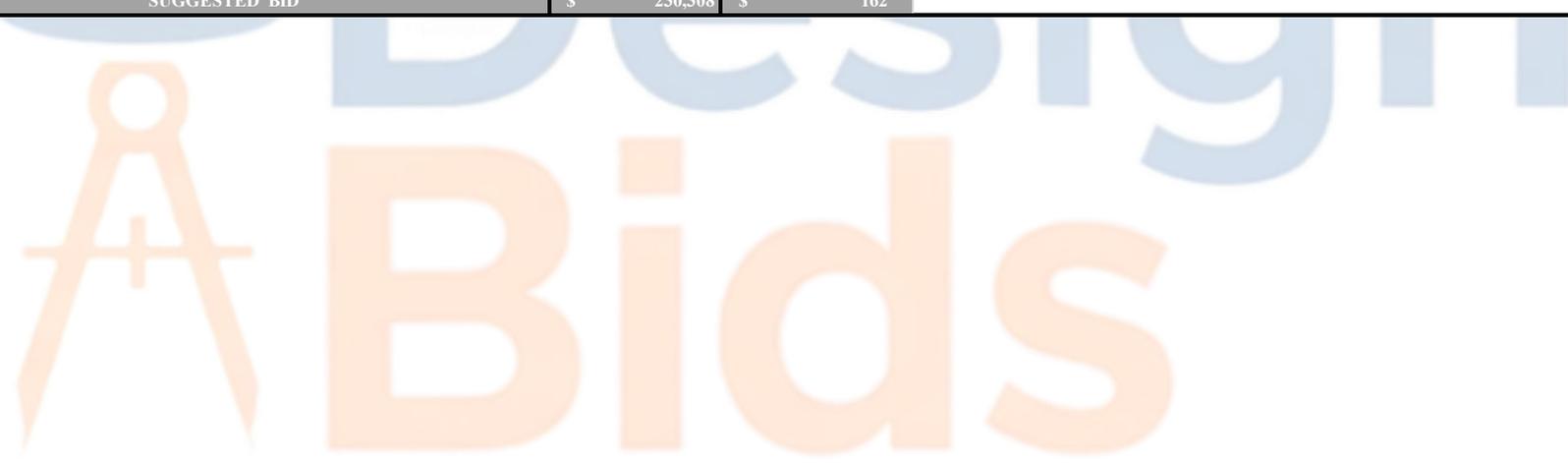
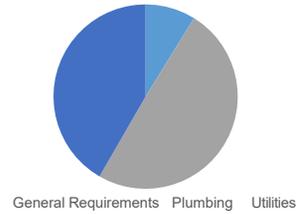


Scope: Plumbing
No. Of Floors: 1
Date: 10-FEB-26

BUILDING GSF 1422

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 16,500	\$ 12
22000	Plumbing	\$ 92,730	\$ 65
33000	Utilities	\$ 78,013	\$ 55
TOTAL TRADE COST		\$ 187,242	\$ 132
OVERHEAD AND PROFIT			
	15%	\$ 28,086	\$ 19.75
INSURANCE	3%	\$ 5,617	\$ 4
CONTINGENCY	5%	\$ 9,362	\$ 7
TAX	0%	\$ -	\$ -
SUGGESTED BID		\$ 230,308	\$ 162

