



REV: 0

SR. NO.	DESCRIPTION	QUANTITY	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT COST	MATERIAL COST	LABOR RATE	LABOR HOURS	LABOR RATE		TOTAL COST
										LABOR HOURS	LABOR HOURS COST	
NEW PLUMBING ESTIMATE FOR COMMON AREAS												
DOMESTIC WATER PIPES												
Type L Hard Drawn Copper												
1	3/4" Dia Cold Water Pipe	306	10%	337	FT	\$ 3.86	\$ 1,301	\$ 90	0.105	35.4	\$ 3,185	\$ 4,486
2	3/4" Dia Hot Water Pipe	26	10%	28	FT	\$ 3.86	\$ 108	\$ 90	0.105	2.9	\$ 265	\$ 373
3	1/2" Dia Hot Water Pipe	96	10%	105	FT	\$ 3.12	\$ 328	\$ 90	0.099	10.4	\$ 937	\$ 1,265
4	1/2" Dia Hot Water Return Pipe	66	10%	73	FT	\$ 3.12	\$ 227	\$ 90	0.099	7.2	\$ 648	\$ 875
5	1" Dia Cold Water Pipe	231	10%	254	FT	\$ 4.93	\$ 1,250	\$ 90	0.118	29.9	\$ 2,694	\$ 3,944
6	1-1/4" Dia Cold Water Pipe	18	10%	20	FT	\$ 7.71	\$ 154	\$ 90	0.138	2.8	\$ 248	\$ 402
DOMESTIC WATER PIPE INSULATION												
1" Thick Fiberglass Pipe Insulation												
1	3/4" Dia Cold Water Pipe	306	10%	337	FT	\$ 1.04	\$ 351	\$ 90	0.067	22.6	\$ 2,032	\$ 2,383
2	3/4" Dia Hot Water Pipe	26	10%	28	FT	\$ 1.04	\$ 29	\$ 90	0.067	1.9	\$ 169	\$ 198
3	1/2" Dia Hot Water Pipe	96	10%	105	FT	\$ 0.90	\$ 95	\$ 90	0.064	6.7	\$ 606	\$ 700
4	1/2" Dia Hot Water Return Pipe	66	10%	73	FT	\$ 0.90	\$ 65	\$ 90	0.064	4.7	\$ 419	\$ 484
5	1" Dia Cold Water Pipe	231	10%	254	FT	\$ 1.26	\$ 320	\$ 90	0.070	17.8	\$ 1,598	\$ 1,918
6	1-1/4" Dia Cold Water Pipe	18	10%	20	FT	\$ 1.58	\$ 32	\$ 90	0.072	1.4	\$ 130	\$ 161
DOMESTIC WATER PIPE FITTING												
ELBOW/BENDS												
1	1/2" Dia 90 Deg Domestic Water Pipe Elbow/Bend	26	0%	26	EA	\$ 36.00	\$ 936	\$ 90	0.450	11.7	\$ 1,053	\$ 1,989
2	3/4" Dia 90 Deg Domestic Water Pipe Elbow/Bend	8	0%	8	EA	\$ 52.00	\$ 416	\$ 90	0.750	6.0	\$ 540	\$ 956
4	1" Dia 90 Deg Domestic Water Pipe Elbow/Bend	1	0%	1	EA	\$ 70.00	\$ 70	\$ 90	0.950	1.0	\$ 86	\$ 156
TEE												
1	1-1/4" Dia Domestic Pipe Tee	2	0%	2	EA	\$ 108.00	\$ 216	\$ 90	1.250	2.5	\$ 225	\$ 441
2	1" Dia Domestic Pipe Tee	5	0%	5	EA	\$ 82.00	\$ 410	\$ 90	1.000	5.0	\$ 450	\$ 860
3	3/4" Dia Domestic Pipe Tee	3	0%	3	EA	\$ 65.00	\$ 195	\$ 90	0.800	2.4	\$ 216	\$ 411
REDUCER												
1	1/2"-3/4" Dia Domestic Pipe Reducer	1	0%	1	EA	\$ 90.00	\$ 90	\$ 90	0.900	0.9	\$ 81	\$ 171
SANITARY/WASTE PIPE												
Service Weight Cast Iron												
1	1" Dia Safe Waste Pipe	150	10%	165	FT	\$ 1.26	\$ 208	\$ 90	0.070	11.6	\$ 1,040	\$ 1,247
2	2" Dia Waste Pipe	68	10%	75	FT	\$ 15.17	\$ 1,133	\$ 90	0.242	18.1	\$ 1,626	\$ 2,759
3	2" Dia CWV Pipe	150	10%	165	FT	\$ 15.17	\$ 2,503	\$ 90	0.242	39.9	\$ 3,594	\$ 6,097
