

GENERAL SUMMARY

Project Name: Extended Stay America Premier Suites
Project ID: 17012025
Scope: Plumbing



BUILDING GSF 55,696

DIVISION NO.		DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000		GENERAL REQUIREMENTS	\$ 29,453	\$ 0.53
22000		PLUMBING	\$ 772,394	\$ 13.87
TOTAL TRADE COST			\$ 801,846	\$ 14
OVERHEAD AND PROFIT		15%	\$ 120,276.95	\$ 2.16
INSURANCE		2%	\$ 12,028	\$ 0.22
CONTINGENCY		0%	\$ -	\$ -
TAX		5%	\$ 36,083	\$ 0.65
SUGGESTED BID			\$ 970,234	\$ 17.42

DETAILED BREAKDOWN OF ITEMS													
Project Name: Extended Stay America Premier Suites Project ID: 17012025 Scope: Plumbing													
												Date:	17-Jan-25
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	\$ 93.50	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ 93.50	\$ -	\$ -	\$ -	\$ -
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ 93.50	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	0.000	\$ 93.50	\$ -	\$ -	\$ -	\$ -
5			Mobilization Costs	LS	1	0%	1	135.000	\$ 93.50	\$ 12,622.50	\$ -	\$ 12,622.50	\$ 12,623
6			Temporary Control & Facilities	LS	1	0%	1	180.000	\$ 93.50	\$ 16,830.00	\$ -	\$ 16,830.00	\$ 16,830
7			Scaffolding	LS	1	0%	1	0.000	\$ 93.50	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 29,453
PLUMBING													
PIPING													
WATER PIPES													
COLD WATER PIPES													
8			3/4" Dia Cold Water Pipe	LF	413	10%	454	0.110	\$ 93.50	\$ 10.29	\$ 6.02	\$ 16.31	\$ 7,407
9			1/2" Dia Cold Water Pipe	LF	32	10%	35	0.104	\$ 93.50	\$ 9.72	\$ 3.46	\$ 13.18	\$ 464
10			1" Dia Cold Water Pipe	LF	263	10%	289	0.124	\$ 93.50	\$ 11.59	\$ 7.33	\$ 18.92	\$ 5,475
11			1-1/2" Dia Cold Water Pipe	LF	54	10%	59	0.162	\$ 93.50	\$ 15.15	\$ 12.65	\$ 27.80	\$ 1,651
12			1-1/4" Dia Cold Water Pipe	LF	145	10%	160	0.145	\$ 93.50	\$ 13.56	\$ 10.00	\$ 23.56	\$ 3,757
13			2-1/2" Dia Cold Water Pipe	LF	140	10%	154	0.271	\$ 93.50	\$ 25.34	\$ 26.79	\$ 52.13	\$ 8,028
14			2" Dia Cold Water Pipe	LF	57	10%	63	0.200	\$ 93.50	\$ 18.70	\$ 18.79	\$ 37.49	\$ 2,351
15			3" Dia Cold Water Pipe	LF	87	10%	96	0.300	\$ 93.50	\$ 28.05	\$ 27.12	\$ 55.17	\$ 5,280
HOT WATER PIPES													
16			3/4" Dia Hot Water Pipe	LF	290	10%	319	0.110	\$ 93.50	\$ 10.29	\$ 6.02	\$ 16.31	\$ 5,201