DIVISION COST COMPARISON



DETAILED BREAKDOWN OF ITEMS

Prepared for:
Project ID: 15042025
Scope: Plumbing



Date: 29-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS											
1			Permits	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0.000	\$ -	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00
3			Submittals and Shop drawings	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
5			Mobilization Costs	LS	1	0.000	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00
6			Temporary Control & Facilities	LS	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
7			Scaffolding	LS	1	0.000	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000
										SUBTOTAL	\$ 16,500
PLUMBING											
COLD WATER PIPE (ABOVE GRADE)											
Type "L" Copper Tubing, Hard Temper, Cold Drawn With Wrought Copper Lead Free Sweat Fittings											
8			1/2" Dia Cold Water Pipe	LF	58	0.074	\$ 105.00	\$ 7.80	\$ 3.69	\$ 11.49	\$ 669.65
9			3/4" Dia Cold Water Pipe	LF	69	0.079	\$ 105.00	\$ 8.27	\$ 5.40	\$ 13.67	\$ 947.24
10			1" Dia Cold Water Pipe	LF	200	0.089	\$ 105.00	\$ 9.29	\$ 7.80	\$ 17.09	\$ 3,421.92
11			1-1/2" Dia Cold Water Pipe	LF	56	0.116	\$ 105.00	\$ 12.13	\$ 13.75	\$ 25.88	\$ 1,451.73
		Assumed	1/2" Thick Fiberglass Insulation								
12			1/2" Dia Cold Water Pipe	LF	58	0.11	\$ 105.00	\$ 11.55	\$ 2.25	\$ 13.80	\$ 804.54
13			3/4" Dia Cold Water Pipe	LF	69	0.11	\$ 105.00	\$ 11.55	\$ 2.25	\$ 13.80	\$ 956.34
14			1" Dia Cold Water Pipe	LF	200	0.11	\$ 105.00	\$ 11.55	\$ 2.25	\$ 13.80	\$ 2,762.76
15			1-1/2" Dia Cold Water Pipe	LF	56	0.11	\$ 105.00	\$ 11.55	\$ 2.25	\$ 13.80	\$ 774.18
COLD WATER PIPE FITTINGS											
ELBOW											
16			1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	14	0.300	\$ 105.00	\$ 31.50	\$ 2.49	\$ 33.99	\$ 475.86
17			3/4" Dia Cold Water Pipe 90 Deg Elbow	EA	8	0.316	\$ 105.00	\$ 33.15	\$ 5.40	\$ 38.55	\$ 308.43
18			1" Dia Cold Water Pipe 90 Deg Elbow	EA	1	0.375	\$ 105.00	\$ 39.38	\$ 13.45	\$ 52.83	\$ 52.83
19			1-1/2" Dia Cold Water Pipe	EA	3	0.461	\$ 105.00	\$ 48.43	\$ 31.00	\$ 79.43	\$ 262.12
TEE											
20			3/4" Dia Cold Water Pipe Tee	EA	1	0.500	\$ 105.00	\$ 52.53	\$ 14.25	\$ 66.78	\$ 66.78
21			3/4" / 1/2" Dia Cold Water Pipe Tee	EA	4	0.500	\$ 105.00	\$ 52.53	\$ 14.25	\$ 66.78	\$ 267.11
22			1" / 1/2" Dia Cold Water Pipe Tee	EA	2	0.600	\$ 105.00	\$ 63.00	\$ 26.00	\$ 89.00	\$ 178.00
23			1" / 3/4" Dia Cold Water Pipe Tee	EA	1	0.600	\$ 105.00	\$ 63.00	\$ 26.00	\$ 89.00	\$ 89.00
REDUCER											
24			1" / 3/4" Dia Cold Water Pipe Reducer	EA	1	0.600	\$ 105.00	\$ 63.00	\$ 34.00	\$ 97.00	\$ 97.00
HOT WATER PIPE (ABOVE GRADE)											
Type "L" Copper Tubing, Hard Temper, Cold Drawn With Wrought Copper Lead Free Sweat Fittings											
25			1/2" Dia Hot Water Pipe	LF	26	0.074	\$ 105.00	\$ 7.80	\$ 3.69	\$ 11.49	\$ 302.10
26			3/4" Dia Hot Water Pipe	LF	20	0.079	\$ 105.00	\$ 8.27	\$ 5.40	\$ 13.67	\$ 274.10
		Assumed	3/4" Thick Fiberglass Insulation								
27			1/2" Dia Hot Water Pipe	LF	26	0.12	\$ 105.00	\$ 12.60	\$ 2.41	\$ 15.01	\$ 394.78
28			3/4" Dia Hot Water Pipe	LF	20	0.12	\$ 105.00	\$ 12.60	\$ 2.41	\$ 15.01	\$ 301.00