4	3" Dia Waste Pipe	252	10%	277	FT	\$ 24.92	\$ 6,911	\$ 90	0.254	70.4	\$ 6,340	\$ 13,251
5	4" Dia Waste Pipe	71	10%	78	FT	\$ 35.36	\$ 2,764	\$ 90	0.281	22.0	\$ 1,977	\$ 4,741
6	4" Dia Rain Leader Pipe	50	10%	55	FT	\$ 35.36	\$ 1,939	\$ 90	0.281	15.4	\$ 1,387	\$ 3,326
SANITARY/WASTE PIPE FITTING												
ELBOW												
1	3" Dia 45 Deg Sanitary/Waste Pipe Elbow	8	0%	8	EA	\$ 140.00	\$ 1,120	\$ 90	2.000	16.0	\$ 1,440	\$ 2,560
2	3" Dia 90 Deg Sanitary/Waste Pipe Elbow	5	0%	5	EA	\$ 140.00	\$ 700	\$ 90	2.000	10.0	\$ 900	\$ 1,600
3	4" Dia 90 Deg Sanitary/Waste Pipe Elbow	2	0%	2	EA	\$ 193.00	\$ 386	\$ 90	2.500	5.0	\$ 450	\$ 836
4	4" Dia 45 Deg Sanitary/Waste Pipe Elbow	9	0%	9	EA	\$ 193.00	\$ 1,737	\$ 90	2.500	22.5	\$ 2,025	\$ 3,762
5	4" Dia 90 Deg RL Pipe Elbow	4	0%	4	EA	\$ 193.00	\$ 772	\$ 90	2.500	10.0	\$ 900	\$ 1,672
6	4" Dia 45 Deg RL Pipe Elbow	1	0%	1	EA	\$ 193.00	\$ 193	\$ 90	2.500	2.5	\$ 225	\$ 418
TEES												
1	2" Dia Waste Pipe Tee	1	0%	1	EA	\$ 124.00	\$ 124	\$ 90	1.600	1.6	\$ 144	\$ 268
2	3" Dia Waste Pipe Tee	3	0%	3	EA	\$ 160.00	\$ 480	\$ 90	2.200	6.6	\$ 594	\$ 1,074
3	4" Dia Waste Pipe Tee	10	0%	10	EA	\$ 220.00	\$ 2,200	\$ 90	2.800	28.0	\$ 2,520	\$ 4,720
VENT PIPE												
No Hub Cast Iron												
1	2" Dia Vent Pipe	603	10%	664	FT	\$ 15.30	\$ 10,152	\$ 90	0.242	160.6	\$ 14,452	\$ 24,604
2	3" Dia Vent Pipe	21	10%	23	FT	\$ 24.26	\$ 560	\$ 90	0.254	5.9	\$ 528	\$ 1,087
VENT PIPE FITTING												
ELBOW												
1	2" Dia 90 Deg Vent Pipe Elbow/Bend	39	0%	39	EA	\$ 100.00	\$ 3,900	\$ 90	1.500	58.5	\$ 5,265	\$ 9,165
2	3" Dia 90 Deg Vent Pipe Elbow/Bend	3	0%	3	EA	\$ 148.00	\$ 444	\$ 90	2.000	6.0	\$ 540	\$ 984
FLOOR DRAIN												
1	Floor Drain	10	0%	10	EA	\$ 392.00	\$ 3,920	\$ 90	1.500	15.0	\$ 1,350	\$ 5,270
CLEAN OUTS												
1	Cleanout	10	0%	10	EA	\$ 367.00	\$ 3,670	\$ 90	1.500	15.0	\$ 1,350	\$ 5,020
VALVES												
1	Check Valve	2	0%	2	EA	\$ 146.00	\$ 292	\$ 90	0.800	1.6	\$ 144	\$ 436
2	Shutoff Valve	6	0%	6	EA	\$ 185.00	\$ 1,110	\$ 90	1.000	6.0	\$ 540	\$ 1,650
3	AP Valve	4	0%	4	EA	\$ 170.00	\$ 680	\$ 90	1.000	4.0	\$ 360	\$ 1,040
UNIONS												
1	Union	4	0%	4	EA	\$ 74.00	\$ 296	\$ 90	0.500	2.0	\$ 180	\$ 476
HOSE BIB/WASTE TRAPS												
1	Waste & Trap	3	0%	3	EA	\$ 148.00	\$ 444	\$ 90	1.000	3.0	\$ 270	\$ 714
MISC												
1	Wall Hydrant	5	0%	5	EA	\$ 245.00	\$ 1,225	\$ 90	1.500	7.5	\$ 675	\$ 1,900
2	Hammer Arrestor	1	0%	1	EA	\$ 336.00	\$ 336	\$ 90	2.000	2.0	\$ 180	\$ 516
PLUMBING FIXTURE												
1	P-1B: WATER CLOSET (COMMON AREA) AMERICAN STANDARD CHAMPION 4 HET 241BA.104	2	0%	2	EA	\$ 756.00	\$ 1,512	\$ 90	3.500	7.0	\$ 630	\$ 2,142
