

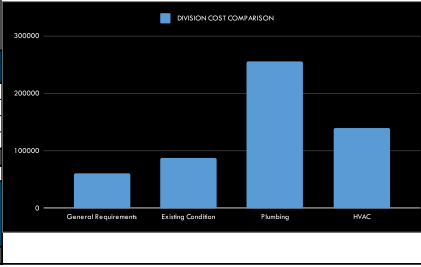
GENERAL SUMMARY

Prepared for: Walnut Street Apartments, 117 S. Walnut Street, Lititz, PA 17543, Lancaster County, PA
 Project ID: 03052024
 Scope: Plumbing & Mechanical
 No. Of Floors: 2
 Date: 4-Sep-24



BUILDING GSF 26442
 Basement (SF) 5195
 1st Floor (SF) 21247

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ 61,000	\$ 3
2000	Existing Condition	\$ 88,242	\$ 4
22000	Plumbing	\$ 254,890	\$ 12
23000	HVAC	\$ 138,968	\$ 7
TOTAL TRADE COST		\$ 543,100	\$ 26
OVERHEAD AND PROFIT		\$ 135,775	\$ 6.39
INSURANCE	25%	\$ 16,293	\$ 1
CONTINGENCY	3%	\$ 27,155	\$ 1
TAX	5%	\$ 15,519	\$ 2
SUGGESTED BID		\$ 737,842	\$ 36



DETAILED BREAKDOWN OF ITEMS

Prepared for: Walnut Street Apartments, 117 S. Walnut Street, Lititz, PA 17543, Lancaster County, PA
 Project ID: 03052024
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Date: 4-Sep-24

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	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	\$ -	\$ -	\$ -	\$ 17,000.00	\$ 17,000.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 5,500.00	\$ 5,500.00
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 7,500.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 22,000.00	\$ 22,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 9,000.00	\$ 9,000.00
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 61,000
EXISTING CONDITIONS													
8			Existing Cold Water Pipes With Associated Fittings To Be Removed	LF	220	0%	220	0.065	\$ 150.00	\$ 9.75	\$ -	\$ 9.75	\$ 2,145.00
9			Existing Hot Water Pipes With Associated Fittings To Be Removed	LF	148	0%	148	0.065	\$ 150.00	\$ 9.75	\$ -	\$ 9.75	\$ 1,443.00
10			Existing Double Bowl Countertop Kitchen Sink W/ Faucet To Be Removed	EA	19	0%	19	1.500	\$ 150.00	\$ 225.00	\$ -	\$ 225.00	\$ 4,275.00
11			Existing P-Trap To Be Removed	EA	43	0%	43	0.200	\$ 150.00	\$ 30.00	\$ -	\$ 30.00	\$ 1,290.00
12			Existing Tailpieces To Be Removed	EA	43	0%	43	0.200	\$ 150.00	\$ 30.00	\$ -	\$ 30.00	\$ 1,290.00
13			Existing Wall Hung ADA Lavatory Sink W/ Faucet To Be Removed	EA	1	0%	1	1.800	\$ 150.00	\$ 270.00	\$ -	\$ 270.00	\$ 270.00
14			Existing Water Closet W/ Toilet Flange To Be Removed	EA	24	0%	24	1.890	\$ 150.00	\$ 283.50	\$ -	\$ 283.50	\$ 6,804.00
15			Existing Dishwasher To Be Removed	EA	19	0%	19	1.350	\$ 150.00	\$ 202.50	\$ -	\$ 202.50	\$ 3,847.50
16			Existing 50-Gallon Electric Water Heater W/ Shutoff Valve To Be Removed	EA	19	0%	19	2.450	\$ 150.00	\$ 367.50	\$ -	\$ 367.50	\$ 6,982.50
17	P100, P101, P500, P501, P502, P503, P504, P505, P506, P507, P508, H100, H500, H501, H502, H503, H504, H505, H506, H507 & H508		Existing Stop Valve To Be Removed	EA	23	0%	23	0.200	\$ 150.00	\$ 30.00	\$ -	\$ 30.00	\$ 690.00
18			Existing Thermal Expansion Tank To Be Removed	EA	16	0%	16	0.400	\$ 150.00	\$ 60.00	\$ -	\$ 60.00	\$ 960.00
19			Existing Pop Up Drain To Be Removed	EA	23	0%	23	0.400	\$ 150.00	\$ 60.00	\$ -	\$ 60.00	\$ 1,380.00
20			Existing Countertop Sink W/ Faucet To Be Removed	EA	23	0%	23	1.500	\$ 150.00	\$ 225.00	\$ -	\$ 225.00	\$ 5,175.00
21			Existing Tub/Shower Control To Be Removed	EA	14	0%	14	3.500	\$ 150.00	\$ 525.00	\$ -	\$ 525.00	\$ 7,350.00
22			Existing Tub Spout W/ Diverter and Shower Head To Be Removed	EA	14	0%	14	1.450	\$ 150.00	\$ 217.50	\$ -	\$ 217.50	\$ 3,045.00