DETAILED BREAKDOWN OF ITEMS

Prepared for:
Project ID: 15042025
Scope: Plumbing



Date: 29-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			HOT WATER PIPE FITTINGS								
			ELBOW								
29			1/2" Dia Hot Water Pipe 90 Deg Elbow	EA	6	0.300	\$ 105.00	\$ 31.50	\$ 2.49	\$ 33.99	\$ 203.94
30			3/4" Dia Hot Water Pipe 90 Deg Elbow	EA	7	0.316	\$ 105.00	\$ 33.15	\$ 5.40	\$ 38.55	\$ 269.88
			TEE								
31			3/4" Dia Hot Water Pipe Tee	EA	1	0.500	\$ 105.00	\$ 52.53	\$ 14.25	\$ 66.78	\$ 66.78
32			3/4" / 1/2" Dia Hot Water Pipe Tee	EA	1	0.500	\$ 105.00	\$ 52.53	\$ 14.25	\$ 66.78	\$ 66.78
			REDUCER								
33			3/4" / 1/2" Dia Hot Water Pipe Reducer	EA	1	0.500	\$ 105.00	\$ 52.53	\$ 20.00	\$ 72.53	\$ 72.53
			HOT WATER RETURN PIPE (ABOVE GRADE)								
			Type "L" Copper Tubing, Hard Temper, Cold Drawn With Wrought Copper Lead Free Sweat Fittings								
34			1/2" Dia Hot Water Return Pipe	LF	25	0.074	\$ 105.00	\$ 7.80	\$ 3.69	\$ 11.49	\$ 286.43
		Assumed	3/4" Thick Fiberglass Insulation								
35			1/2" Dia Hot Water Return Pipe	LF	25	0.12	\$ 105.00	\$ 12.60	\$ 2.41	\$ 15.01	\$ 374.30
			HOT WATER RETURN PIPE FITTINGS								
			ELBOW								
36			1/2" Dia Hot Water Return Pipe 90 Deg Elbow	EA	5	0.300	\$ 105.00	\$ 31.50	\$ 2.49	\$ 33.99	\$ 169.95
			WASTE PIPE (BELOW GRADE)								
			Schedule 40 PVC Piping with DWV Pattern Fittings								
37			2" Dia Sanitary Pipe	LF	35	0.203	\$ 105.00	\$ 21.34	\$ 9.15	\$ 30.49	\$ 1,081.34
38			3" Dia Sanitary Pipe	LF	131	0.227	\$ 105.00	\$ 23.78	\$ 16.25	\$ 40.03	\$ 5,240.69
39			4" Dia Sanitary Pipe	LF	127	0.250	\$ 105.00	\$ 26.22	\$ 21.50	\$ 47.72	\$ 6,037.05
			WASTE PIPE FITTINGS								
			ELBOW								
40			2" Dia Sanitary Pipe 90 Deg Elbow	EA	5	0.330	\$ 105.00	\$ 34.65	\$ 2.80	\$ 37.45	\$ 187.25
41			3" Dia Sanitary Pipe 90 Deg Elbow	EA	2	0.524	\$ 105.00	\$ 55.05	\$ 9.55	\$ 64.60	\$ 129.19
42			4" Dia Sanitary Pipe 90 Deg Elbow	EA	6	0.659	\$ 105.00	\$ 69.22	\$ 17.10	\$ 86.32	\$ 517.93
43			2" Dia Sanitary Pipe 45 Deg Elbow	EA	7	0.330	\$ 105.00	\$ 34.65	\$ 3.08	\$ 37.73	\$ 264.11
44			3" Dia Sanitary Pipe 45 Deg Elbow	EA	10	0.524	\$ 105.00	\$ 55.05	\$ 12.20	\$ 67.25	\$ 672.46
45			4" Dia Sanitary Pipe 45 Deg Elbow	EA	8	0.659	\$ 105.00	\$ 69.22	\$ 22.50	\$ 91.72	\$ 733.77
			WYE								
46			2" Dia Sanitary Pipe Wye	EA	8	0.496	\$ 105.00	\$ 52.05	\$ 3.52	\$ 55.57	\$ 444.59
47			3" Dia Sanitary Pipe Wye	EA	4	0.790	\$ 105.00	\$ 82.92	\$ 12.00	\$ 94.92	\$ 379.70
48			4" Dia Sanitary Pipe Wye	EA	8	0.992	\$ 105.00	\$ 104.11	\$ 25.50	\$ 129.61	\$ 1,036.86
49			4" / 2" Dia Sanitary Pipe Wye	EA	2	0.992	\$ 105.00	\$ 104.11	\$ 25.50	\$ 129.61	\$ 259.22
50			4" / 3" Dia Sanitary Pipe Wye	EA	2	0.992	\$ 105.00	\$ 104.11	\$ 25.50	\$ 129.61	\$ 259.22
			VENT PIPE (ABOVE GRADE)								
			Schedule 40 PVC Piping with DWV Pattern Fittings								
51			2" Dia Vent Pipe	LF	133	0.203	\$ 105.00	\$ 21.34	\$ 9.15	\$ 30.49	\$ 4,040.61
52			3" Dia Vent Pipe	LF	12	0.227	\$ 105.00	\$ 23.78	\$ 16.25	\$ 40.03	\$ 476.03
53			4" Dia Vent Pipe	LF	5	0.250	\$ 105.00	\$ 26.22	\$ 21.50	\$ 47.72	\$ 219.96
			VENT PIPE FITTINGS								
			ELBOW								
54			2" Dia Vent Pipe 90 Deg Elbow	EA	4	0.330	\$ 105.00	\$ 34.65	\$ 2.80	\$ 37.45	\$ 149.80

