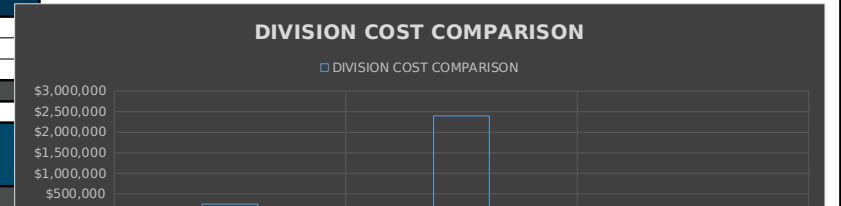


GENERAL SUMMARY

Prepared for: 0
 Project ID: 0
 Scope: Plumbing
 No. Of Floors: 4
 Date: 28-Sep-26



BUILDING GSF		70,850		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)	
1000	General Requirements	\$ 253,500	\$	
22000	Plumbing	\$ 2,396,136	\$	
33000	Utilities	\$ 12,412	\$	
TOTAL TRADE COST		\$ 2,662,048	\$	
INSURANCE		3%	\$ 79,861	\$
CONTINGENCY		5%	\$ 133,102	\$
TAX		8%	\$ 72,025	\$
SUGGESTED BID		\$ 2,947,037	\$	



DETAILED BREAKDOWN OF ITEMS													
Prepared for: Project ID: Scope: Plumbing												Date: 28-Sep-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	\$ -	\$ -	\$ -	\$ 135,000.00	\$ 135,000.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	-
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 9,000.00	\$ 9,000.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 85,000.00	\$ 85,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 24,500.00	\$ 24,500.00
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	-
												SUBTOTAL	\$ 253,500
PLUMBING													
COLD WATER PIPE (ABOVE GRADE)													
PEX Pipe													
8			1/2" Dia Cold Water Pipe	LF	7331	10%	8064	0.019	\$ 187.00	\$ 3.58	\$ 0.56	\$ 4.14	\$ 33,355.55
Schedule 40 CPVC Pipe													
9			1/2" Dia Cold Water Pipe	LF	216	10%	238	0.094	\$ 187.00	\$ 17.64	\$ 1.34	\$ 18.98	\$ 4,511.75
10			3/4" Dia Cold Water Pipe	LF	379	10%	416	0.100	\$ 187.00	\$ 18.72	\$ 2.01	\$ 20.73	\$ 8,631.19
11			1" Dia Cold Water Pipe	LF	2862	10%	3148	0.111	\$ 187.00	\$ 20.74	\$ 2.68	\$ 23.42	\$ 73,744.96
12			1-1/4" Dia Cold Water Pipe	LF	119	10%	130	0.121	\$ 187.00	\$ 22.65	\$ 3.35	\$ 26.00	\$ 3,390.33
13			1-1/2" Dia Cold Water Pipe	LF	736	10%	809	0.142	\$ 187.00	\$ 26.47	\$ 4.02	\$ 30.49	\$ 24,667.80
14			2" Dia Cold Water Pipe	LF	83	10%	91	0.173	\$ 187.00	\$ 32.31	\$ 5.36	\$ 37.67	\$ 3,420.26
15			2-1/2" Dia Cold Water Pipe	LF	88	10%	97	0.182	\$ 187.00	\$ 34.09	\$ 6.71	\$ 40.80	\$ 3,956.15
16			3" Dia Cold Water Pipe	LF	90	10%	99	0.193	\$ 187.00	\$ 36.00	\$ 8.05	\$ 44.05	\$ 4,339.45
Material Assumed 1" Thick Fiberglass Insulation													
17			1/2" Dia Cold Water Pipe	LF	7547	10%	8302	0.010	\$ 187.00	\$ 1.91	\$ 0.98	\$ 2.89	\$ 23,970.07
18			3/4" Dia Cold Water Pipe	LF	379	10%	416	0.013	\$ 187.00	\$ 2.38	\$ 1.10	\$ 3.48	\$ 1,450.86
19			1" Dia Cold Water Pipe	LF	2862	10%	3148	0.017	\$ 187.00	\$ 3.18	\$ 1.21	\$ 4.39	\$ 13,817.16
Material Assumed 1-1/2" Thick Fiberglass Insulation													
20			1-1/4" Dia Cold Water Pipe	LF	119	10%	130	0.021	\$ 187.00	\$ 3.97	\$ 1.55	\$ 5.52	\$ 720.20
21			1-1/2" Dia Cold Water Pipe	LF	736	10%	809	0.026	\$ 187.00	\$ 4.77	\$ 1.59	\$ 6.36	\$ 5,144.62
22			2" Dia Cold Water Pipe	LF	83	10%	91	0.027	\$ 187.00	\$ 5.09	\$ 1.62	\$ 6.71	\$ 608.90
23			2-1/2" Dia Cold Water Pipe	LF	88	10%	97	0.030	\$ 187.00	\$ 5.56	\$ 1.66	\$ 7.22	\$ 700.40
24			3" Dia Cold Water Pipe	LF	90	10%	99	0.032	\$ 187.00	\$ 6.04	\$ 1.75	\$ 7.79	\$ 767.45
COLD WATER PIPE FITTINGS													
ELBOW													
25			1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	778	0%	778	0.168	\$ 187.00	\$ 31.47	\$ 3.79	\$ 35.26	\$ 27,433.91
26			3/4" Dia Cold Water Pipe 90 Deg Elbow	EA	37	0%	37	0.196	\$ 187.00	\$ 36.72	\$ 4.85	\$ 41.57	\$ 1,538.00
27			1" Dia Cold Water Pipe 90 Deg Elbow	EA	305	0%	305	0.224	\$ 187.00	\$ 41.96	\$ 7.70	\$ 49.66	\$ 15,147.15
28			1-1/4" Dia Cold Water Pipe 90 Deg Elbow	EA	2	0%	2	0.252	\$ 187.00	\$ 47.21	\$ 16.65	\$ 63.86	\$ 127.72
29			1-1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	22	0%	22	0.281	\$ 187.00	\$ 52.45	\$ 18.85	\$ 71.30	\$ 1,568.66
30			2" Dia Cold Water Pipe 90 Deg Elbow	EA	4	0%	4	0.490	\$ 187.00	\$ 91.67	\$ 58.50	\$ 150.17	\$ 600.70
31			1-1/4" / 1" Dia Cold Water Pipe 90 Deg Elbow	EA	3	0%	3	0.252	\$ 187.00	\$ 47.21	\$ 17.25	\$ 64.46	\$ 193.37
TEE													
32			1/2" Dia Cold Water Pipe Tee	EA	1	0%	1	0.252	\$ 187.00	\$ 47.21	\$ 8.90	\$ 56.11	\$ 56.11
33			1" Dia Cold Water Pipe Tee	EA	4	0%	4	0.335	\$ 187.00	\$ 62.71	\$ 11.10	\$ 73.81	\$ 295.22
34			1-1/4" Dia Cold Water Pipe Tee	EA	1	0%	1	0.378	\$ 187.00	\$ 70.69	\$ 23.50	\$ 94.19	\$ 94.19
35			1-1/2" Dia Cold Water Pipe Tee	EA	67	0%	67	0.421	\$ 187.00	\$ 78.80	\$ 27.00	\$ 105.80	\$ 7,088.56
36			2" Dia Cold Water Pipe Tee	EA	4	0%	4	0.963	\$ 187.00	\$ 180.01	\$ 76.00	\$ 256.01	\$ 1,024.04
37			3/4" / 1/2" Dia Cold Water Pipe Tee	EA	1	0%	1	0.295	\$ 187.00	\$ 55.08	\$ 9.05	\$ 64.13	\$ 64.13
38			1" / 1/2" Dia Cold Water Pipe Tee	EA	118	0%	118	0.335	\$ 187.00	\$ 62.71	\$ 11.10	\$ 73.81	\$ 8,709.08
39			1" / 3/4" Dia Cold Water Pipe Tee	EA	1	0%	1	0.335	\$ 187.00	\$ 62.71	\$ 10.10	\$ 72.81	\$ 72.81
