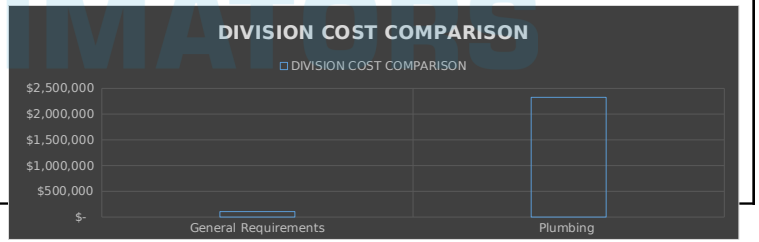
GENERAL SUMMARY

Prepared for: Ryan Pointe 34781 Ryan Rd Sterling Heights, MI
Project ID: 24092025
Scope: Plumbing
No. Of Floors: 3
Date: 23-Sep-26

USA ESTIMATORS

BUILDING GSF	49,878
1st Floor (SF)	16626
2nd Floor (SF)	16626
3rd Floor (SF)	16626

DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	$ 106,000	$ 2
22000	Plumbing	$ 2,325,727	$ 47
	TOTAL TRADE COST	$ 2,431,727	$ 49
OVERHEAD AND PROFIT	30%	$ 729,518	$ 14.63
INSURANCE	3%	$ 72,952	$ 1
CONTINGENCY	5%	$ 121,586	$ 2
TAX	6%	$ 68,275	$ 3
	SUGGESTED BID	$ 3,424,058	$ 70



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DETAILED BREAKDOWN OF ITEMS

Prepared for: Ryan Pointe 34781 Ryan Rd Sterling Heights, MI
Project ID: 24092025
Scope: Plumbing