23			Existing Drain Strainer To Be Removed	EA	18	0%	18	0.400	\$ 150.00	\$ 60.00	\$ -	\$ 60.00	\$ 1,080.00
24			Existing ADA Shower Insert W/ Diverter, Hand Held Shower, Shower Head, Shower Drain & Shower Stall To Be Removed	EA	4	0%	4	3.800	\$ 150.00	\$ 570.00	\$ -	\$ 570.00	\$ 2,280.00
25			Existing Ball Valve To Be Removed	EA	30	0%	30	0.200	\$ 150.00	\$ 30.00	\$ -	\$ 30.00	\$ 900.00
26			Existing Water Meter To Be Removed	EA	18	0%	18	0.400	\$ 150.00	\$ 60.00	\$ -	\$ 60.00	\$ 1,080.00
27			Existing Exhaust Fan To Be Removed	EA	24	0%	24	1.200	\$ 150.00	\$ 180.00	\$ -	\$ 180.00	\$ 4,320.00
28			Existing Geothermal Heat Pump To Be Removed	EA	19	0%	19	5.350	\$ 150.00	\$ 802.50	\$ -	\$ 802.50	\$ 15,247.50
29			Existing Re-Circulating Geothermal Water Pump To Be Removed	EA	19	0%	19	5.350	\$ 150.00	\$ 802.50	\$ -	\$ 802.50	\$ 15,247.50
30			Existing Thermostat To Be Removed	EA	19	0%	19	0.400	\$ 150.00	\$ 60.00	\$ -	\$ 60.00	\$ 1,140.00
												SUBTOTAL	\$ 88,242
PLUMBING													
COLD WATER PIPE (ABOVE GRADE)													
			Type "L" Hard Run Copper Tube Pipe With Wrought Copper Solder Joint Fittings, ASTM B88										
31		Thickness Assumed	3/4" Dia Cold Water Pipe	LF	225	10%	248	0.105	\$ 150.00	\$ 15.75	\$ 5.40	\$ 21.15	\$ 5,234.63
			1/2" Flexible Elastomeric Insulation										
32			3/4" Dia Cold Water Pipe	LF	225	10%	248	0.022	\$ 150.00	\$ 3.30	\$ 2.15	\$ 5.45	\$ 1,348.88
			COLD WATER PIPE FITTINGS										
			ELBOW										
33			3/4" Dia Cold Water Pipe 90 Deg Elbow	EA	78	0%	78	0.421	\$ 150.00	\$ 63.15	\$ 5.40	\$ 68.55	\$ 5,346.90
			TEE										
34			3/4" Dia Cold Water Pipe Tee	EA	18	0%	18	0.667	\$ 150.00	\$ 100.05	\$ 14.25	\$ 114.30	\$ 2,057.40
HOT WATER PIPE (ABOVE GRADE)													
			Type "L" Hard Run Copper Tube Pipe With Wrought Copper Solder Joint Fittings, ASTM B88										
35		Thickness Assumed	3/4" Dia Hot Water Pipe	LF	150	10%	165	0.105	\$ 150.00	\$ 15.75	\$ 5.40	\$ 21.15	\$ 3,489.75
			1/2" Flexible Elastomeric Insulation										
36			3/4" Dia Hot Water Pipe	LF	150	10%	165	0.022	\$ 150.00	\$ 3.30	\$ 2.15	\$ 5.45	\$ 899.25
			HOT WATER PIPE FITTINGS										
			ELBOW										
37			3/4" Dia Hot Water Pipe 90 Deg Elbow	EA	49	0%	49	0.421	\$ 150.00	\$ 63.15	\$ 5.40	\$ 68.55	\$ 3,358.95
PLUMBING FIXTURES													
38			HW/C1: Ada Water Closet, KOHLER HIGHLINE K-5298-0, Faucet / Valve: GRAVITY Notes: 1. Provide Solid Plastic Elongated Closed Front Seat And Lid, 0.8 GPF, See Note 5 Notes: 1. All Fixtures To Be Supplied White Unless Other Wise Noted Or As Directed By Architect. 2. All Exposed Piping, P-Traps And Stop Valves To Be Chrome Plated Brass. 3. Provide "TRUEBRO" Pre-Formed Insulation Kit, White In Color On All Exposed Piping For Handicap Fixtures. 4. Provide 1/4" Angle Stop Ball Valves At Each Fixture. 5. Mount Trip Lever On Access Side Of Water Closet. 6. Provide With MUSTEE STAINLESS STEEL BUMPER GUARDS Model 63 403 And DURAGUARD WALL GUARDS Model 672424, Caulk, Hose And Hose Holder Model 65700, Mop Hanger Model 65400 Mounted Above Sink. 7. Provide With (1) 18" Vertical Grab Bar, (1) 26" Horizontal Grab Bar, (2) 24" Horizontal Grab Bar, (1) 12" Horizontal Grab Bar, Fold Down Seat, Post-Temp Pressure Balance Mixing Valve, Hand Held Shower With Slide Bar/Clamp, Flexible Metal Hose, Vacuum Breaker, Curtain Rod, And Shower Curtain. Hand Held Shower Must Have A Positive Shut-Off On The Wand. 8. All Fixtures Shall Be Water Sense Certified.	EA	2	0%	2	3.200	\$ 150.00	\$ 480.00	\$ 671.00	\$ 1,151.00	\$ 2,302.00