40			1-1/4" / 1/2" Dia Cold Water Pipe Tee	EA	4	0%	4	0.378	\$ 187.00	\$ 70.69	\$ 23.50	\$ 94.19	\$ 376.77
41			1-1/4" / 3/4" Dia Cold Water Pipe Tee	EA	2	0%	2	0.378	\$ 187.00	\$ 70.69	\$ 24.00	\$ 94.69	\$ 189.39
42			1-1/2" / 1/2" Dia Cold Water Pipe Tee	EA	1	0%	1	0.378	\$ 187.00	\$ 70.69	\$ 25.00	\$ 95.69	\$ 95.69
43			1-1/2" / 1" Dia Cold Water Pipe Tee	EA	20	0%	20	0.378	\$ 187.00	\$ 70.69	\$ 25.00	\$ 95.69	\$ 1,913.86
44			1-1/2" / 1-1/4" Dia Cold Water Pipe Tee	EA	1	0%	1	0.378	\$ 187.00	\$ 70.69	\$ 28.00	\$ 98.69	\$ 98.69
45			2" / 1/2" Dia Cold Water Pipe Tee	EA	1	0%	1	0.510	\$ 187.00	\$ 95.37	\$ 32.00	\$ 127.37	\$ 127.37
46			2" / 3/4" Dia Cold Water Pipe Tee	EA	3	0%	3	0.510	\$ 187.00	\$ 95.37	\$ 32.50	\$ 127.87	\$ 383.61
47			2" / 1-1/4" Dia Cold Water Pipe Tee	EA	1	0%	1	0.510	\$ 187.00	\$ 95.37	\$ 33.15	\$ 128.52	\$ 128.52
48			2" / 1-1/2" Dia Cold Water Pipe Tee	EA	4	0%	4	0.510	\$ 187.00	\$ 95.37	\$ 34.16	\$ 129.53	\$ 518.12
49			2-1/2" / 3/4" Dia Cold Water Pipe Tee	EA	2	0%	2	0.630	\$ 187.00	\$ 117.78	\$ 58.00	\$ 175.78	\$ 351.56
50			2-1/2" / 1-1/4" Dia Cold Water Pipe Tee	EA	1	0%	1	0.630	\$ 187.00	\$ 117.78	\$ 59.30	\$ 177.08	\$ 177.08
51			2-1/2" / 1-1/2" Dia Cold Water Pipe Tee	EA	6	0%	6	0.630	\$ 187.00	\$ 117.78	\$ 60.10	\$ 177.88	\$ 1,067.29
52			3" / 3/4" Dia Cold Water Pipe Tee	EA	1	0%	1	0.963	\$ 187.00	\$ 180.01	\$ 76.00	\$ 256.01	\$ 256.01
53			3" / 1" Dia Cold Water Pipe Tee	EA	2	0%	2	0.963	\$ 187.00	\$ 180.01	\$ 77.12	\$ 257.13	\$ 514.26
54			3" / 1-1/4" Dia Cold Water Pipe Tee	EA	1	0%	1	0.963	\$ 187.00	\$ 180.01	\$ 78.00	\$ 258.01	\$ 258.01
55			3" / 1-1/2" Dia Cold Water Pipe Tee	EA	7	0%	7	0.963	\$ 187.00	\$ 180.01	\$ 79.00	\$ 259.01	\$ 1,813.08
REDUCER													
56			3/4" / 1/2" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.295	\$ 187.00	\$ 55.08	\$ 9.05	\$ 64.13	\$ 64.13
57			1" / 1/2" Dia Cold Water Pipe Reducer	EA	4	0%	4	0.335	\$ 187.00	\$ 62.71	\$ 11.10	\$ 73.81	\$ 295.22
58			1" / 3/4" Dia Cold Water Pipe Reducer	EA	2	0%	2	0.335	\$ 187.00	\$ 62.71	\$ 10.10	\$ 72.81	\$ 145.61
59			1-1/4" / 1/2" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.378	\$ 187.00	\$ 70.69	\$ 23.50	\$ 94.19	\$ 94.19
60			1-1/4" / 3/4" Dia Cold Water Pipe Reducer	EA	2	0%	2	0.378	\$ 187.00	\$ 70.69	\$ 23.50	\$ 94.19	\$ 188.39
61			1-1/4" / 1" Dia Cold Water Pipe Tee	EA	3	0%	3	0.378	\$ 187.00	\$ 70.69	\$ 24.00	\$ 94.69	\$ 284.08
62			1-1/2" / 1/2" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.378	\$ 187.00	\$ 70.69	\$ 25.00	\$ 95.69	\$ 95.69
63			1-1/2" / 3/4" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.378	\$ 187.00	\$ 70.69	\$ 25.00	\$ 95.69	\$ 95.69
64			1-1/2" / 1" Dia Cold Water Pipe Reducer	EA	66	0%	66	0.378	\$ 187.00	\$ 70.69	\$ 28.00	\$ 98.69	\$ 6,513.74
65			1-1/2" / 1-1/4" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.378	\$ 187.00	\$ 70.69	\$ 29.00	\$ 99.69	\$ 99.69
66			2" / 3/4" Dia Cold Water Pipe Reducer	EA	5	0%	5	0.510	\$ 187.00	\$ 95.37	\$ 33.15	\$ 128.52	\$ 128.52
67			2" / 1-1/2" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.510	\$ 187.00	\$ 95.37	\$ 34.16	\$ 129.53	\$ 129.53
68			2-1/2" / 2" Dia Cold Water Pipe Reducer	EA	2	0%	2	0.630	\$ 187.00	\$ 117.78	\$ 58.00	\$ 175.78	\$ 351.56
69			3" / 2-1/2" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.963	\$ 187.00	\$ 180.01	\$ 82.60	\$ 262.61	\$ 262.61
HOT WATER PIPE (ABOVE GRADE)													
PEX Pipe													
70			1/2" Dia Hot Water Pipe	LF	5412	10%	5954	0.019	\$ 187.00	\$ 3.58	\$ 0.56	\$ 4.14	\$ 24,626.49
Schedule 40 CPVC Pipe													
71			1/2" Dia Hot Water Pipe	LF	159	10%	175	0.094	\$ 187.00	\$ 17.64	\$ 1.34	\$ 18.98	\$ 3,325.81
72			3/4" Dia Hot Water Pipe	LF	2955	10%	3250	0.100	\$ 187.00	\$ 18.72	\$ 2.01	\$ 20.73	\$ 67,368.16
73			1" Dia Hot Water Pipe	LF	66	10%	73	0.111	\$ 187.00	\$ 20.74	\$ 2.68	\$ 23.42	\$ 1,704.52
74			1-1/4" Dia Hot Water Pipe	LF	813	10%	894	0.121	\$ 187.00	\$ 22.65	\$ 3.35	\$ 26.00	\$ 23,244.36
75			1-1/2" Dia Hot Water Pipe	LF	112	10%	123	0.142	\$ 187.00	\$ 26.47	\$ 4.02	\$ 30.49	\$ 3,760.84
76			2" Dia Hot Water Pipe	LF	92	10%	101	0.173	\$ 187.00	\$ 32.31	\$ 5.36	\$ 37.67	\$ 3,792.37
77			2-1/2" Dia Hot Water Pipe	LF	46	10%	51	0.182	\$ 187.00	\$ 34.09	\$ 6.71	\$ 40.80	\$ 2,083.77
78			3" Dia Hot Water Pipe	LF	49	10%	54	0.193	\$ 187.00	\$ 36.00	\$ 8.05	\$ 44.05	\$ 2,358.21
Material Assumed 3/4" Thick Fiberglass Insulation													
79			1/2" Dia Hot Water Pipe	LF	5572	10%	6129	0.010	\$ 187.00	\$ 1.91	\$ 0.98	\$ 2.89	\$ 17,696.37
80			3/4" Dia Hot Water Pipe	LF	2955	10%	3250	0.013	\$ 187.00	\$ 2.38	\$ 1.10	\$ 3.48	\$ 11,324.25