USA ESTIMATORS

Date: 23-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	$ -	$ -	$ -	$ 40,000.00	$ 40,000.00
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	$ -	$ -	$ -	$ 32,000.00	$ 32,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 18,500.00	$ 18,500.00
7			Scaffolding	LS	1	0%	1	0.000	$ -	$ -	$ -	$ 6,500.00	$ 6,500
												SUBTOTAL	**$ 106,000**
			PLUMBING										
			COLD WATER PIPE (ABOVE GRADE)										
			Type "L" Hard Copper Pipe										
8			1/2" Dia Cold Water Pipe	LF	3398	10%	3738	0.074	$ 145.00	$ 10.77	$ 3.69	$ 14.46	$ 54,040.93
9			3/4" Dia Cold Water Pipe	LF	3322	10%	3654	0.079	$ 145.00	$ 11.42	$ 5.40	$ 16.82	$ 61,460.93
10			1" Dia Cold Water Pipe	LF	492	10%	541	0.089	$ 145.00	$ 12.83	$ 7.80	$ 20.63	$ 11,155.42
11			1-1/4" Dia Cold Water Pipe	LF	45	10%	50	0.104	$ 145.00	$ 15.01	$ 10.90	$ 25.91	$ 1,290.69
12			1-1/2" Dia Cold Water Pipe	LF	35	10%	38	0.116	$ 145.00	$ 16.75	$ 13.75	$ 30.50	$ 1,166.77
13			2" Dia Cold Water Pipe	LF	129	10%	142	0.143	$ 145.00	$ 20.66	$ 22.00	$ 42.66	$ 6,052.40
14			2-1/2" Dia Cold Water Pipe	LF	145	10%	159	0.194	$ 145.00	$ 28.06	$ 34.50	$ 62.56	$ 9,960.72
		Assumed	**1/2" Thick Fiberglass Insulation**										
15			1/2" Dia Cold Water Pipe	LF	3398	10%	3738	0.03	$ 145.00	$ 3.63	$ 1.85	$ 5.48	$ 20,466.86
16			3/4" Dia Cold Water Pipe	LF	3322	10%	3654	0.03	$ 145.00	$ 3.63	$ 1.85	$ 5.48	$ 20,007.35
17			1" Dia Cold Water Pipe	LF	492	10%	541	0.03	$ 145.00	$ 3.63	$ 1.85	$ 5.48	$ 2,960.18
18			1-1/4" Dia Cold Water Pipe	LF	45	10%	50	0.03	$ 145.00	$ 3.63	$ 1.85	$ 5.48	$ 272.76
19			1-1/2" Dia Cold Water Pipe	LF	35	10%	38	0.03	$ 145.00	$ 3.63	$ 1.85	$ 5.48	$ 209.46
20			2" Dia Cold Water Pipe	LF	129	10%	142	0.03	$ 145.00	$ 3.63	$ 1.85	$ 5.48	$ 776.72
21			2-1/2" Dia Cold Water Pipe	LF	145	10%	159	0.03	$ 145.00	$ 3.63	$ 1.85	$ 5.48	$ 871.76
			COLD WATER PIPE FITTINGS										
			ELBOW										
22			1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	672	0%	672	0.300	$ 145.00	$ 43.50	$ 2.49	$ 45.99	$ 30,905.28
23			3/4" Dia Cold Water Pipe 90 Deg Elbow	EA	491	0%	491	0.316	$ 145.00	$ 45.78	$ 5.40	$ 51.18	$ 25,131.22
24			1" Dia Cold Water Pipe 90 Deg Elbow	EA	17	0%	17	0.375	$ 145.00	$ 54.38	$ 13.45	$ 67.83	$ 1,153.03
25			2-1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	3	0%	3	0.923	$ 145.00	$ 133.87	$ 103.00	$ 236.87	$ 710.61
			TEE										
26			1/2" Dia Cold Water Pipe Tee	EA	62	0%	62	0.461	$ 145.00	$ 66.88	$ 4.12	$ 71.00	$ 4,402.08
27			3/4" Dia Cold Water Pipe Tee	EA	160	0%	160	0.500	$ 145.00	$ 72.54	$ 14.25	$ 86.79	$ 13,885.80
28			1" Dia Cold Water Pipe Tee	EA	1	0%	1	0.600	$ 145.00	$ 87.00	$ 26.00	$ 113.00	$ 113.00
29			1-1/4" Dia Cold Water Pipe Tee	EA	1	0%	1	0.667	$ 145.00	$ 96.68	$ 41.50	$ 138.18	$ 138.18