ADJUST. RATE	MAT. RATE
\$ -	\$ -
\$ 2,145.00	\$ -
\$ 1,443.00	\$ -
\$ 4,275.00	\$ -
\$ 1,290.00	\$ -
\$ 1,290.00	\$ -
\$ 270.00	\$ -
\$ 6,804.00	\$ -
\$ 3,847.50	\$ -
\$ 6,982.50	\$ -
\$ 690.00	\$ -
\$ 960.00	\$ -
\$ 1,380.00	\$ -
\$ 5,175.00	\$ -
\$ 7,350.00	\$ -
\$ 3,045.00	\$ -
\$ 1,080.00	\$ -
\$ 2,280.00	\$ -
\$ 900.00	\$ -
\$ 1,080.00	\$ -
\$ 4,320.00	\$ -
\$ 15,247.50	\$ -
\$ 15,247.50	\$ -
\$ 1,140.00	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 3,898.13	\$ 1,336.50
\$ -	\$ -
\$ 816.75	\$ 532.13
\$ -	\$ -
\$ -	\$ -
\$ 4,925.70	\$ 421.20
\$ -	\$ -
\$ 1,800.90	\$ 256.50
\$ -	\$ -
\$ -	\$ -
\$ 2,598.75	\$ 891.00
\$ -	\$ -
\$ 544.50	\$ 354.75
\$ -	\$ -
\$ -	\$ -
\$ 3,094.35	\$ 264.60
\$ -	\$ -
\$ 960.00	\$ 1,342.00

39		WC1: Water Closet, KOHLER HIGHLINE K-5298-0, Faucet / Valve: GRAVITY Notes: 1. Provide Solid Plastic Elongated Closed Front Seat With Lid, And 0.8 GPF, See Note 5 Notes: 1. All Fixtures To Be Supplied White Unless Other Wise Noted Or As Directed By Architect. 2. All Exposed Piping, P-Traps And Stop Valves To Be Chrome Plated Brass. 3. Provide "TRUEBRO" Pre-Formed Insulation Kit, White In Color On All Exposed Piping For Handicap Fixtures. 4. Provide 1/4" Angle Stop Ball Valves At Each Fixture. 5. Mount Trip Lever On Access Side Of Water Closet. 6. Provide With MUSTEE STAINLESS STEEL BUMPER GUARDS Model 63.403 And DURAGUARD WALL GUARDS Model 67.2424, Caulk, Hose And Hose Holder Model 65.700, Mop Hanger Model 65.600 Mounted Above Sink. 7. Provide With (1) 18" Vertical Grab Bar, (1) 26" Horizontal Grab Bar, (2) 24" Horizontal Grab Bar, (1) 12" Horizontal Grab Bar, Fold Down Seat, Post-Temp Pressure Balance Mixing Valve, Hand Held Shower With Slide Bar/Clamp, Flexible Metal Hose, Vacuum Breaker, Curtain Rod, And Shower Curtain. Hand Held Shower Must Have A Positive Shut-Off On The Wand. 8. All Fixtures Shall Be Water sense Certified.	EA	22	0%	22	3.200	\$ 150.00	\$ 480.00	\$ 671.00	\$ 1,151.00	\$ 25,322.00	\$	10,560.00	\$	14,762.00
40		HLAV1: Ada Lavatory, AMERICAN STANDARD MURRO 0954.00EC / 0059.020EC, Faucet / Valve: MOEN CHATEAU L4621 Notes: 1. Install In Accordance With Manufacturers Instructions For ADA Compliance. Provide With 0.5 GPM Aerator MOAN Model 165018, P-Trap, Tailpiece, Shroud, And Metal Pop-Up Strainer. Notes: 1. All Fixtures To Be Supplied White Unless Other Wise Noted Or As Directed By Architect. 2. All Exposed Piping, P-Traps And Stop Valves To Be Chrome Plated Brass. 3. Provide "TRUEBRO" Pre-Formed Insulation Kit, White In Color On All Exposed Piping For Handicap Fixtures. 4. Provide 1/4" Angle Stop Ball Valves At Each Fixture. 5. Mount Trip Lever On Access Side Of Water Closet. 6. Provide With MUSTEE STAINLESS STEEL BUMPER GUARDS Model 63.403 And DURAGUARD WALL GUARDS Model 67.2424, Caulk, Hose And Hose Holder Model 65.700, Mop Hanger Model 65.600 Mounted Above Sink. 7. Provide With (1) 18" Vertical Grab Bar, (1) 26" Horizontal Grab Bar, (2) 24" Horizontal Grab Bar, (1) 12" Horizontal Grab Bar, Fold Down Seat, Post-Temp Pressure Balance Mixing Valve, Hand Held Shower With Slide Bar/Clamp, Flexible Metal Hose, Vacuum Breaker, Curtain Rod, And Shower Curtain. Hand Held Shower Must Have A Positive Shut-Off On The Wand. 8. All Fixtures Shall Be Water sense Certified.	EA	3	0%	3	3.200	\$ 150.00	\$ 480.00	\$ 412.00	\$ 892.00	\$ 2,676.00	\$	1,440.00	\$	1,236.00