2	P-2B: LAVATORY TOTO MODEL LT540G	2	0%	2	EA	\$ 628.00	\$ 1,256	\$ 90	2.500	5.0	\$ 450	\$ 1,706
3	P-8: WATER COOLER W/BOTTLE FILLING STATION ELKAY MODEL EZSTL8WS	1	0%	1	EA	\$ 1,587.00	\$ 1,587	\$ 90	6.000	6.0	\$ 540	\$ 2,127
ELECTRIC WATER HEATER												
1	EW-1, STORAGE: 30 GALS MFR./MODEL: STATE WATER HEATER MODEL PCE 30 10MSA COMPLETE W/SAFE WASTE PAN, TEMPERING VALVE & EXPANSION TANK	1	0%	1	EA	\$ 2,886.00	\$ 2,886	\$ 90	10.000	10.0	\$ 900	\$ 3,786
NEW PLUMBING ESTIMATE FOR UNIT AREAS												
DOMESTIC WATER PIPES												
Type L Hard Drawn Copper												
1	1/2" Dia Cold Water Pipe	824	10%	906	FT	\$ 3.12	\$ 2,828	\$ 90	0.099	89.7	\$ 8,076	\$ 10,904
2	1/2" Dia Hot Water Pipe	663	10%	729	FT	\$ 3.12	\$ 2,275	\$ 90	0.099	72.2	\$ 6,498	\$ 8,773
3	3/4" Dia Hot Water Pipe	43	10%	47	FT	\$ 3.86	\$ 183	\$ 90	0.105	5.0	\$ 447	\$ 630
4	3/4" Dia Cold Water Pipe	48	10%	53	FT	\$ 3.86	\$ 204	\$ 90	0.105	5.5	\$ 499	\$ 703
5	1" Dia Hot Water Pipe	7	10%	8	FT	\$ 4.93	\$ 38	\$ 90	0.118	0.9	\$ 82	\$ 120
6	1" Dia Cold Water Pipe	7	10%	8	FT	\$ 4.93	\$ 38	\$ 90	0.118	0.9	\$ 82	\$ 120
DOMESTIC WATER PIPE INSULATION												
1" Thick Fiberglass Pipe Insulation												
1	1/2" Dia Cold Water Pipe	824	10%	906	FT	\$ 0.90	\$ 816	\$ 90	0.064	58.0	\$ 5,221	\$ 6,037
2	1/2" Dia Hot Water Pipe	663	10%	729	FT	\$ 0.90	\$ 656	\$ 90	0.064	46.7	\$ 4,201	\$ 4,857
3	3/4" Dia Hot Water Pipe	43	10%	47	FT	\$ 1.04	\$ 49	\$ 90	0.067	3.2	\$ 285	\$ 334
4	3/4" Dia Cold Water Pipe	48	10%	53	FT	\$ 1.04	\$ 55	\$ 90	0.067	3.5	\$ 318	\$ 373
5	1" Dia Hot Water Pipe	7	10%	8	FT	\$ 1.26	\$ 10	\$ 90	0.070	0.5	\$ 49	\$ 58
6	1" Dia Cold Water Pipe	7	10%	8	FT	\$ 1.26	\$ 10	\$ 90	0.070	0.5	\$ 49	\$ 58
DOMESTIC WATER PIPE FITTING												
ELBOW/BENDS												
1	1/2" Dia 90 Deg Bend	157	0%	157	EA	\$ 36.00	\$ 5,652	\$ 90	0.450	70.7	\$ 6,359	\$ 12,011
2	1" Dia 90 Deg Bend	2	0%	2	EA	\$ 70.00	\$ 140	\$ 90	0.950	1.9	\$ 171	\$ 311
3	1/2" Dia 90 Deg Elbow Up/Down	230	0%	230	EA	\$ 36.00	\$ 8,280	\$ 90	0.450	103.5	\$ 9,315	\$ 17,595
4	1/2" Dia 45 Deg Bend	2	0%	2	EA	\$ 36.00	\$ 72	\$ 90	0.450	0.9	\$ 81	\$ 153
5	3/4" Dia 90 Deg Bend	8	0%	8	EA	\$ 52.00	\$ 416	\$ 90	0.750	6.0	\$ 540	\$ 956
FLOOR DRAIN												
1	2" Open End Drain	13	0%	13	EA	\$ 392.00	\$ 5,096	\$ 90	1.500	19.5	\$ 1,755	\$ 6,851
2	2" Floor Drain	2	0%	2	EA	\$ 392.00	\$ 784	\$ 90	1.500	3.0	\$ 270	\$ 1,054
3	3" Floor Drain	11	0%	11	EA	\$ 445.00	\$ 4,895	\$ 90	1.500	16.5	\$ 1,485	\$ 6,380
4	1" Open End Drain	11	0%	11	EA	\$ 316.00	\$ 3,476	\$ 90	1.000	11.0	\$ 990	\$ 4,466