17			1/2" Dia Hot Water Pipe	LF	17	10%	19	0.104	\$ 93.50	\$ 9.72	\$ 3.46	\$ 13.18	\$ 247
18			1" Dia Hot Water Pipe	LF	262	10%	288	0.124	\$ 93.50	\$ 11.59	\$ 7.33	\$ 18.92	\$ 5,454
19			1-1/2" Dia Hot Water Pipe	LF	30	10%	33	0.162	\$ 93.50	\$ 15.15	\$ 12.65	\$ 27.80	\$ 917
20			1-1/4" Dia Hot Water Pipe	LF	187	10%	206	0.145	\$ 93.50	\$ 13.56	\$ 10.00	\$ 23.56	\$ 4,846
21			2-1/2" Dia Hot Water Pipe	LF	179	10%	197	0.271	\$ 93.50	\$ 25.34	\$ 26.79	\$ 52.13	\$ 10,264
22			2" Dia Hot Water Pipe	LF	57	10%	63	0.200	\$ 93.50	\$ 18.70	\$ 18.79	\$ 37.49	\$ 2,351
23			3" Dia Hot Water Pipe	LF	17	10%	19	0.300	\$ 93.50	\$ 28.05	\$ 27.12	\$ 55.17	\$ 1,032
24			3/4" Dia Hot Water Return Pipe	LF	905	10%	996	0.110	\$ 93.50	\$ 10.29	\$ 6.02	\$ 16.31	\$ 16,232
25			1" Dia Hot Water Return Pipe	LF	13	10%	14	0.124	\$ 93.50	\$ 11.59	\$ 7.33	\$ 18.92	\$ 271
Water Pipes Are Type L Hard Drawn Copper W/Wrought Copper Fittings.													
INSULATION													
1" Thk Non Combustible Preformed Fiberglass Insulation.													
COLD WATER PIPES													
26			3/4" Dia Cold Water Pipe	LF	413	10%	454	0.045	\$ 93.50	\$ 4.21	\$ 2.40	\$ 6.61	\$ 3,002
27			1/2" Dia Cold Water Pipe	LF	32	10%	35	0.045	\$ 93.50	\$ 4.21	\$ 2.18	\$ 6.39	\$ 225
28			1" Dia Cold Water Pipe	LF	263	10%	289	0.045	\$ 93.50	\$ 4.21	\$ 2.56	\$ 6.77	\$ 1,958
29			1-1/2" Dia Cold Water Pipe	LF	54	10%	59	0.045	\$ 93.50	\$ 4.21	\$ 2.78	\$ 6.99	\$ 415
30			1-1/4" Dia Cold Water Pipe	LF	145	10%	160	0.045	\$ 93.50	\$ 4.21	\$ 3.00	\$ 7.21	\$ 1,150
31			2-1/2" Dia Cold Water Pipe	LF	140	10%	154	0.045	\$ 93.50	\$ 4.21	\$ 3.68	\$ 7.89	\$ 1,215
32			2" Dia Cold Water Pipe	LF	57	10%	63	0.045	\$ 93.50	\$ 4.21	\$ 3.23	\$ 7.44	\$ 466
33			3" Dia Cold Water Pipe	LF	87	10%	96	0.045	\$ 93.50	\$ 4.21	\$ 3.96	\$ 8.17	\$ 782
HOT WATER PIPES													
34			3/4" Dia Hot Water Pipe	LF	290	10%	319	0.045	\$ 93.50	\$ 4.21	\$ 2.40	\$ 6.61	\$ 2,108
35			1/2" Dia Hot Water Pipe	LF	17	10%	19	0.045	\$ 93.50	\$ 4.21	\$ 2.18	\$ 6.39	\$ 119
36			1" Dia Hot Water Pipe	LF	262	10%	288	0.045	\$ 93.50	\$ 4.21	\$ 2.56	\$ 6.77	\$ 1,950
37			1-1/2" Dia Hot Water Pipe	LF	30	10%	33	0.045	\$ 93.50	\$ 4.21	\$ 2.78	\$ 6.99	\$ 231