41		LAV1: Lavatory, New Integral Countertop Lavatory Sink In Cabinetry By Architect, Faucet / Valve: MOEN CHATEAU L4621 Notes: 1. Provide With 0.5 GPM Aerator MOEN Model 165018. Re-Use Existing And Reconnect Pop-Up Drain, P-Trap, Tailpiece, Supply/Stops, 1/4 Turn Angle Ball Valves. Notes: 1. All Fixtures To Be Supplied White Unless Other Wise Noted Or As Directed By Architect. 2. All Exposed Piping, P-Traps And Stop Valves To Be Chrome Plated Brass. 3. Provide "TRUEBRO" Pre-Formed Insulation Kit, White In Color On All Exposed Piping For Handicap Fixtures. 4. Provide 1/4" Angle Stop Ball Valves At Each Fixture. 5. Mount Trip Lever On Access Side Of Water Closet. 6. Provide With MUSTEE STAINLESS STEEL BUMPER GUARDS Model 63.403 And DURAGUARD WALL GUARDS Model 67.2424, Caulk, Hose And Hose Holder Model 65.700, Mop Hanger Model 65.600 Mounted Above Sink. 7. Provide With (1) 18" Vertical Grab Bar, (1) 26" Horizontal Grab Bar, (2) 24" Horizontal Grab Bar, (1) 12" Horizontal Grab Bar, Fold Down Seat, Post-Temp Pressure Balance Mixing Valve, Hand Held Shower With Slide Bar/Clamp, Flexible Metal Hose, Vacuum Breaker, Curtain Rod, And Shower Curtain. Hand Held Shower Must Have A Positive Shut-Off On The Wand. 8. All Fixtures Shall Be Water sense Certified.	EA	21	0%	21	3.200	\$ 150.00	\$ 480.00	\$ 412.00	\$ 892.00	\$ 18,732.00	\$	10,080.00	\$	8,652.00
42		HK2-1: Ada Kitchen Sink Double Bowl, ELKAY DAYTON GE23321-3, Faucet / Valve: MOEN CHATEAU 7425 Notes: 1. Provide With Duo Strainer And Tailpiece, Kitchen Strainer WATTS Model 645, And 1.5 GPM Aerator MOEN Model 116711. Provide Faucet Without Spray Option And Sink With 3-Holes. Notes: 1. Provide 1.75 GPM Shower Head, Pressure And Balancing Mixing Control Valve, And Tub Spout With Diverter. Provide Complete With 62300 Series Pressure And Temp. Balancing Mixing Control Valve. Notes: 1. All Fixtures To Be Supplied White Unless Other Wise Noted Or As Directed By Architect. 2. All Exposed Piping, P-Traps And Stop Valves To Be Chrome Plated Brass. 3. Provide "TRUEBRO" Pre-Formed Insulation Kit, White In Color On All Exposed Piping For Handicap Fixtures. 4. Provide 1/4" Angle Stop Ball Valves At Each Fixture. 5. Mount Trip Lever On Access Side Of Water Closet. 6. Provide With MUSTEE STAINLESS STEEL BUMPER GUARDS Model 63.403 And DURAGUARD WALL GUARDS Model 67.2424, Caulk, Hose And Hose Holder Model 65.700, Mop Hanger Model 65.600 Mounted Above Sink. 7. Provide With (1) 18" Vertical Grab Bar, (1) 26" Horizontal Grab Bar, (2) 24" Horizontal Grab Bar, (1) 12" Horizontal Grab Bar, Fold Down Seat, Post-Temp Pressure Balance Mixing Valve, Hand Held Shower With Slide Bar/Clamp, Flexible Metal Hose, Vacuum Breaker, Curtain Rod, And Shower Curtain. Hand Held Shower Must Have A Positive Shut-Off On The Wand. 8. All Fixtures Shall Be Water sense Certified.	EA	4	0%	4	2.950	\$ 150.00	\$ 442.50	\$ 471.00	\$ 913.50	\$ 3,654.00	\$	1,770.00	\$	1,884.00