METERS												

1	5/8" Sub Meter	11	0%	11	EA	\$ 428.00	\$ 4,708	\$ 90	1.500	16.5	\$ 1,485	\$ 6,193	
PLUMBING FIXTURE													
1	P-1: WATER CLOSET KOHLER SANTA ROSA MODEL K-3810	17	0%	17	EA	\$ 756.00	\$ 12,852	\$ 90	3.500	59.5	\$ 5,355	\$ 18,207	
2	P-1A: WATER CLOSET KOHLER SANTA ROSA MODEL K-3811	1	0%	1	EA	\$ 756.00	\$ 756	\$ 90	3.500	3.5	\$ 315	\$ 1,071	
3	P-2: LAVATORY TOTO MODEL LT540G COMPLETE W/KOHLER MODEL K-23472-4K	17	0%	17	EA	\$ 628.00	\$ 10,676	\$ 90	2.500	42.5	\$ 3,825	\$ 14,501	
4	P-2A: LAVATORY (ACCESSIBLE) TOTO MODEL LT540G COMPLETE W/KOHLER MODEL K-23472-4K	1	0%	1	EA	\$ 628.00	\$ 628	\$ 90	2.500	2.5	\$ 225	\$ 853	
5	P-3: TUB/SHOWER 60"X32" AMERICAN STANDARD PRINCETON 2390.202	1	0%	1	EA	\$1,440.00	\$ 1,440	\$ 90	12.000	12.0	\$ 1,080	\$ 2,520	
6	P-3B: SHOWER TILE REDI MODEL WF3636L-PVC & P3642-PVC	14	0%	14	EA	\$1,503.00	\$ 21,042	\$ 90	6.000	84.0	\$ 7,560	\$ 28,602	
7	P-3C: SHOWER (ACCESSIBLE) 60"X32" AQUATIC MODEL F6032APAN	1	0%	1	EA	\$1,503.00	\$ 1,503	\$ 90	6.000	6.0	\$ 540	\$ 2,043	
8	P-3D: SHOWER (ACCESSIBLE) 60"X32" AQUATIC MODEL F6032APAN	2	0%	2	EA	\$1,503.00	\$ 3,006	\$ 90	6.000	12.0	\$ 1,080	\$ 4,086	
9	P-4: KITCHEN SINK KOHLER MODEL K-3325	13	0%	13	EA	\$ 786.00	\$ 10,218	\$ 90	3.500	45.5	\$ 4,095	\$ 14,313	
10	P-4A: KITCHEN SINK (ACCESSIBLE) ELKAY MODEL ECTS2226BG	1	0%	1	EA	\$ 786.00	\$ 786	\$ 90	3.500	3.5	\$ 315	\$ 1,101	
11	P-5: WASHING MACHINE CONNECTION OATEY MODEL 38652 W/1/4" TURN BRASS VALVE	14	0%	14	EA	\$ 124.00	\$ 1,736	\$ 90	1.000	14.0	\$ 1,260	\$ 2,996	
12	P-6: ICE MAKER BOX OATEY MODEL 38680 W/1/4" TURN BRASS VALVE	13	0%	13	EA	\$ 124.00	\$ 1,612	\$ 90	1.000	13.0	\$ 1,170	\$ 2,782	
ELECTRIC WATER HEATER													
1	EW-2, STORAGE: 40 GAL RHEEM HYBRID HEAT PUMP WATER HEATER W/SAFE WASTE PAN, TEMPERING VALVE & EXPANSION TANK	12	0%	12	EA	\$3,268.00	\$ 39,216	\$ 90	12.000	144.0	\$ 12,960	\$ 52,176	
2	EW-3, STORAGE: 50 GAL RHEEM HYBRID HEAT PUMP WATER HEATER W/SAFE WASTE PAN, TEMPERING VALVE & EXPANSION TANK	3	0%	3	EA	\$3,911.00	\$ 11,733	\$ 90	15.000	45.0	\$ 4,050	\$ 15,783	
<i>Note: For more details please see the schedule attached at right</i>													
TOTAL MATERIAL COST											\$	221,917	
TOTAL MANHOURS' COST											\$	161,182	
TOTAL COST											\$	383,099	
OVERHEADS & PROFIT											25%	\$	95,775
TOTAL BID											\$	478,874	
SCOPE OF ESTIMATE:													
1	NOTES												
1	Prices and labor are taken from the Rsmeans database and other online sources. For better accuracy please contact with your local vendor.												