81			1" Dia Hot Water Pipe	LF	66	10%	73	0.017	\$ 187.00	\$ 3.18	\$ 1.21	\$ 4.39	\$ 319.37
Material Assumed 1" Thick Fiberglass Insulation													
82			1-1/4" Dia Hot Water Pipe	LF	813	10%	894	0.021	\$ 187.00	\$ 3.97	\$ 1.55	\$ 5.52	\$ 4,937.76
83			1-1/2" Dia Hot Water Pipe	LF	112	10%	123	0.026	\$ 187.00	\$ 4.77	\$ 1.59	\$ 6.36	\$ 5,144.62
84			2" Dia Hot Water Pipe	LF	92	10%	101	0.027	\$ 187.00	\$ 5.09	\$ 1.62	\$ 6.71	\$ 675.15
85			2-1/2" Dia Hot Water Pipe	LF	46	10%	51	0.030	\$ 187.00	\$ 5.56	\$ 1.66	\$ 7.22	\$ 368.91
86			3" Dia Hot Water Pipe	LF	49	10%	54	0.032	\$ 187.00	\$ 6.04	\$ 1.75	\$ 7.79	\$ 417.06
HOT WATER PIPE FITTINGS													
ELBOW													
87			1/2" Dia Hot Water Pipe 90 Deg Elbow	EA	492	0%	492	0.168	\$ 187.00	\$ 31.47	\$ 3.79	\$ 35.26	\$ 17,348.95
88			3/4" Dia Hot Water Pipe 90 Deg Elbow	EA	308	0%	308	0.196	\$ 187.00	\$ 36.72	\$ 4.85	\$ 41.57	\$ 12,802.77
89			1" Dia Hot Water Pipe 90 Deg Elbow	EA	2	0%	2	0.224	\$ 187.00	\$ 41.96	\$ 7.70	\$ 49.66	\$ 99.33
90			1-1/4" Dia Hot Water Pipe 90 Deg Elbow	EA									

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Project ID: Scope:			Plumbing										
					Date: 28-Sep-26								
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
103			2" / 1/2" Dia Hot Water Pipe Tee	EA	1	0%	1	0.510	\$ 187.00	\$ 95.37	\$ 34.16	\$ 129.53	\$ 129.53
104			2" / 3/4" Dia Hot Water Pipe Tee	EA	1	0%	1	0.510	\$ 187.00	\$ 95.37	\$ 33.15	\$ 128.52	\$ 128.52
105			2" / 1-1/4" Dia Hot Water Pipe Tee	EA	5	0%	5	0.510	\$ 187.00	\$ 95.37	\$ 34.16	\$ 129.53	\$ 647.65
106			2-1/2" / 1-1/4" Dia Hot Water Pipe Tee	EA	4	0%	4	0.630	\$ 187.00	\$ 117.78	\$ 58.00	\$ 175.78	\$ 703.13
107			3" / 1" Dia Hot Water Pipe Tee	EA	1	0%	1	0.808	\$ 187.00	\$ 151.00	\$ 78.00	\$ 229.00	\$ 229.00
108			3" / 1-1/2" Dia Hot Water Pipe Tee	EA	6	0%	6	0.867	\$ 187.00	\$ 162.13	\$ 79.00	\$ 241.13	\$ 1,446.77
109			3" / 2-1/2" Dia Hot Water Pipe Tee	EA	1	0%	1	0.963	\$ 187.00	\$ 180.01	\$ 82.60	\$ 262.61	\$ 262.61
110			REDUCER										
111			3/4" / 1/2" Dia Hot Water Pipe Reducer	EA	2	0%	2	0.295	\$ 187.00	\$ 55.08	\$ 9.05	\$ 64.13	\$ 128.25
112			1" / 3/4" Dia Hot Water Pipe Reducer	EA	2	0%	2	0.335	\$ 187.00	\$ 62.71	\$ 10.10	\$ 72.81	\$ 145.61
113			1-1/4" / 3/4" Dia Hot Water Pipe Reducer	EA	67	0%	67	0.378	\$ 187.00	\$ 70.69	\$ 23.50	\$ 94.19	\$ 6,310.93
113			1-1/4" / 1" Dia Hot Water Pipe Reducer	EA	1	0%	1	0.378	\$ 187.00	\$ 70.69	\$ 24.00	\$ 94.69	\$ 94.69
114			1-1/2" / 3/4" Dia Hot Water Pipe Reducer	EA	1	0%	1	0.378	\$ 187.00	\$ 70.69	\$ 25.00	\$ 95.69	\$ 95.69
115			1-1/2" / 1-1/4" Dia Hot Water Pipe Reducer	EA	2	0%	2	0.378	\$ 187.00	\$ 70.69	\$ 29.00	\$ 99.69	\$ 199.39
116			2" / 1-1/2" Dia Hot Water Pipe Reducer	EA	2	0%	2	0.510	\$ 187.00	\$ 95.37	\$ 34.16	\$ 129.53	\$ 259.06
117			2-1/2" / 2" Dia Hot Water Pipe Reducer	EA	1	0%	1	0.630	\$ 187.00	\$ 117.78	\$ 58.00	\$ 175.78	\$ 175.78
118			3" / 2" Dia Hot Water Pipe Reducer	EA	1	0%	1	0.963	\$ 187.00	\$ 180.01	\$ 82.60	\$ 262.61	\$ 262.61
HOT WATER RETURN PIPE (ABOVE GRADE)													
119			Schedule 40 CPVC Pipe										
119			1/2" Dia Hot Water Return Pipe	LF	104	10%	115	0.094	\$ 187.00	\$ 17.64	\$ 1.34	\$ 18.98	\$ 2,175.16
120			3/4" Dia Hot Water Return Pipe	LF	196	10%	216	0.100	\$ 187.00	\$ 18.72	\$ 2.01	\$ 20.73	\$ 4,470.75
121			1" Dia Hot Water Return Pipe	LF	609	10%	670	0.111	\$ 187.00	\$ 20.74	\$ 2.68	\$ 23.42	\$ 15,695.74
Material Assumed 1" Thick Fiberglass Insulation													
122			1/2" Dia Hot Water Return Pipe	LF	104	10%	115	0.010	\$ 187.00	\$ 1.91	\$ 0.98	\$ 2.89	\$ 330.83
123			3/4" Dia Hot Water Return Pipe	LF	196	10%	216	0.013	\$ 187.00	\$ 2.38	\$ 1.10	\$ 3.48	\$ 751.51
124			1" Dia Hot Water Return Pipe	LF	609	10%	670	0.017	\$ 187.00	\$ 3.18	\$ 1.21	\$ 4.39	\$ 2,940.82
HOT WATER RETURN PIPE FITTINGS													
ELBOW													
125			1/2" Dia Hot Water Return Pipe 90 Deg Elbow	EA	6	0%	6	0.168	\$ 187.00	\$ 31.47	\$ 3.75	\$ 35.26	\$ 211.57
126			3/4" Dia Hot Water Return Pipe 90 Deg Elbow	EA	11	0%	11	0.196	\$ 187.00	\$ 36.72	\$ 4.85	\$ 41.57	\$ 457.24
127			1" Dia Hot Water Return Pipe 90 Deg Elbow	EA	28	0%	28	0.224	\$ 187.00	\$ 41.96	\$ 7.70	\$ 49.66	\$ 1,390.54
128			1/2" Dia Hot Water Return Pipe 45 Deg Elbow	EA	3	0%	3	0.185	\$ 187.00	\$ 34.62	\$ 4.64	\$ 39.26	\$ 117.78
TEE													
129			1/2" Dia Hot Water Return Pipe Tee	EA	5	0%	5	0.252	\$ 187.00	\$ 47.21	\$ 8.90	\$ 56.11	\$ 280.54
130			3/4" Dia Hot Water Return Pipe Tee	EA	2	0%	2	0.295	\$ 187.00	\$ 55.08	\$ 9.05	\$ 64.13	\$ 128.25
131			1" Dia Hot Water Return Pipe Tee	EA	16	0%	16	0.335	\$ 187.00	\$ 62.71	\$ 11.10	\$ 73.81	\$ 1,189.89