43	P000, P100, P101, P500, P501, P502, P503, P504, P505, P506, P507 & P508	KS1: Kitchen Sink, Re-Use Existing Countertop Kitchen Sink In New Countertop, Faucet / Valve: MOEN CHATEAU 7425 Notes: 1. Provide With Duo Strainer And Tailpiece, Kitchen Strainer WATTS Model 645, And 1.5 GPM Aerator MOEN Model 116711. Provide Faucet Without Spray Option And Sink With 3-Holes. Notes: 1. All Fixtures To Be Supplied White Unless Other Wise Noted Or As Directed By Architect. 2. All Exposed Piping, P-Traps And Stop Valves To Be Chrome Plated Brass. 3. Provide "TRUEBRO" Pre-Formed Insulation Kit, White In Color On All Exposed Piping For Handicap Fixtures. 4. Provide 1/4" Angle Stop Ball Valves At Each Fixture. 5. Mount Trip Lever On Access Side Of Water Closet. 6. Provide With MUSTEE STAINLESS STEEL BUMPER GUARDS Model 63.403 And DURAGUARD WALL GUARDS Model 67.2424, Caulk, Hose And Hose Holder Model 65.700, Mop Hanger Model 65.600 Mounted Above Sink. 7. Provide With (1) 18" Vertical Grab Bar, (1) 26" Horizontal Grab Bar, (2) 24" Horizontal Grab Bar, (1) 12" Horizontal Grab Bar, Fold Down Seat, Post-Temp Pressure Balance Mixing Valve, Hand Held Shower With Slide Bar/Clamp, Flexible Metal Hose, Vacuum Breaker, Curtain Rod, And Shower Curtain. Hand Held Shower Must Have A Positive Shut-Off On The Wand. 8. All Fixtures Shall Be Water sense Certified.	EA	14	0%	14	2.750	\$ 150.00	\$ 412.50	\$ 471.00	\$ 883.50	\$ 12,369.00	\$	5,775.00	\$	6,594.00

44		TUB1: Bathtub, Existing Tub And Surround To Remain And Be Re-Used. Provide New Tub / Shower Valve, Drain Stops, Tub Fill Spout With Diverter, And Shower Head, Faucet / Valve: MOEN TL2369EP Notes: 1. Provide 1.75 GPM Shower Head, Pressure And Balancing Mixing Control Valve, And Tub Spout With Diverter. Provide Complete With 62300 Series Pressure And Temp. Balancing Mixing Control Valve. Notes: 1. All Fixtures To Be Supplied White Unless Other Wise Noted Or As Directed By Architect. 2. All Exposed Piping, P-Traps And Stop Valves To Be Chrome Plated Brass. 3. Provide "TRUEBRO" Pre-Formed Insulation Kit, White In Color On All Exposed Piping For Handicap Fixtures. 4. Provide 1/4" Angle Stop Ball Valves At Each Fixture. 5. Mount Trip Lever On Access Side Of Water Closet. 6. Provide With MUSTEE STAINLESS STEEL BUMPER GUARDS Model 63 403 And DURAGUARD WALL GUARDS Model 67 2424, Caulk, Hose And Hose Holder Model 65 700, Mop Hanger Model 65 600 Mounted Above Sink. 7. Provide With (1) 18" Vertical Grab Bar, (1) 26" Horizontal Grab Bar, (2) 24" Horizontal Grab Bar, (1) 12" Horizontal Grab Bar, Fold Down Seat, Post-Temp Pressure Balance Mixing Valve, Hand Held Shower With Slide Bar/Clamp, Flexible Metal Hose, Vacuum Breaker, Curtain Rod, And Shower Curtain. Hand Held Shower Must Have A Positive Shut-Off On The Wand. 8. All Fixtures Shall Be Water sense Certified.	EA	15	0%	15	1.760	\$ 150.00	\$ 264.00	\$ 552.00	\$ 816.00	\$ 12,240.00	\$	3,960.00	\$	8,280.00