30			2-1/2" Dia Cold Water Pipe Tee	EA	2	0%	2	1.500	$ 145.00	$ 217.50	$ 184.00	$ 401.50	$ 803.00
31			3/4" / 1/2" Dia Cold Water Pipe Tee	EA	171	0%	171	0.500	$ 145.00	$ 72.54	$ 14.25	$ 86.79	$ 14,840.45
32			1" / 1/2" Dia Cold Water Pipe Tee	EA	4	0%	4	0.600	$ 145.00	$ 87.00	$ 26.00	$ 113.00	$ 452.00
33			1" / 3/4" Dia Cold Water Pipe Tee	EA	55	0%	55	0.600	$ 145.00	$ 87.00	$ 26.00	$ 113.00	$ 6,215.00
34			1-1/2" / 1" Dia Cold Water Pipe Tee	EA	2	0%	2	0.750	$ 145.00	$ 108.75	$ 63.00	$ 171.75	$ 343.50
35			2" / 1" Dia Cold Water Pipe Tee	EA	7	0%	7	0.857	$ 145.00	$ 124.30	$ 100.00	$ 224.30	$ 1,570.11
36			2-1/2" / 1" Dia Cold Water Pipe Tee	EA	5	0%	5	1.500	$ 145.00	$ 217.50	$ 184.00	$ 401.50	$ 2,007.50
			REDUCER										
37			3/4" / 1/2" Dia Cold Water Pipe Reducer	EA	65	0%	65	0.500	$ 145.00	$ 72.54	$ 20.00	$ 92.54	$ 6,014.86
38			1" / 1/2" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.600	$ 145.00	$ 87.00	$ 34.00	$ 121.00	$ 121.00
39			1-1/4" / 1" Dia Cold Water Pipe Reducer	EA	2	0%	2	0.667	$ 145.00	$ 96.68	$ 57.00	$ 153.68	$ 307.36
40			1-1/2" / 1-1/4" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.750	$ 145.00	$ 108.75	$ 86.00	$ 194.75	$ 194.75
41			2" / 1-1/2" Dia Cold Water Pipe Reducer	EA	1	0%	1	0.857	$ 145.00	$ 124.30	$ 149.80	$ 274.10	$ 274.10
42			2-1/2" / 1" Dia Cold Water Pipe Reducer	EA	1	0%	1	1.500	$ 145.00	$ 217.50	$ 413.55	$ 631.05	$ 631.05
43			2-1/2" / 2" Dia Cold Water Pipe Reducer	EA	1	0%	1	1.500	$ 145.00	$ 217.50	$ 413.55	$ 631.05	$ 631.05
			HOT WATER PIPE (ABOVE GRADE)										
			Type "L" Hard Copper Pipe										
44			1/2" Dia Hot Water Pipe	LF	2657	10%	2923	0.074	$ 145.00	$ 10.77	$ 3.69	$ 14.46	$ 42,251.44
45			3/4" Dia Hot Water Pipe	LF	2718	10%	2990	0.079	$ 145.00	$ 11.42	$ 5.40	$ 16.82	$ 50,279.89
		Assumed	**1" Thick Fiberglass Insulation**										
46			1/2" Dia Hot Water Pipe	LF	2657	10%	2923	0.03	$ 145.00	$ 3.92	$ 2.10	$ 6.02	$ 17,580.11
47			3/4" Dia Hot Water Pipe	LF	2718	10%	2990	0.03	$ 145.00	$ 3.92	$ 2.10	$ 6.02	$ 17,981.93
			HOT WATER PIPE FITTINGS										
			ELBOW										
48			1/2" Dia Hot Water Pipe 90 Deg Elbow	EA	560	0%	560	0.300	$ 145.00	$ 43.50	$ 2.49	$ 45.99	$ 25,754.40
49			3/4" Dia Hot Water Pipe 90 Deg Elbow	EA	372	0%	372	0.316	$ 145.00	$ 45.78	$ 5.40	$ 51.18	$ 19,040.36
			TEE										
50			1/2" Dia Hot Water Pipe Tee	EA	2	0%	2	0.461	$ 145.00	$ 66.88	$ 4.12	$ 71.00	$ 142.00
51			3/4" Dia Hot Water Pipe Tee	EA	226	0%	226	0.500	$ 145.00	$ 72.54	$ 14.25	$ 86.79	$ 19,613.69
52			3/4" / 1/2" Dia Hot Water Pipe Tee	EA	23	0%	23	0.500	$ 145.00	$ 72.54	$ 14.25	$ 86.79	$ 1,996.08
			REDUCER										