DETAILED BREAKDOWN OF ITEMS

Prepared for:
Project ID: 15042025
Scope: Plumbing



Date: 29-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
83			3/4" Dia Check Valve	EA	1	0.45	\$ 105.00	\$ 47.25	\$ 14.26	\$ 61.51	\$ 61.51
84			3/4" Dia Dielectric Union	EA	2	0.42	\$ 105.00	\$ 44.10	\$ 6.28	\$ 50.38	\$ 100.76
85			3/4" Dia Shutoff Valve	EA	2	0.48	\$ 105.00	\$ 50.40	\$ 12.70	\$ 63.10	\$ 126.20
86			3/4" Dia Temperature & Pressure Relief Valve	EA	1	0.85	\$ 105.00	\$ 89.25	\$ 57.98	\$ 147.23	\$ 147.23
87			Vacuum Breaker	EA	1	1.00	\$ 105.00	\$ 105.00	\$ 130.90	\$ 235.90	\$ 235.90
			PUMP								
88			1/2" RP-1: Recirculation Pump	EA	1	2.75	\$ 105.00	\$ 288.75	\$ 368.00	\$ 656.75	\$ 656.75
			MISCELLANEOUS								
89			1/2" Dia TP-1: Trap Primer	EA	1	0.90	\$ 105.00	\$ 94.50	\$ 102.71	\$ 197.21	\$ 197.21
90			1-1/2" Dia Backflow Preventor	EA	2	2.00	\$ 105.00	\$ 210.00	\$ 418.56	\$ 628.56	\$ 1,257.12
91			1-1/2" Dia Pressure Switch	EA	1	0.80	\$ 105.00	\$ 84.00	\$ 43.24	\$ 127.24	\$ 127.24
92			1-1/2" Dia Pressure Gauge	EA	1	0.50	\$ 105.00	\$ 52.50	\$ 58.44	\$ 110.94	\$ 110.94
93			1-1/2" Dia Well Pump Pressure Switch	EA	1	0.75	\$ 105.00	\$ 78.75	\$ 28.62	\$ 107.37	\$ 107.37
94			1-1/2" Smooth Nosed S.S Sample Tank	EA	1	2.00	\$ 105.00	\$ 210.00	\$ 755.00	\$ 965.00	\$ 965.00
			CLEANOUTS & DRAINS								
95			2" Dia WCO-1: Wall Clean Out, ZURN Z-1446 OR EQUAL.	EA	2	1.50	\$ 105.00	\$ 157.50	\$ 557.00	\$ 714.50	\$ 1,429.00
96			3" Dia WCO-1: Wall Clean Out, ZURN Z-1446 OR EQUAL.	EA	2	1.50	\$ 105.00	\$ 157.50	\$ 589.00	\$ 746.50	\$ 1,493.00
97			4" Dia WCO-1: Wall Clean Out, ZURN Z-1446 OR EQUAL.	EA	2	1.58	\$ 105.00	\$ 165.90	\$ 610.00	\$ 775.90	\$ 1,551.80
98			4" Dia ECO-1: Exterior Clean Out, Traffic Rated, 2-Way, Exterior Clea	EA	1	1.65	\$ 105.00	\$ 173.25	\$ 176.85	\$ 350.10	\$ 350.10
99			3" Dia FD-1: Floor Drain, JOSAM, ZURN OR EQUAL.	EA	1	0.95	\$ 105.00	\$ 99.75	\$ 95.24	\$ 194.99	\$ 194.99
100			4" Dia FCO-1: Floor Clean Out, Adjustable Floor Cleanout With Watert	EA	1	1.50	\$ 105.00	\$ 157.50	\$ 329.95	\$ 487.45	\$ 487.45
101			1-1/4" Dia Cleanout	EA	3	0.82	\$ 105.00	\$ 86.10	\$ 56.00	\$ 142.10	\$ 426.30