45		HSH1: Ada Roll-In Shower (5-Piece), FREEDOM SHOWER APF6232BF5P-75, Faucet / Valve: MOEN 13856 / 8346EP15 Notes: 1. Rough-In Dimensions: 63"x33"x79". Install Per Manufactures Written Instructions. Provide With 1.5 GPM Hand Held Shower, See Note 7 Notes: 1. All Fixtures To Be Supplied White Unless Other Wise Noted Or As Directed By Architect. 2. All Exposed Piping, P-Traps And Stop Valves To Be Chrome Plated Brass. 3. Provide "TRUEBRO" Pre-Formed Insulation Kit, White In Color On All Exposed Piping For Handicap Fixtures. 4. Provide 1/4" Angle Stop Ball Valves At Each Fixture. 5. Mount Trip Lever On Access Side Of Water Closet. 6. Provide With MUSTEE STAINLESS STEEL BUMPER GUARDS Model 63 403 And DURAGUARD WALL GUARDS Model 67 2424, Caulk, Hose And Hose Holder Model 65 700, Mop Hanger Model 65 600 Mounted Above Sink. 7. Provide With (1) 18" Vertical Grab Bar, (1) 26" Horizontal Grab Bar, (2) 24" Horizontal Grab Bar, (1) 12" Horizontal Grab Bar, Fold Down Seat, Post-Temp Pressure Balance Mixing Valve, Hand Held Shower With Slide Bar/Clamp, Flexible Metal Hose, Vacuum Breaker, Curtain Rod, And Shower Curtain. Hand Held Shower Must Have A Positive Shut-Off On The Wand. 8. All Fixtures Shall Be Water sense Certified.	EA	3	0%	3	4.100	\$ 150.00	\$ 615.00	\$ 3,039.00	\$ 3,654.00	\$ 10,962.00	\$	1,845.00	\$	9,117.00
46	Schedule Not Given	DW1: Dishwasher	EA	18	0%	18	2.650	\$ 150.00	\$ 397.50	\$ 685.00	\$ 1,082.50	\$ 19,485.00	\$	7,155.00	\$	12,330.00
47		Tub Fill Spout W/ Diverter	EA	15	0%	15	1.330	\$ 150.00	\$ 199.50	\$ 525.00	\$ 724.50	\$ 10,867.50	\$	2,992.50	\$	7,875.00
		ELECTRIC WATER HEATER											\$	-	\$	-
48		EW1-1: Electric Water Heater, BRADFORD WHITE RE250T6, Tank Capacity: 50, Non-Simultaneous Element Operation Kw Input: 4,500/4,500, Element Wattage: 4,500, Voltage: 240/1/60, Recovery @ Temp Rise °F: 21 gph @ 90°F, Uniform Energy Factor (UEF): 0.92, Connection: Inlet: 3/4", Outlet: 3/4" Notes: 1. Tank Shall Have A 150 PSI Working Pressure And Equipped With Dual Extruded High Density Anodes. 2. Unit Shall Have Vitrelite Lining With Microban And Hydrojet Total Performance System. 3. Electric Heating Elements Shall Be Direct Heat Transfer With Immersed Elements (Screw In Style). 4. Internal Power Circuit Fusing Shall Be Provided, Element Operation Shall Be Linear Sequencing Through Individual Magnetic Contactors. 5. Fully Automatic Thermostatic Controls. Surface Mounted Thermostat With High Limit Energy Cut-Off (Manual Reset) For Safety. (Adjustable Range Of 110°F To 140°F). 6. The Heater Tank Shall Have A Ten Year Limited Tank Warranty And A Ten Year Limited Warranty On Component Parts. 7. Fully Illustrated Instruction Manual To Be Included. 8. Electric Water Heater Meets Or Exceeds The Thermal Efficiency And Standby Loss Requirements Of The U.S. Department Of Energy And Current Edition OFASHRAE/IESNA 90.1. 9. Water Heater Furnished With All Standard Equipment Including Brass Drain Valve, Heat Traps, Temperature And Pressure (T&P) Relief Valve. 10. The Heater Will Be Factory Assembled And Tested Requiring Only Connections To The Electric And Plumbing System. 11. Verify Temperature Setting With Owner (Set To Deliver 120°F Water Temperature). 12. All Units Are UL List And Meet NAECA Requirements.	EA	19	0%	19	4.330	\$ 150.00	\$ 649.50	\$ 1,702.09	\$ 2,351.59	\$ 44,680.21	\$	12,340.50	\$	32,339.71
		ELECTRIC WATER HEATER DETAIL											\$	-	\$	-
49		ET-1: Expansion Tank, AMTROL ST-5, Acceptable Volume: 2.0, Size Dia. X H": 8" Dia x 13"H Notes: 1. 1. Factory Pre-Charged To 40 PSIG, Air Charge Must Be Changed In Field To Equal Line Pressure And 3/4" NPT Connection.	EA	19	0%	19	0.460	\$ 150.00	\$ 69.00	\$ 77.00	\$ 146.00	\$ 2,774.00	\$	1,311.00	\$	1,463.00