132			3/4" / 1/2" Dia Hot Water Return Pipe Tee	EA	3	0%	3	0.295	\$ 187.00	\$ 55.08	\$ 9.05	\$ 64.13	\$ 192.38
133			1" / 3/4" Dia Hot Water Return Pipe Tee	EA	9	0%	9	0.335	\$ 187.00	\$ 62.71	\$ 10.10	\$ 72.81	\$ 655.25
REDUCER													
134			3/4" / 1/2" Dia Hot Water Return Pipe Reducer	EA	2	0%	2	0.295	\$ 187.00	\$ 55.08	\$ 9.05	\$ 64.13	\$ 128.25
135			1" / 3/4" Dia Hot Water Return Pipe Reducer	EA	1	0%	1	0.335	\$ 187.00	\$ 62.71	\$ 10.10	\$ 72.81	\$ 72.81
GREASE WASTE PIPE (BELOW GRADE)													
136			Schedule 40 PVC Pipe With Fittings										
			4" Dia Grease Waste Pipe	LF	3	10%	4	0.191	\$ 187.00	\$ 35.73	\$ 7.15	\$ 42.88	\$ 158.01
GREASE WASTE PIPE FITTINGS													
ELBOW													
137			4" Dia Grease Waste Pipe 45 Deg Elbow	EA	3	0%	3	0.672	\$ 187.00	\$ 125.75	\$ 22.50	\$ 148.25	\$ 444.74
WASTE PIPE (BELOW GRADE)													
Schedule 40 PVC Pipe With Fittings													
138			2" Dia Waste Pipe	LF	289	10%	318	0.155	\$ 187.00	\$ 29.08	\$ 3.58	\$ 32.65	\$ 10,390.46
139			3" Dia Waste Pipe	LF	170	10%	187	0.173	\$ 187.00	\$ 32.40	\$ 5.36	\$ 37.77	\$ 7,070.13
140			4" Dia Waste Pipe	LF	967	10%	1064	0.191	\$ 187.00	\$ 35.73	\$ 7.15	\$ 42.88	\$ 45,631.25
141			5" Dia Waste Pipe	LF	61	10%	67	0.235	\$ 187.00	\$ 43.99	\$ 10.73	\$ 54.72	\$ 3,667.93
WASTE PIPE FITTINGS													
ELBOW													
142			2" Dia Waste Pipe 90 Deg Elbow	EA	37	0%	37	0.281	\$ 187.00	\$ 52.45	\$ 2.80	\$ 55.25	\$ 2,044.38
143			3" Dia Waste Pipe 90 Deg Elbow	EA	21	0%	21	0.446	\$ 187.00	\$ 83.33	\$ 9.55	\$ 92.88	\$ 1,950.47
144			4" Dia Waste Pipe 90 Deg Elbow	EA	59	0%	59	0.560	\$ 187.00	\$ 104.79	\$ 17.10	\$ 121.89	\$ 7,191.38
145			2" Dia Waste Pipe 45 Deg Elbow	EA	70	0%	70	0.337	\$ 187.00	\$ 62.94	\$ 3.08	\$ 66.02	\$ 4,621.69
146			3" Dia Waste Pipe 45 Deg Elbow	EA	14	0%	14	0.535	\$ 187.00	\$ 100.00	\$ 12.20	\$ 112.20	\$ 1,570.74
147			4" Dia Waste Pipe 45 Deg Elbow	EA	83	0%	83	0.672	\$ 187.00	\$ 125.75	\$ 22.50	\$ 148.25	\$ 12,304.36
148			5" Dia Waste Pipe 45 Deg Elbow	EA	4	0%	4	1.102	\$ 187.00	\$ 206.14	\$ 82.50	\$ 288.64	\$ 1,154.57
WYE													
149			2" Dia Waste Pipe Wye	EA	14	0%	14	0.421	\$ 187.00	\$ 78.80	\$ 4.16	\$ 82.96	\$ 1,161.40
150			3" Dia Waste Pipe Wye	EA	65	0%	65	0.843	\$ 187.00	\$ 157.60	\$ 30.38	\$ 187.97	\$ 12,218.31
151			4" Dia Waste Pipe Wye	EA	4	0%	4	1.378	\$ 187.00	\$ 257.74	\$ 111.38	\$ 369.11	\$ 1,476.45
152			3" / 2" Dia Waste Pipe Wye	EA	2	0%	2	0.671	\$ 187.00	\$ 125.53	\$ 16.47	\$ 142.00	\$ 284.00
153			4" / 2" Dia Waste Pipe Wye	EA	8	0%	8	0.843	\$ 187.00	\$ 157.60	\$ 30.38	\$ 187.97	\$ 1,503.79
154			4" / 3" Dia Waste Pipe Wye	EA	19	0%	19	0.843	\$ 187.00	\$ 157.60	\$ 29.10	\$ 186.70	\$ 3,547.28
155			6" / 3" Dia Waste Pipe Wye	EA	2	0%	2	1.378	\$ 187.00	\$ 257.74	\$ 102.10	\$ 359.84	\$ 719.67
156			6" / 4" Dia Waste Pipe Wye	EA	8	0%	8	1.378	\$ 187.00	\$ 257.74	\$ 111.38	\$ 369.11	\$ 2,952.90
REDUCER													
157			4" / 2" Dia Waste Pipe Reducer	EA	14	0%	14	0.510	\$ 187.00	\$ 95.37	\$ 10.35	\$ 105.72	\$ 1,480.08
158			4" / 3" Dia Waste Pipe Reducer	EA	1	0%	1	0.510	\$ 187.00	\$ 95.37	\$ 11.25	\$ 106.62	\$ 106.62
159			6" / 4" Dia Waste Pipe Reducer	EA	2	0%	2	0.836	\$ 187.00	\$ 156.29	\$ 26.10	\$ 182.39	\$ 364.78
WASTE PIPE (ABOVE GRADE)													
Cast Iron Pipe With Fittings													
160			1-1/2" Dia Waste Pipe	LF	30	10%	33	0.143	\$ 187.00	\$ 26.82	\$ 10.75	\$ 37.57	\$ 1,257.67
161			2" Dia Waste Pipe	LF	975	10%	1072	0.152	\$ 187.00	\$ 28.49	\$ 11.25	\$ 39.74	\$ 42,610.39
162			3" Dia Waste Pipe	LF	56	10%	61	0.159	\$ 187.00	\$ 29.80	\$ 20.00	\$ 49.80	\$ 3,060.75
163			4" Dia Waste Pipe	LF	2390	0%	2390	0.176	\$ 187.00	\$ 32.90	\$ 26.00	\$ 58.90	\$ 140,773.80
WASTE PIPE FITTINGS													
ELBOW													
164			2" Dia Waste Pipe 90 Deg Elbow	EA	3	0%	3	0.638	\$ 187.00	\$ 119.21	\$ 65.00	\$ 184.21	\$ 552.64
165			3" Dia Waste Pipe 90 Deg Elbow	EA	2	0%	2	0.729	\$ 187.00	\$ 136.26	\$ 92.00	\$ 228.26	\$ 456.52
166			4" Dia Waste Pipe 90 Deg Elbow	EA	8	0%	8	0.785	\$ 187.00	\$ 146.75	\$ 136.00	\$ 282.75	\$ 2,262.00
167			1-1/2" Dia Waste Pipe 45 Deg Elbow	EA	18	0%	18	0.782	\$ 187.00	\$ 146.23	\$ 58.00	\$ 204.23	\$ 3,676.21
168			2" Dia Waste Pipe 45 Deg Elbow	EA	426	0%	426	0.956	\$ 187.00	\$ 178.82	\$ 72.00	\$ 250.82	\$ 106,848.79
169			3" Dia Waste Pipe 45 Deg Elbow	EA	5	0%	5	1.093	\$ 187.00	\$ 204.39	\$ 98.00	\$ 302.39	\$ 1,511.95
170			4" Dia Waste Pipe 45 Deg Elbow	EA	273	0%	273	1.177	\$ 187.00	\$ 220.13	\$ 154.00	\$ 374.13	\$ 102,136.37
WYE													
171			2" Dia Waste Pipe Wye	EA	95	0%	95	1.020	\$ 187.00	\$ 190.74	\$ 59.00	\$ 249.74	\$ 23,725.30
172			4" Dia Waste Pipe Wye	EA	78	0%	78	1.275	\$ 187.00	\$ 238.43	\$ 118.0.		