			VALVES								
102			3/4" Dia Shutoff Valve	EA	5	0.48	\$ 105.00	\$ 50.40	\$ 12.70	\$ 63.10	\$ 315.50
103			1-1/4" Dia Ball Valve	EA	3	0.53	\$ 105.00	\$ 55.65	\$ 23.99	\$ 79.64	\$ 238.92
104			1-1/2" Dia Shutoff Valve	EA	2	0.52	\$ 105.00	\$ 54.60	\$ 18.95	\$ 73.55	\$ 147.10
105			1-1/2" Dia Pressure Relief Valve	EA	1	1.00	\$ 105.00	\$ 105.00	\$ 233.68	\$ 338.68	\$ 338.68
			PVC COUPLING								
106			2" Dia	EA	4	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
107			3" Dia	EA	12	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
108			4" Dia	EA	12	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
			PIPE SUPPORT								
109			3/8" Dia Adjustable Clevis Hanger	EA	4	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
110			1/2" Dia Adjustable Clevis Hanger	EA	17	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
111			3/4" Dia Adjustable Clevis Hanger	EA	13	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
112			1" Dia Adjustable Clevis Hanger	EA	31	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
113			1-1/4" Dia Adjustable Clevis Hanger	EA	46	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
114			1-1/2" Dia Adjustable Clevis Hanger	EA	8	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
115			2" Dia Adjustable Clevis Hanger	EA	17	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
116			3" Dia Adjustable Clevis Hanger	EA	2	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
117			4" Dia Adjustable Clevis Hanger	EA	1	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
118			3/8" Dia Threaded Rod (1 Ea. = 1 FT)	EA	199	0.43	\$ 105.00	\$ 45.15	\$ 9.47	\$ 54.62	\$ 10,869.38

DETAILED BREAKDOWN OF ITEMS

Prepared for: **15042025**
 Project **Plumbing**
 ID:
 Scope:



Date: 29-Jul-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
119			1/2" Dia Threaded Rod (1 Ea. = 1 FT)	EA	20	0.43	\$ 105.00	\$ 15 45.	\$ 20 10.	\$ 55.35	\$ 1,107.00
			TRENCHING & BACKFILLING								
120			Excavation & Backfilling (3' Deep x 1' Wide Trench) Including All Lab	CF1	807	0.08	\$ 105.00	\$ 1 8.6	\$ -	\$ 8.61	\$ 6,948.27
										SUBTOTAL	\$ 92,730