50		3/4" Dia Shut off Valve, WATTS FLOOD SAFE, LWDS-E220	EA	19	0%	19	0.658	\$ 150.00	\$ 98.70	\$ 849.75	\$ 948.45	\$ 18,020.55	\$	1,875.30	\$	16,145.25
51	Supplied By Manufacturer	3/4" Dia Drain Valve	EA	19	0%	19	0.600	\$ 150.00	\$ 90.00	\$ 65.00	\$ 155.00	\$ 2,945.00	\$	1,710.00	\$	1,235.00
52		3/4" Dia Ball Valve	EA	38	0%	38	0.410	\$ 150.00	\$ 61.50	\$ 35.00	\$ 96.50	\$ 3,667.00	\$	2,337.00	\$	1,330.00
53		3/4" Dia Union	EA	40	0%	40	0.150	\$ 150.00	\$ 22.50	\$ 25.00	\$ 47.50	\$ 1,900.00	\$	900.00	\$	1,000.00
54		1" Dia Cap Drain	EA	19	0%	19	0.150	\$ 150.00	\$ 22.50	\$ 16.65	\$ 39.15	\$ 743.85	\$	427.50	\$	316.35
55		22" Dia Aluminum Water Heater Pan, OATEY, 34152	EA	19	0%	19	0.820	\$ 150.00	\$ 123.00	\$ 222.53	\$ 345.53	\$ 6,565.07	\$	2,337.00	\$	4,228.07
56	Per International Energy Conservation Code	3/4" Dia Heat Trap	EA	19	0%	19	0.200	\$ 150.00	\$ 30.00	\$ 33.00	\$ 63.00	\$ 1,197.00	\$	570.00	\$	627.00
57		Aquastat	EA	19	0%	19	0.620	\$ 150.00	\$ 93.00	\$ 142.00	\$ 235.00	\$ 4,465.00	\$	1,767.00	\$	2,698.00
		MISCELLANEOUS											\$	-	\$	-
58	Size Assumed	3/4" Dia P-Trap W/ Tail Piece	EA	26	0%	26	0.300	\$ 150.00	\$ 45.00	\$ 45.00	\$ 90.00	\$ 2,340.00	\$	1,170.00	\$	1,170.00
59		1" Dia Water Meter	EA	18	0%	18	1.220	\$ 150.00	\$ 183.00	\$ 414.59	\$ 597.59	\$ 10,756.62	\$	3,294.00	\$	7,462.62
		CLEANOUTS & DRAINS											\$	-	\$	-
60	Size Assumed	3" Dia Shower Drain	EA	2	0%	2	0.300	\$ 150.00	\$ 45.00	\$ 45.00	\$ 90.00	\$ 180.00	\$	90.00	\$	90.00
61		3" Dia Pop Up Drain	EA	1	0%	1	0.300	\$ 150.00	\$ 45.00	\$ 49.99	\$ 94.99	\$ 94.99	\$	45.00	\$	49.99
62		3" Dia Overflow Drain	EA	15	0%	15	0.650	\$ 150.00	\$ 97.50	\$ 116.00	\$ 213.50	\$ 3,202.50	\$	1,462.50	\$	1,740.00
		VALVES											\$	-	\$	-
63	Size Assumed	1/2" Dia Strainer	EA	2	0%	2	0.250	\$ 150.00	\$ 37.50	\$ 34.99	\$ 72.49	\$ 144.98	\$	75.00	\$	69.98
64		1/2" Dia Stop Valve	EA	23	0%	23	0.250	\$ 150.00	\$ 37.50	\$ 36.82	\$ 74.32	\$ 1,709.36	\$	862.50	\$	846.86
65		1/2" Dia Pressure & Balancing Control Valve	EA	17	0%	17	1.150	\$ 150.00	\$ 172.50	\$ 259.00	\$ 431.50	\$ 7,335.50	\$	2,932.50	\$	4,403.00

66		3/4" Dia Ball Valve	EA	3	0%	3	0.200	\$ 150.00	\$ 30.00	\$ 35.00	\$ 65.00	\$ 195.00
PIPE SUPPORT												
67		3/4" Dia Adjustable Clevis Hanger	EA	37	0%	37						
68		3/8" Dia Threaded Rod (1 Ea. = 1 FT)	EA	37	0%	37	0.185	\$ 150.00	\$ 27.75	\$ 16.25	\$ 44.00	\$ 1,628.00
											SUBTOTAL	\$ 254,890
HVAC												
GROUND WATER SOURCE HEAT PUMP												
69		HP-A: Heat Pump, CLIMATEMASTER TSR024, CFM: 800, E.S.P In WG: 0.5, GPM: 6.0, Cooling Capacity: EAT (°F) DB/WB: 80/66, EWT (°F): 80, Sens. MBH: 18.2, Total MBH: 25.7, Heat Reject. (MBH): 30.7, Heating Capacity: EAT (°F): 70, EWT (°F): 40, Heating MBH: 22.9, Heat Absorb. MBH: 17.0, Auxiliary Electric Heater: KW @ 208V: 2.9, V/P/Hz: 208/1/60, MCA: 20, MOP: 20, V/P/Hz: 208/1/60, MCA: 18.5, MOP: 25, AHRI EER: 18.0, AHRI COP: 3.7 Remarks: 1. Contractor To Confirm Exact Model Orientation By Evaluating Existing Unit Duct Connection Locations Per Apartment. 2. Provide MERV-8 Filter. 3. Provide ECM Motor. 4. Provide Energy Star Label. 5. Provide Water Leak Detector Sensor In Condensate Overflow Pipe. 6. Provide An External Inline Pump. HP-A Shall Be Provided With Pump, P-A; Hp-1 Shall Be Provided With Pump, P-1. 7. Provide Integral Refrigerant Lead Detection System To Meet ASHRAE Standard 15-2022 Requirements For A2L Refrigerants.	EA	18	0%	18	4.850	\$ 150.00	\$ 727.50	\$ 4,199.00	\$ 4,926.50	\$ 88,677.00