DETAILED BREAKDOWN OF ITEMS													Date:	28-Sep-26
Prepared for: Project ID: Scope: Plumbing														
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
200	P2.0, P2.1, P2.2, P2.3, P2.4, P3.0A, P3.0B, P3.1A, P3.1B, P3.2A, P3.2B, P3.3A, P3.3B, P3.4, P5.0, P5.1 P7.0, 7.1 & P7.2		4" / 2" Dia Storm Drain Pipe Wye	EA	2	0%	2	1.275	\$ 187.00	\$ 238.43	\$ 102.00	\$ 340.43	\$ 680.85	
			OVERFLOW DRAIN PIPE (BELOW GRADE)											
			Cast Iron Pipe With Fittings											
201			4" Dia Overflow Storm Drain Pipe	LF	14	10%	15	0.176	\$ 187.00	\$ 32.90	\$ 26.00	\$ 58.90	\$ 907.10	
			OVERFLOW DRAIN PIPE FITTINGS											
			ELBOW											
202			4" Dia Overflow Storm Drain Pipe 90 Deg Elbow	EA	2	0%	2	0.785	\$ 187.00	\$ 146.75	\$ 136.00	\$ 282.75	\$ 565.50	
203			4" Dia Overflow Storm Drain Pipe 45 Deg Elbow	EA	1	0%	1	1.177	\$ 187.00	\$ 220.13	\$ 154.00	\$ 374.13	\$ 374.13	
			OVERFLOW DRAIN PIPE (ABOVE GRADE)											
			Cast Iron Pipe With Fittings											
204			4" Dia Overflow Storm Drain Pipe	LF	440	10%	484	0.176	\$ 187.00	\$ 32.90	\$ 26.00	\$ 58.90	\$ 28,506.94	
			OVERFLOW DRAIN PIPE FITTINGS											
			ELBOW											
205			4" Dia Overflow Storm Drain Pipe 90 Deg Elbow	EA	23	0%	23	0.785	\$ 187.00	\$ 146.75	\$ 136.00	\$ 282.75	\$ 6,503.26	
206			4" Dia Overflow Storm Drain Pipe 45 Deg Elbow	EA	3	0%	3	1.177	\$ 187.00	\$ 220.13	\$ 154.00	\$ 374.13	\$ 1,122.38	
			WYE											
207			4" Dia Overflow Storm Drain Pipe Wye	EA	1	0%	1	1.275	\$ 187.00	\$ 238.43	\$ 118.00	\$ 356.43	\$ 356.43	
			CONDENSATE DRAIN PIPE (BELOW GRADE)											
			Schedule 40 PVC Pipe With Fittings											
208			2" Dia Condensate Drain Pipe	LF	72	10%	80	0.152	\$ 187.00	\$ 28.49	\$ 11.25	\$ 39.74	\$ 3,160.23	
			CONDENSATE DRAIN PIPE FITTINGS											
			ELBOW											
209			2" Dia Condensate Drain Pipe 90 Deg Elbow	EA	8	0%	8	0.638	\$ 187.00	\$ 119.21	\$ 65.00	\$ 184.21	\$ 1,473.70	
210			2" Dia Condensate Drain Pipe 45 Deg Elbow	EA	18	0%	18	0.956	\$ 187.00	\$ 178.82	\$ 72.00	\$ 250.82	\$ 4,514.74	
			CONDENSATE DRAIN PIPE (ABOVE GRADE)											
			Cast Iron Pipe With Fittings											
211			3/4" Dia Condensate Drain Pipe	LF	85	10%	94	0.087	\$ 187.00	\$ 16.21	\$ 7.60	\$ 23.81	\$ 2,227.55	
212			1" Dia Condensate Drain Pipe	LF	8	10%	9	0.119	\$ 187.00	\$ 22.25	\$ 8.25	\$ 30.50	\$ 278.16	
213			2" Dia Condensate Drain Pipe	LF	747	10%	821	0.152	\$ 187.00	\$ 28.49	\$ 11.25	\$ 39.74	\$ 32,647.08	
			CONDENSATE DRAIN PIPE FITTINGS											
			ELBOW											
214			3/4" Dia Condensate Drain Pipe 90 Deg Elbow	EA	4	0%	4	0.383	\$ 187.00	\$ 71.53	\$ 21.50	\$ 93.03	\$ 372.11	
215			2" Dia Condensate Drain Pipe 90 Deg Elbow	EA	1	0%	1	0.638	\$ 187.00	\$ 119.21	\$ 65.00	\$ 184.21	\$ 184.21	
216			3/4" Dia Condensate Drain Pipe 45 Deg Elbow	EA	11	0%	11	0.349	\$ 187.00	\$ 65.17	\$ 25.00	\$ 90.17	\$ 991.86	
217			2" Dia Condensate Drain Pipe 45 Deg Elbow	EA	10	0%	10	0.956	\$ 187.00	\$ 178.82	\$ 72.00	\$ 250.82	\$ 2,508.19	
			TEE											
218			3/4" Dia Condensate Drain Pipe Tee	EA	1	0%	1	0.434	\$ 187.00	\$ 81.06	\$ 28.00	\$ 109.06	\$ 109.06	
219			2" Dia Condensate Drain Pipe Tee	EA	10	0%	10	0.697	\$ 187.00	\$ 130.34	\$ 59.00	\$ 189.34	\$ 1,893.39	
220			2" / 3/4" Dia Condensate Drain Pipe Tee	EA	1	0%	1	0.680	\$ 187.00	\$ 127.16	\$ 54.10	\$ 181.26	\$ 181.26	
			REDUCER											
221			1" / 3/4" Dia Condensate Drain Pipe Reducer	EA	1	0%	1	0.468	\$ 187.00	\$ 87.42	\$ 31.20	\$ 118.62	\$ 118.62	
			GAS PIPE (BELOW GRADE)											
		Assumed	Schedule 40 Black Steel Pipe											
222			3/4" Dia Gas Pipe	LF	20	10%	22	0.102	\$ 187.00	\$ 19.07	\$ 7.50	\$ 26.57	\$ 588.72	
			GAS PIPE FITTINGS											
			ELBOW											
223			3/4" Dia Gas Pipe 90 Deg Elbow	EA	3	0%	3	0.364	\$ 187.00	\$ 68.07	\$ 35.00	\$ 103.07	\$ 309.21	
			GAS PIPE (ABOVE GRADE)											
		Assumed	Schedule 40 Black Steel Pipe											
224			1/2" Dia Gas Pipe	LF	18	10%	20	0.081	\$ 187.00	\$ 15.14	\$ 6.95	\$ 22.09	\$ 441.03	
225			3/4" Dia Gas Pipe	LF	61	10%	67	0.102	\$ 187.00	\$ 19.07	\$ 7.50	\$ 26.57	\$ 1,786.04	
226			1-1/4" Dia Gas Pipe	LF	49	10%	54	0.121	\$ 187.00	\$ 22.65	\$ 9.20	\$ 31.85	\$ 1,723.04	
227			1-1/2" Dia Gas Pipe	LF	66	10%	73	0.135	\$ 187.00	\$ 25.15	\$ 13.10	\$ 38.25	\$ 2,773.44	
228			2" Dia Gas Pipe	LF	91	10%	100	0.167	\$ 187.00	\$ 31.23	\$ 17.35	\$ 48.58	\$ 4,863.76	
229			2-1/2" Dia Gas Pipe	LF	27	10%	30	0.217	\$ 187.00	\$ 40.53	\$ 25.00	\$ 65.53	\$ 1,979.47	
230			3" Dia Gas Pipe	LF	12	10%	13	0.237	\$ 187.00	\$ 44.35	\$ 31.00	\$ 75.35	\$ 953.97	
			GAS PIPE FITTINGS											
			ELBOW											
231			1/2" Dia Gas Pipe 90 Deg Elbow	EA	3	0%	3	0.340	\$ 187.00	\$ 63.54	\$ 34.50	\$ 98.04	\$ 294.12	
232			3/4" Dia Gas Pipe 90 Deg Elbow	EA	2	0%	2	0.364	\$ 187.00	\$ 68.07	\$ 35.00	\$ 103.07	\$ 206.14	
233			1-1/4" Dia Gas Pipe 90 Deg Elbow	EA	9	0%	9	0.463	\$ 187.00	\$ 86.07	\$ 47.50	\$ 134.17	\$ 1,207.51	
234			1-1/2" Dia Gas Pipe 90 Deg Elbow	EA	1	0%	1	0.510	\$ 187.00	\$ 95.37	\$ 75.50	\$ 170.87	\$ 170.87	
235			2" Dia Gas Pipe 90 Deg Elbow	EA	1	0%	1	0.567	\$ 187.00	\$ 105.97	\$ 96.50	\$ 202.47	\$ 202.47	