UTILITIES

WATER PIPE											
Type "K" Copper Tubing, Hard Or Soft Temper, With Wrought Copper Lead Free Sweat Fittings											
121			1" Dia Water Pipe	LF	279	0.091	\$ 105.00	\$ 3 9.5	\$ 0 9.6	\$ 19.13	\$ 5,345.20
WATER PIPE FITTINGS											
ELBOW											
122			1/2" Dia Hot Water Pipe 90 Deg Elbow	EA	6	0.300	\$ 105.00	\$ 50 31.	\$ 9 2.4	\$ 33.99	\$ 203.94
123			3/4" Dia Hot Water Pipe 90 Deg Elbow	EA	7	0.316	\$ 105.00	\$ 15 33.	\$ 0 5.4	\$ 38.55	\$ 269.88
STORM DRAIN											
HDPE Pipe											
124			12" Dia Storm Drain Pipe	LF	280	0.25	\$ 105.00	\$ 25 26.	\$ 58 26.	\$ 83.52	\$ 14,772.91
SANITARY PIPE											
Schedule 40 And 80 PVC Or Abs Piping With DWV Pattern Fittings											
125			2" Dia Sanitary Pipe	LF	31	0.218	\$ 105.00	\$ 92 22.	\$ 5 9.1	\$ 32.07	\$ 990.11
126			4" Dia Sanitary Pipe	LF	122	0.261	\$ 105.00	\$ 41 27.	\$ 00 33.	\$ 60.41	\$ 7,350.87

C-3

		SANITARY PIPE FITTINGS								
		ELBOW								
127		4" Dia Sanitary Pipe 45 Deg Elbow	EA	4	0.659	\$ 105.00	\$ 22.69	\$ 50.22	\$ 91.72	\$ 366.89
		WYE								
128		4" Dia Sanitary Pipe Wye	EA	4	0.992	\$ 105.00	\$ 11.04	\$ 50.25	\$ 129.61	\$ 518.43
		REDUCER								
129		3/4" / 1/2" Dia Hot Water Pipe Reducer	EA	1	0.191	\$ 105.00	\$ 20.00	\$ 0.46	\$ 20.46	\$ 20.46
		NATURAL GAS								
		Schedule 40, ASTM A120, Black Iron Pipe With LB.								
130		2" Dia Natural Gas Pipe	LF	43	0.203	\$ 105.00	\$ 34.21	\$ 5.91	\$ 30.49	\$ 1,309.42
		NATURAL GAS FITTINGS								
		ELBOW								
131		2" Dia Natural Gas Pipe 90 Deg Elbow	EA	1	0.330	\$ 105.00	\$ 65.34	\$ 2.80	\$ 37.45	\$ 37.45
		PLUMBING FIXTURE								
132		Septic Tank, 1000 Gallon, / Septic500 Gallon Dose Tank	EA	1	4.50	\$ 105.00	\$ 50.472	\$ 2,025.00	\$ 2,497.50	\$ 2,497.50
		MISCELLANEOUS								
133		6" Dia Water Tight Seal	EA	1	0.35	\$ 105.00	\$ 75.36	\$ 95.19	\$ 56.70	\$ 56.70
		CLEANOUT & DRAIN								
134		4" Dia Cleanout	EA	3	1.58	\$ 105.00	\$ 90.165	\$ 610.00	\$ 775.90	\$ 2,327.70
		PVC COUPLING								
135		2" Dia	EA	6	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
136		4" Dia	EA	11	0.00	\$ 105.00	\$ -	\$ -	\$ -	\$ -
		DUCT BANK								
137		1-Way Concrete Encased Duct Bank With 6" Dia SCH 40 PVC Pipe	LF	111	0.65	\$ 105.00	\$ 25.68	\$ 150.00	\$ 218.25	\$ 24,225.75

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			TRENCHING & BACKFILLING								
138			Excavation & Backfilling (3' Deep x 1' Wide Trench) Including All Lab	CFT	2058	0.08	\$ 105.00	\$ 8.61	\$ -	\$ 8.61	\$ 17,719.38
										SUBTOTAL	\$ 78,013
										PROJECTED COST	\$187,242
OVERHEAD AND PROFIT										15%	\$28,086
INSURANCE										3%	\$5,617
CONTINGENCY										5%	\$9,362
TAX										0%	\$0
										SUGGESTED BID	\$230,308
Notes:											
1. Online sources are used for pricing.											
2. Prices can vary depending upon field conditions.											