70	H100, H1500, H501, H502, H503, H504, H505, H506, H507 & H508	HP-1: Heat Pump, CLIMATEMASTER TSR048, CFM: 1600, E.S.P In WG: 0.5, GPM: 12.0, Cooling Capacity: EAT (°F) DB/WB: 80/66, EWT (°F): 80, Sens. MBH: 34.6, Total MBH: 50.1, Heat Reject. (MBH): 62.1, Heating Capacity: EAT (°F): 70, EWT (°F): 40, Heating MBH: 43.2, Heat Absorb. MBH: 31.3, Auxiliary Electric Heater: KW @ 208V: 2.9, V/P/Hz: 208/1/60, MCA: 20, MOP: 20, V/P/Hz: 208/1/60, MCA: 34, MOP: 50, AHRI EER: 18.2, AHRI COP: 3.6 Remarks: 1. Contractor To Confirm Exact Model Orientation By Evaluating Existing Unit Duct Connection Locations Per Apartment. 2. Provide MERV-8 Filter. 3. Provide ECM Motor. 4. Provide Energy Star Label. 5. Provide Water Leak Detector Sensor In Condensate Overflow Pipe. 6. Provide An External Inline Pump. HP-A Shall Be Provided With Pump, P-A; Hp-1 Shall Be Provided With Pump, P-1. 7. Provide Integral Refrigerant Lead Detection System To Meet ASHRAE Standard 15-2022 Requirements For A2L Refrigerants.	EA	1	0%	1	12,330	\$ 150.00	\$ 1,849.50	\$ 9,010.49	\$ 10,859.99	\$ 10,859.99
PUMP												
71		P-A: Pump, TACO 2400-45, GPM: 6, Total Head (FT): 35, Operating Pressure (PSIG): 125, RPM: 3450, Motor Data: HP: 1/3, V/P/Hz: 115/1/60, Seal Type: Mech., Pump Type: Inline Remarks: 1. Provide Control Relay To Interlock With Heat Pump Operation. 2. Provide Pump Starter.	EA	17	0%	17	3.250	\$ 150.00	\$ 487.50	\$ 739.39	\$ 1,226.89	\$ 20,857.13
72		P-1: Pump, TACO 2400-50, GPM: 12, Total Head (FT): 40, Operating Pressure (PSIG): 125, RPM: 3450, Motor Data: HP: 1/2, V/P/Hz: 115/1/60, Seal Type: Mech., Pump Type: Inline Remarks: 1. Provide Control Relay To Interlock With Heat Pump Operation. 2. Provide Pump Starter.	EA	2	0%	2	3.480	\$ 150.00	\$ 522.00	\$ 878.95	\$ 1,400.95	\$ 2,801.90
FAN												
73		EF-A: Exhaust Fan, DELTA BREZ GBR80HLED, CFM: 70, S.P. In. WG.: 0.25, SONES: 0.4, Power HP/Watts: 10.2, V/P/Hz: 120/1/60 Remarks: 1. Provide Backdraft Damper. 2. Provide Integral Humidity Sensor. Sensor Shall Be Set At 75% Rh. 3. Provide Energy Star Fan With Energy Star Label. 4. Provide Integral Lead Light. 5. Provide Fan Switch. 6. Provide Ceiling Radiation Damper.	EA	24	0%	24	2.210	\$ 150.00	\$ 331.50	\$ 182.77	\$ 514.27	\$ 12,342.48
MISCELLANEOUS												
74		Thermostat	EA	19	0%	19	0.750	\$ 150.00	\$ 112.50	\$ 68.00	\$ 180.50	\$ 3,429.50
											SUBTOTAL	\$ 138,968
											PROJECTED COST	\$ 543,100
OVERHEAD AND PROFIT											25%	\$ 135,775
INSURANCE											3%	\$ 16,293
CONTINGENCY											5%	\$ 27,155
TAX											6%	\$ 15,519
SUGGESTED BID												\$ 737,842

\$ 90.00	\$ 105.00
\$ -	\$ -
\$ -	\$ -
\$ 1,026.75	\$ 601.25
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 13,095.00	\$ 75,582.00
\$ -	\$ -
\$ 1,849.50	\$ 9,010.49
\$ -	\$ -
\$ 8,287.50	\$ 12,569.63
\$ 1,044.00	\$ 1,757.90
\$ -	\$ -
\$ 7,956.00	\$ 4,386.48
\$ -	\$ -
\$ 2,137.50	\$ 1,292.00
\$ 223,451.63	\$ 258,648.26