236			3" Dia Gas Pipe 90 Deg Elbow	EA	2	0%	2	1.020	\$ 187.00	\$ 190.74	\$ 300.00	\$ 490.74	\$ 981.48	
			TEE											
237			2-1/2" Dia Gas Pipe Tee	EA	1	0%	1	1.133	\$ 187.00	\$ 211.96	\$ 245.00	\$ 456.96	\$ 456.96	
238			3/4" / 1/2" Dia Gas Pipe Tee	EA	1	0%	1	0.567	\$ 187.00	\$ 105.98	\$ 46.50	\$ 152.48	\$ 152.48	
239			1/4" / 1-1/4" Dia Gas Pipe Tee	EA	1	0%	1	0.785	\$ 187.00	\$ 146.75	\$ 95.50	\$ 242.25	\$ 242.25	
240			2" / 3/4" Dia Gas Pipe Tee	EA	2	0%	2	0.786	\$ 187.00	\$ 147.03	\$ 115.00	\$ 262.03	\$ 524.06	
241			2" / 1-1/2" Dia Gas Pipe Tee	EA	1	0%	1	0.898	\$ 187.00	\$ 151.00	\$ 101.00	\$ 253.00	\$ 253.00	
242			2-1/2" / 1-1/4" Dia Gas Pipe Tee	EA	5	0%	5	1.133	\$ 187.00	\$ 211.96	\$ 162.20	\$ 374.16	\$ 1,870.80	
243			3" / 2-1/2" Dia Gas Pipe Tee	EA	1	0%	1	1.403	\$ 187.00	\$ 262.27	\$ 325.00	\$ 587.27	\$ 587.27	
			REDUCER											
244			3/4" / 1/2" Dia Gas Pipe Reducer	EA	1	0%	1	0.364	\$ 187.00	\$ 68.07	\$ 32.00	\$ 100.07	\$ 100.07	
245			1-1/2" / 1-1/4" Dia Gas Pipe Reducer	EA	1	0%	1	0.510	\$ 187.00	\$ 95.37	\$ 75.50	\$ 170.87	\$ 170.87	
246			2" / 1-1/2" Dia Gas Pipe Reducer	EA	1	0%	1	0.567	\$ 187.00	\$ 105.97	\$ 96.50	\$ 202.47	\$ 202.47	
247			3" / 2" Dia Gas Pipe Reducer	EA	1	0%	1	1.020	\$ 187.00	\$ 190.74	\$ 265.30	\$ 456.04	\$ 456.04	
			PLUMBING FIXTURES											
248			Supply With Bath/ Shower Trim & Valve American Standard Serin Series	EA	12	0%	12	4.141	\$ 187.00	\$ 774.40	\$ 1,323.57	\$ 2,097.97	\$ 25,175.69	
249			TUB-02: Bathtub (ADA Guest Room), AMERICAN STANDARD 2391.202.020	EA	4	0%	4	5.100	\$ 187.00	\$ 953.70	\$ 2,342.93	\$ 3,296.63	\$ 13,186.52	
250			SHR-01: Shower (Typical Guest Room), BELSTONE BMP-3648L-CD810 or BM	EA	71	0%	71	4.675	\$ 187.00	\$ 874.23	\$ 961.04	\$ 1,835.27	\$ 130,303.82	
251			SHR-02: Shower (Accessible Roll-In Shower), MINCEY MARBLE, SP-3162-C/S	EA	2	0%	2	5.483	\$ 187.00	\$ 1,025.23	\$ 2,483.99	\$ 3,509.22	\$ 7,018.44	
252			Size: 19"x21-1/2"x6"	EA	83	0%	83	2.176	\$ 187.00	\$ 406.91	\$ 363.35	\$ 770.26	\$ 63,931.75	
253			Size: 19"x21-1/2"x6"	EA	6	0%	6	2.176	\$ 187.00	\$ 406.91	\$ 363.35	\$ 770.26	\$ 4,621.57	
254			SNK-03: Lavatory (Employee Rest Room), AMERICAN STANDARD, 0355.012	EA	1	0%	1	2.550	\$ 187.00	\$ 476.85	\$ 714.36	\$ 1,191.21	\$ 1,191.21	
255			SNK-04: Lavatory (Restroom), AMERICAN STANDARD, 0495.221.020, Size: 1	EA	2	0%	2	2.550	\$ 187.00	\$ 476.85	\$ 699.93	\$ 1,176.78	\$ 2,353.56	
256			SNK-05: Sink (Employee Breakroom), ELKAY, LR1720, Size: 14"x14"x7-1/2" Ss	EA	1	0%	1	1.734	\$ 187.00	\$ 324.26	\$ 372.72	\$ 696.98	\$ 696.98	
257			SVS-01: Service Sink (Laundry), AMERICAN STANDARD, 7692.008.020, Size	EA	1	0%	1	2.662	\$ 187.00	\$ 497.83	\$ 678.04	\$ 1,175.87	\$ 1,175.87	
258			SVS-02: Mop Sink (Laundry), E.L. MUSTEE & SONS 62M, Size: 24"Wx24"Dx8	EA	1	0%	1	3.590	\$ 187.00	\$ 671.40	\$ 700.65	\$ 1,372.05	\$ 1,372.05	
259			WCL-01: Water Closet (Typical Water Closet), AMERICAN STANDARD, 215C	EA	83	0%	83	3.281	\$ 187.00	\$ 613.55	\$ 692.47	\$ 1,306.02	\$ 108,399.41	
260			WCL-02: Water Closet (ADA Guest Room), AMERICAN STANDARD, 215CA	EA	6	0%	6	3.400	\$ 187.00	\$ 635.80	\$ 745.83	\$ 1,381.63	\$ 8,289.78	
261			WCL-03: Water Closet (Employee Restroom) (ADA Restroom), AMERICAN ST	EA	1	0%	1	3.783	\$ 187.00	\$ 707.33	\$ 1,285.64	\$ 1,992.97	\$ 1,992.97	
262			WCL-04: Water Closet (Restroom) (ADA Restroom), AMERICAN STANDARD	EA	2	0%	2	3.655	\$ 187.00	\$ 683.49	\$ 1,248.27	\$ 1,931.76	\$ 3,863.51	
263			EWS-1: Eye Wash, HAWS CORP. 7260BT-7270BT Eye Wash Station Wall Mount	EA	1	0%	1	2.168	\$ 187.00	\$ 405.32	\$ 612.48	\$ 1,017.80	\$ 1,017.80	
264			WCB-1: Hydration Station (Fitness Room), HAWS 2000S, Size: 3-15/16"Dx15"W	EA	1	0%	1	2.338	\$ 187.00	\$ 437.11	\$ 1,845.92	\$ 2,283.03	\$ 2,283.03	
265			WCR-1: Washer Box, S											

DETAILED BREAKDOWN OF ITEMS														
Prepared for:														
Project ID:														
Scope:		Plumbing												
												Date:	28-Sep-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
294			CP-2: Circulating Pump, AMSTRONG H32, GPM: 1.5, Head (FT): 12, Motor: HP	EA	1	0%	1	1.785	\$ 187.00	\$ 333.80	\$ 1,010.4	\$ 1,344.16	\$ 1,344.16	
295			CP-3: Circulating Pump, AMSTRONG H53, GPM: 4.0, Head (FT): 29, Motor: HP	EA	1	0%	1	2.635	\$ 187.00	\$ 492.75	\$ 1,961.7	\$ 2,454.46	\$ 2,454.46	
296			CP-4: Circulating Pump, AMSTRONG H53, GPM: 2.5, Head (FT): 29, Motor: HP	EA	1	0%	1	2.593	\$ 187.00	\$ 484.80	\$ 1,921.5	\$ 2,406.34	\$ 2,406.34	
PUMP DETAIL														
297			1" Dia Automatic Air Release Valve	EA	8	0%	8	0.935	\$ 187.00	\$ 174.85	\$ 268.41	\$ 442.26	\$ 3,546.04	
298			1" Dia Check Valve	EA	4	0%	4	1.148	\$ 187.00	\$ 214.58	\$ 315.76	\$ 530.34	\$ 2,121.37	
299			1" Dia Gate Valve	EA	12	0%	12	0.978	\$ 187.00	\$ 182.79	\$ 244.38	\$ 427.17	\$ 5,126.07	
300			1" Dia Isolation Valve	EA	8	0%	8	0.893	\$ 187.00	\$ 166.90	\$ 221.64	\$ 388.54	\$ 3,108.30	
301			1" Dia Union	EA	8	0%	8	0.383	\$ 187.00	\$ 71.53	\$ 84.92	\$ 156.45	\$ 1,251.58	
302			1/4" Dia Shutoff Cock	EA	8	0%	8	0.298	\$ 187.00	\$ 55.63	\$ 62.37	\$ 118.00	\$ 944.02	