DETAILED BREAKDOWN OF ITEMS

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Date: 17-Jan-25

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38			1-1/4" Dia Hot Water Pipe	LF	187	10%	206	0.045	\$ 93.50	\$ 4.21	\$ 3.00	\$ 7.21	\$ 1,483
39			2-1/2" Dia Hot Water Pipe	LF	179	10%	197	0.045	\$ 93.50	\$ 4.21	\$ 3.68	\$ 7.89	\$ 1,553
40			2" Dia Hot Water Pipe	LF	57	10%	63	0.045	\$ 93.50	\$ 4.21	\$ 3.23	\$ 7.44	\$ 466
41			3" Dia Hot Water Pipe	LF	17	10%	19	0.045	\$ 93.50	\$ 4.21	\$ 3.96	\$ 8.17	\$ 153
42			3/4" Dia Hot Water Return Pipe	LF	905	10%	996	0.045	\$ 93.50	\$ 4.21	\$ 2.40	\$ 6.61	\$ 6,578
43			1" Dia Hot Water Return Pipe	LF	13	10%	14	0.045	\$ 93.50	\$ 4.21	\$ 2.56	\$ 6.77	\$ 97
			WASTE PIPES										
			SANITARY SEWER PIPES										
44			2" Dia Sanitary Sewer Pipe	LF	805	10%	886	0.190	\$ 93.50	\$ 17.77	\$ 4.95	\$ 22.72	\$ 20,114
45			3" Dia Sanitary Sewer Pipe	LF	2776	10%	3054	0.211	\$ 93.50	\$ 19.73	\$ 7.43	\$ 27.15	\$ 82,916
46			4" Dia Sanitary Sewer Pipe	LF	141	10%	155	0.233	\$ 93.50	\$ 21.79	\$ 9.90	\$ 31.69	\$ 4,914
47			6" Dia Sanitary Sewer Pipe	LF	167	10%	184	0.245	\$ 93.50	\$ 22.91	\$ 14.85	\$ 37.76	\$ 6,936
48			8" Dia Sanitary Sewer Pipe	LF	37	10%	41	0.265	\$ 93.50	\$ 24.78	\$ 19.80	\$ 44.58	\$ 1,814
			VENT PIPES										
49			1-1/2" Dia Vent Pipe	LF	31	10%	34	0.175	\$ 93.50	\$ 16.36	\$ 3.71	\$ 20.08	\$ 685
50			2" Dia Vent Pipe	LF	97	10%	107	0.190	\$ 93.50	\$ 17.77	\$ 4.95	\$ 22.72	\$ 2,424
51			3" Dia Vent Pipe	LF	255	10%	281	0.211	\$ 93.50	\$ 19.73	\$ 7.43	\$ 27.15	\$ 7,617
			Waste Pipes Are 40 SCH PVC .										
			GAS PIPES										
52			3/4" Dia MP Gas Pipe	LF	434	10%	477	0.138	\$ 93.50	\$ 12.90	\$ 4.41	\$ 17.31	\$ 8,265
53			1" Dia MP Gas Pipe	LF	50	10%	55	0.159	\$ 93.50	\$ 14.87	\$ 5.88	\$ 20.75	\$ 1,141
54			1/2" Dia MP Gas Pipe	LF	232	10%	255	0.105	\$ 93.50	\$ 9.82	\$ 2.94	\$ 12.76	\$ 3,256
55			1-1/4" Dia MP Gas Pipe	LF	21	10%	23	0.174	\$ 93.50	\$ 16.27	\$ 7.35	\$ 23.62	\$ 546
			Gas Pipes Are 40 SCH Black Steel.										
			GAS METER										
56			Gas Meter	EA	1	0%	1	2.500	\$ 93.50	\$ 233.75	\$ 575.00	\$ 808.75	\$ 809
			GAS EQUIPMENTS										
57			CD-X Commercial Dryer (225 CFH)	EA	2	0%	2	8.770	\$ 93.50	\$ 820.00	\$ 2,849.99	\$ 3,669.99	\$ 7,340
58			RD-X Residential Dryer (25 CFH)	EA	6	0%	6	4.750	\$ 93.50	\$ 444.13	\$ 540.00	\$ 984.13	\$ 5,905
			PLUMBING FIXTURES										
59			WC-1 Water Closet Mfg: Niagara	EA	124	0%	124	4.330	\$ 93.50	\$ 404.86	\$ 329.00	\$ 733.86	\$ 90,998
60			L-1 Lavatory Mfg: Dakota	EA	121	0%	121	3.900	\$ 93.50	\$ 364.65	\$ 327.26	\$ 691.91	\$ 83,721
61			S-1 Sink Mfg: Dakota	EA	112	0%	112	4.500	\$ 93.50	\$ 420.75	\$ 426.79	\$ 847.54	\$ 94,924
62			BT-1 Bathtub Mfg: Aquatic	EA	48	0%	48	7.250	\$ 93.50	\$ 677.88	\$ 840.00	\$ 1,517.88	\$ 72,858
63			SH-1 Shower Mfg: Aquatic	EA	68	0%	68	3.280	\$ 93.50	\$ 306.68	\$ 368.00	\$ 674.68	\$ 45,878
64			SH-2 Shower Mfg: Aquatic	EA	8	0%	8	3.280	\$ 93.50	\$ 306.68	\$ 368.00	\$ 674.68	\$ 5,397