303			3/4" Dia Y Valve (Hose Bibb)	EA	4	0%	4	0.595	\$ 187.00	\$ 111.27	\$ 129.58	\$ 240.85	\$ 963.38	
304			2" Dial Compound Gauge 0-30" HG Vacuum 0-60 Pressure	EA	4	0%	4	0.510	\$ 187.00	\$ 95.37	\$ 178.46	\$ 273.83	\$ 1,095.32	
305			2" Dial 0-60 PSI Discharge Gauge	EA	4	0%	4	0.468	\$ 187.00	\$ 87.42	\$ 146.33	\$ 233.75	\$ 935.01	
MISCELLANEOUS														
306			3" Dia VTR: Vent Through Roof	EA	14	0%	14	1.573	\$ 187.00	\$ 294.06	\$ 385.74	\$ 679.80	\$ 9,517.17	
307			2" Dia Downspout Drain	EA	6	0%	6	0.935	\$ 187.00	\$ 174.85	\$ 214.36	\$ 389.21	\$ 2,335.23	
308			Splash Block, 2" Dia Connection Size	EA	6	0%	6	0.468	\$ 187.00	\$ 87.42	\$ 96.48	\$ 183.90	\$ 1,103.42	
309			4" Dia Downspout Nozzle, JOSAM #25010	EA	8	0%	8	1.360	\$ 187.00	\$ 254.32	\$ 462.19	\$ 716.51	\$ 5,732.08	
310			GB-2: Hydromechanical Grease Interceptor, 35 GPM	EA	1	0%	1	5.738	\$ 187.00	\$ 1,072.91	\$ 3,895.67	\$ 4,968.58	\$ 4,968.58	
311			3/4" Dia Water Hammer Arrestor	EA	9	0%	9	0.680	\$ 187.00	\$ 127.16	\$ 142.33	\$ 269.49	\$ 2,425.41	
312			1-1/4" Dia Water Hammer Arrestor	EA	4	0%	4	0.808	\$ 187.00	\$ 151.00	\$ 198.46	\$ 349.46	\$ 1,397.85	
313			1-1/2" Dia Water Hammer Arrestor	EA	4	0%	4	0.893	\$ 187.00	\$ 166.90	\$ 221.79	\$ 388.69	\$ 1,554.75	
314			1/2" Dia Backflow Preventor	EA	7	0%	7	2.933	\$ 187.00	\$ 548.38	\$ 725.36	\$ 1,273.74	\$ 8,916.16	
315			3/4" Dia Backflow Preventor	EA	8	0%	8	3.400	\$ 187.00	\$ 635.80	\$ 1,255.60	\$ 1,891.40	\$ 15,131.20	
316			WF-1: Water Filtration System, POINT OF USE (POU), TC-POU-S-KIT, Tripple	EA	6	0%	6	3.273	\$ 187.00	\$ 611.96	\$ 1,649.85	\$ 2,261.81	\$ 13,570.85	
317			12"x12" Access Box	EA	8	0%	8	0.638	\$ 187.00	\$ 119.21	\$ 148.27	\$ 267.48	\$ 2,139.86	
318			18"x18" Access Panel	EA	3	0%	3	0.808	\$ 187.00	\$ 151.00	\$ 192.84	\$ 343.84	\$ 1,031.53	
319			3/4" Dia Pipe Cap	EA	89	0%	89	0.213	\$ 187.00	\$ 39.74	\$ 36.58	\$ 76.32	\$ 6,792.26	
320			1" Dia Pipe Cap	EA	89	0%	89	0.255	\$ 187.00	\$ 47.69	\$ 42.19	\$ 89.88	\$ 7,998.88	
321			PEX Manifold, 1/2" Dia (3) Cold Water Outlet & 1/2" Dia (2) Hot Water Outlet	EA	89	0%	89	1.615	\$ 187.00	\$ 302.01	\$ 412.76	\$ 714.77	\$ 63,614.09	
CLEANOUTS & DRAINS														
322			2" Dia Wall Cleanout	EA	14	0%	14	0.723	\$ 187.00	\$ 135.11	\$ 142.58	\$ 277.69	\$ 3,887.63	
323			3" Dia WCO: Wall Cleanout	EA	1	0%	1	0.893	\$ 187.00	\$ 166.90	\$ 186.74	\$ 353.64	\$ 353.64	
324			4" Dia WCO: Wall Cleanout	EA	13	0%	13	1.020	\$ 187.00	\$ 190.74	\$ 214.39	\$ 405.13	\$ 5,266.69	
325			4" Dia CO: Floor Cleanout, SIOUX CHIEF, #834-4DNVSioux Chief # 834-4DN	EA	2	0%	2	1.360	\$ 187.00	\$ 254.32	\$ 298.67	\$ 552.99	\$ 1,105.98	
326			4" Dia DCO: Double Cleanout	EA	1	0%	1	1.913	\$ 187.00	\$ 357.64	\$ 412.84	\$ 770.48	\$ 770.48	
327			6" Dia DCO: Double Cleanout	EA	2	0%	2	2.890	\$ 187.00	\$ 540.43	\$ 685.92	\$ 1,226.35	\$ 2,452.70	
328			3" Dia FD-1: Floor Drain (Public Area), SIOUX CHIEF, #833-3PNRSioux Chief	EA	9	0%	9	1.785	\$ 187.00	\$ 333.80	\$ 354.76	\$ 688.56	\$ 6,197.00	
329			2" Dia FD-2: Floor Drain (Guest Room/Mechanical Room), SIOUX CHIEF, #833	EA	5	0%	5	1.573	\$ 187.00	\$ 294.06	\$ 312.45	\$ 666.51	\$ 3,032.54	
330			3" Dia FS-1: Floor Sink (Kitchen Area), SIOUX CHIEF, #861 SeriesSioux Chief	EA	3	0%	3	3.613	\$ 187.00	\$ 675.54	\$ 845.63	\$ 1,521.17	\$ 4,563.50	
331			3" Dia FS-2: Floor Sink (General Area), SIOUX CHIEF, #861-4PNVSioux Chief	EA	7	0%	7	3.358	\$ 187.00	\$ 627.85	\$ 768.29	\$ 1,396.14	\$ 9,773.00	
332			4" Dia RD: Roof Drain	EA	8	0%	8	1.955	\$ 187.00	\$ 365.59	\$ 438.52	\$ 804.11	\$ 6,432.84	
333			4" Dia OD: Overflow Drain	EA	8	0%	8	1.743	\$ 187.00	\$ 325.85	\$ 392.18	\$ 718.03	\$ 5,744.22	
334			4" Dia Pit Drain For Pool Backwash	EA	1	0%	1	2.338	\$ 187.00	\$ 437.11	\$ 512.74	\$ 949.85	\$ 949.85	
335			Combined Trench Drain With Lint Screen, 7'-6" Length	EA	1	0%	1	5.780	\$ 187.00	\$ 1,080.86	\$ 1,895.36	\$ 2,976.22	\$ 2,976.22	
VALVES														
336			1/2" Dia Gas Shut Off Valve	EA	2	0%	2	0.638	\$ 187.00	\$ 119.21	\$ 128.74	\$ 247.95	\$ 495.91	
337			3/4" Dia Gas Shut Off Valve	EA	1	0%	1	0.765	\$ 187.00	\$ 143.06	\$ 164.39	\$ 307.45	\$ 307.45	
338			3/4" Dia Automatic Gas Shut Off Valve	EA	1	0%	1	1.233	\$ 187.00	\$ 230.48	\$ 289.58	\$ 520.06	\$ 520.06	
339			3/4" Dia Emergency Gas Shut Off Valve	EA	1	0%	1	1.318	\$ 187.00	\$ 246.37	\$ 312.46	\$ 558.83	\$ 558.83	
340			1-1/4" Dia Gas Shut Off Valve	EA	2	0%	2	1.785	\$ 187.00	\$ 333.80	\$ 412.87	\$ 746.67	\$ 1,493.33	
341			1-1/2" Dia Gas Shut Off Valve	EA	1	0%	1	1.998	\$ 187.00	\$ 373.53	\$ 468.92	\$ 842.45	\$ 842.45	
342			1/2" Dia Shut Off Valve	EA	13	0%	13	0.468	\$ 187.00	\$ 87.42	\$ 96.58	\$ 184.00	\$ 2,392.03	
343			3/4" Dia Shut Off Valve	EA	109	0%	109	0.553	\$ 187.00	\$ 103.32	\$ 118.73	\$ 222.05	\$ 24,203.18	
344			1" Dia Shut Off Valve	EA	109	0%	109	0.680	\$ 187.00	\$ 127.16	\$ 142.36	\$ 269.52	\$ 29,377.68	
345			1-1/4" Dia Shut Off Valve	EA	16	0%	16	0.893	\$ 187.00	\$ 166.90	\$ 198.44	\$ 365.34	\$ 5,845.40	
346			1-1/2" Dia Shut Off Valve	EA	11	0%	11	1.063	\$ 187.00	\$ 198.69	\$ 236.79	\$ 435.48	\$ 4,790.25	