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65	P0.00-PS.01	Details/P0.01- PS.01	S-3 3 Compartment Sink Mfg: Elkay	EA	1	0%	1	5.200	\$ 93.50	\$ 486.20	\$ 809.00	\$ 1,295.20	\$ 1,295
66			FD-1 Floor Drain Mfg: Josam Model: 31000	EA	19	0%	19	1.650	\$ 93.50	\$ 154.28	\$ 283.27	\$ 437.55	\$ 8,313
67			S-4 Single Compartment Sink Mfg: Just	EA	1	0%	1	4.500	\$ 93.50	\$ 420.75	\$ 595.00	\$ 1,015.75	\$ 1,016
68			S-5 Laundry Tub Mfg: EL Mustee	EA	1	0%	1	2.200	\$ 93.50	\$ 205.70	\$ 192.79	\$ 398.49	\$ 398
69			MB-1 Service Sink Mfg: Zurn	EA	1	0%	1	3.750	\$ 93.50	\$ 350.63	\$ 416.30	\$ 766.93	\$ 767
70			HS-1 Hand Sink Mfg: Dakota	EA	1	0%	1	3.750	\$ 93.50	\$ 350.63	\$ 459.00	\$ 809.63	\$ 810
71			EES-1 Emergency Eyewash Mfg: Bradley	EA	1	0%	1	3.900	\$ 93.50	\$ 364.65	\$ 523.05	\$ 887.70	\$ 888
72			HYD-1 Wall Hydrant Mfg: Woodford Model: 67C	EA	2	0%	2	1.850	\$ 93.50	\$ 172.98	\$ 253.42	\$ 426.40	\$ 853
73			L-2 Lavatory Mfg: Kohler	EA	2	0%	2	3.900	\$ 93.50	\$ 364.65	\$ 327.26	\$ 691.91	\$ 1,384
74			S-2 Sink Mfg: Elkay	EA	11	0%	11	4.500	\$ 93.50	\$ 420.75	\$ 595.00	\$ 1,015.75	\$ 11,173
75			HB-1 Hose Bib Mfg: Zurn Model: 195	EA	2	0%	2	0.930	\$ 93.50	\$ 86.96	\$ 94.75	\$ 181.71	\$ 363
76			FCO Floor Cleanout Mfg: Josam Model: 55000-1	EA	5	0%	5	2.630	\$ 93.50	\$ 245.91	\$ 446.00	\$ 691.91	\$ 3,460
77			FD-2 Floor Drain Mfg: Josam Model: 32100-AE-81	EA	5	0%	5	1.480	\$ 93.50	\$ 138.38	\$ 230.00	\$ 368.38	\$ 1,842
78			FD-3 Floor Drain Mfg: Zurn Model: Z415G	EA	1	0%	1	1.480	\$ 93.50	\$ 138.38	\$ 255.19	\$ 393.57	\$ 394
79			GI-1 Grease interceptor Mfg: Schier Model: GB2	EA	1	0%	1	8.500	\$ 93.50	\$ 794.75	\$ 1,041.60	\$ 1,836.35	\$ 1,836

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89			TCV-1 Mfg: Lawyer Model#: 805-GPM High/Low Material: Bronze Flow: 5 TO 133 GPM Temp: 105-110 Deg	EA	1	0%	1	6.290	\$ 93.50	\$ 588.12	\$ 2,816.93	\$ 3,405.05	\$ 3,405
			DOMESTIC RECIRCULATING PUMP										
90			RCP-1 Mfg: Bell & Gossett Model#: PL-45B 120V/1 PH/60C 10 GPM 3300 RPM Motor HP: 1/6	EA	1	0%	1	4.800	\$ 93.50	\$ 448.80	\$ 754.95	\$ 1,203.75	\$ 1,204
91			RCP-2 Mfg: Bell & Gossett Model#: NBF-25 120V/1 PH/60C 10 GPM 2950 RPM Motor HP: 125 WATTS	EA	1	0%	1	4.800	\$ 93.50	\$ 448.80	\$ 577.50	\$ 1,026.30	\$ 1,026
SUBTOTAL												\$	772,394
PROJECTED COST													
OVERHEAD AND PROFIT												15%	\$801,846
INSURANCE												1.5%	\$12,028
CONTINGENCY												0%	\$0
TAX												4.5%	\$36,083