347			1/2" Dia ABV: Automatic Balancing Valve, Model 2510 MESURFLOO Inline Auto	EA	1	0%	1	1.573	\$ 187.00	\$ 294.06	\$ 345.68	\$ 639.74	\$ 639.74	
348			3/4" Dia ABV: Automatic Balancing Valve, Model 2510 MESURFLOO Inline Auto	EA	4	0%	4	1.743	\$ 187.00	\$ 325.85	\$ 398.27	\$ 724.12	\$ 2,896.47	
349			1" Dia ABV: Automatic Balancing Valve, Model 2510 MESURFLOO Inline Auto	EA	13	0%	13	1.955	\$ 187.00	\$ 365.59	\$ 462.19	\$ 827.78	\$ 10,761.08	
350			1/2" Dia Check Valve	EA	1	0%	1	0.595	\$ 187.00	\$ 111.27	\$ 132.47	\$ 243.74	\$ 243.74	
351			3/4" Dia Check Valve	EA	4	0%	4	0.765	\$ 187.00	\$ 143.06	\$ 168.92	\$ 311.98	\$ 1,247.90	
352			1" Dia Check Valve	EA	13	0%	13	0.978	\$ 187.00	\$ 182.79	\$ 214.56	\$ 397.35	\$ 5,165.58	
353			1/2" Dia TMV: Thermostatic Mixing Valve, (Public Lavatory & Hand Sink)Therm	EA	5	0%	5	2.040	\$ 187.00	\$ 381.48	\$ 485.74	\$ 867.22	\$ 4,336.10	
354			1/2" Dia TMV: Thermostatic Mixing Valve, (Only Eye Wash)Thermostatic Mixin	EA	1	0%	1	2.253	\$ 187.00	\$ 421.22	\$ 528.63	\$ 949.85	\$ 949.85	
355			3/4" Dia Gate Valve With Ball Cock	EA	75	0%	75	0.808	\$ 187.00	\$ 151.00	\$ 176.38	\$ 327.38	\$ 24,553.69	
356			1" Dia Gate Valve With Ball Cock	EA	88	0%	88	0.935	\$ 187.00	\$ 174.85	\$ 214.79	\$ 389.64	\$ 34,287.88	
357			2-1/2" Dia Gas Ball Valve	EA	1	0%	1	1.573	\$ 187.00	\$ 294.06	\$ 392.84	\$ 686.90	\$ 686.90	
CPVC COUPLING														
358			1/2" Dia	EA	48	0%	48	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
359			3/4" Dia	EA	353	0%	353	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
360			1" Dia	EA	354	0%	354	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
361			1-1/4" Dia	EA	93	0%	93	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
362			1-1/2" Dia	EA	85	0%	85	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
363			2" Dia	EA	17	0%	17	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
364			2-1/2" Dia	EA	13	0%	13	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
365			3" Dia	EA	14	0%	14	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
PVC COUPLING														
366			2" Dia	EA	174	0%	174	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
367			3" Dia	EA	84	0%	84	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
368			4" Dia	EA	97	0%	97	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
369			6" Dia	EA	7	0%	7	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
NO-HUB COUPLING														
370			3/4" Dia	EA	35	0%	35	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
371			1" Dia	EA	1	0%	1	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
372			1-1/2" Dia	EA	54	0%	54	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
373			2" Dia	EA	1264	0%	1264	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
374			3" Dia	EA	19	0%	19	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
375			4" Dia	EA	936	0%	936	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
376		</												

DETAILED BREAKDOWN OF ITEMS															
Prepared for:															
Project ID:															
Scope:		Plumbing													
												Date:		28-Sep-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/ HOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
	P6.0		WYE												
393			4" Dia Waste Pipe Wye	EA	2	0%	2	0.510	\$ 187.00	\$ 95.37	\$ 10.35	\$ 105.72	\$ 211.44		
394			6" Dia Waste Pipe Wye	EA	4	0%	4	0.836	\$ 187.00	\$ 156.29	\$ 25.50	\$ 181.79	\$ 727.15		
			GAS LINE (BELOW GRADE)												
			Black Steel Pipe, Plastic Coating												
395			3" Dia Gas Line	LF	17	10%	19	0.237	\$ 187.00	\$ 44.35	\$ 42.00	\$ 86.35	\$ 1,625.14		
			GAS PIPE FITTINGS												
			ELBOW												
396			3" Dia Gas Line 90 Deg Elbow	EA	2	0%	2	0.384	\$ 187.00	\$ 71.85	\$ 71.00	\$ 142.85	\$ 285.69		
			MISCELLANEOUS												
397			By Utility Company	3" Dia Gas Meter Set, 1840 MBH	EA	1	0%	1	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
			CLEANOUTS & DRAINS												
398				4" Dia DCO: Double Cleanout	EA	1	0%	1	1.938	\$ 187.00	\$ 362.41	\$ 418.67	\$ 781.08	\$ 781.08	
399				6" Dia DCO: Double Cleanout	EA	2	0%	2	3.018	\$ 187.00	\$ 564.27	\$ 712.94	\$ 1,277.21	\$ 2,554.43	
			VALVES												
400				3" Dia Gas Shutoff Valve, SEISMIC 3315 Horizontal	EA	1	0%	1	2.465	\$ 187.00	\$ 460.96	\$ 684.36	\$ 1,145.32	\$ 1,145.32	
			PVC COUPLING												
401				3" Dia	EA	2	0%	2	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
402				4" Dia	EA	1	0%	1	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
403				6" Dia	EA	2	0%	2	0.000	\$ 187.00	\$ -	\$ -	\$ -	\$ -	
404			Excavation & Backfilling (3' Deep x 1' Wide Trench) Including All Labor and Mat	CFT	174	0%	174	0.043	\$ 187.00	\$ 7.95	\$ -	\$ 7.95	\$ 1,382.87		
												SUBTOTAL		\$ 12,412	
												PROJECTED COST		\$2,662,048	
INSURANCE												3%		\$79,861	
CONTINGENCY												5%		\$133,102	
TAX												8%		\$72,025	
SUGGESTED BID														\$2,947,037	
Notes:															
1. Online sources are used for pricing.															
2. Prices can vary depending upon field conditions.															