53			3/4" / 1/2" Dia Hot Water Pipe Reducer	EA	184	0%	184	0.500	$ 145.00	$ 72.54	$ 20.00	$ 92.54	$ 17,026.67
			WASTE PIPE (BELOW GRADE)										
			Schedule 40 PVC Pipe										
54			1-1/2" Dia Waste Pipe	LF	227	10%	250	0.167	$ 145.00	$ 24.14	$ 8.20	$ 32.34	$ 8,091.58
55			2" Dia Waste Pipe	LF	549	10%	604	0.203	$ 145.00	$ 29.47	$ 9.15	$ 38.62	$ 23,330.60
56			3" Dia Waste Pipe	LF	496	10%	545	0.227	$ 145.00	$ 32.84	$ 16.25	$ 49.09	$ 26,765.97
57			4" Dia Waste Pipe	LF	104	10%	114	0.250	$ 145.00	$ 36.21	$ 21.50	$ 57.71	$ 6,578.33
58			5" Dia Waste Pipe	LF	96	10%	106	0.279	$ 145.00	$ 40.46	$ 38.00	$ 78.46	$ 8,300.38
59			6" Dia Waste Pipe	LF	148	10%	163	0.308	$ 145.00	$ 44.59	$ 46.00	$ 90.59	$ 14,738.68
			WASTE PIPE FITTINGS										
			ELBOW										
60			1-1/2" Dia Waste Pipe 90 Deg Elbow	EA	51	0%	51	0.300	$ 145.00	$ 43.50	$ 2.00	$ 45.50	$ 2,320.50
61			2" Dia Waste Pipe 90 Deg Elbow	EA	91	0%	91	0.330	$ 145.00	$ 47.85	$ 2.80	$ 50.65	$ 4,609.15
62			3" Dia Waste Pipe 90 Deg Elbow	EA	69	0%	69	0.419	$ 145.00	$ 60.81	$ 9.55	$ 70.36	$ 4,855.05
63			4" Dia Waste Pipe 90 Deg Elbow	EA	1	0%	1	0.527	$ 145.00	$ 76.47	$ 17.10	$ 93.57	$ 93.57
64			1-1/2" Dia Waste Pipe 45 Deg Elbow	EA	63	0%	63	0.300	$ 145.00	$ 43.50	$ 2.00	$ 45.50	$ 2,866.50
65			2" Dia Waste Pipe 45 Deg Elbow	EA	92	0%	92	0.330	$ 145.00	$ 47.85	$ 2.80	$ 50.65	$ 4,659.80
66			3" Dia Waste Pipe 45 Deg Elbow	EA	37	0%	37	0.419	$ 145.00	$ 60.81	$ 9.55	$ 70.36	$ 2,603.43
			WYE										
67			2" Dia Waste Pipe Wye	EA	6	0%	6	0.496	$ 145.00	$ 71.88	$ 3.52	$ 75.40	$ 452.42
68			3" Dia Waste Pipe Wye	EA	68	0%	68	0.632	$ 145.00	$ 91.61	$ 12.00	$ 103.61	$ 7,045.55
69			6" Dia Waste Pipe Wye	EA	1	0%	1	1.297	$ 145.00	$ 188.09	$ 82.50	$ 270.59	$ 270.59
70			2" / 1-1/2" Dia Waste Pipe Wye	EA	17	0%	17	0.496	$ 145.00	$ 71.88	$ 3.52	$ 75.40	$ 1,281.86
71			3" / 1-1/2" Dia Waste Pipe Wye	EA	22	0%	22	0.632	$ 145.00	$ 91.61	$ 12.00	$ 103.61	$ 2,279.44
72			3" / 2" Dia Waste Pipe Wye	EA	60	0%	60	0.632	$ 145.00	$ 91.61	$ 12.00	$ 103.61	$ 6,216.66
73			4" / 2" Dia Waste Pipe Wye	EA	2	0%	2	0.793	$ 145.00	$ 115.01	$ 25.50	$ 140.51	$ 281.03
74			4" / 3" Dia Waste Pipe Wye	EA	10	0%	10	0.793	$ 145.00	$ 115.01	$ 25.50	$ 140.51	$ 1,405.14
75			5" / 3" Dia Waste Pipe Wye	EA	11	0%	11	1.185	$ 145.00	$ 171.83	$ 60.00	$ 231.83	$ 2,550.08
76			6" / 2" Dia Waste Pipe Wye	EA	1	0%	1	1.297	$ 145.00	$ 188.09	$ 82.50	$ 270.59	$ 270.59
77			6" / 3" Dia Waste Pipe Wye	EA	13	0%	13	1.297	$ 145.00	$ 188.09	$ 82.50	$ 270.59	$ 3,517.72
			REDUCER										
78			3" / 1-1/2" Dia Waste Pipe Reducer	EA	12	0%	12	0.360	$ 145.00	$ 52.20	$ 7.36	$ 59.56	$ 714.72
79			3" / 2" Dia Waste Pipe Reducer	EA	11	0%	11	0.360	$ 145.00	$ 52.20	$ 7.36	$ 59.56	$ 655.16
80			5" / 4" Dia Waste Pipe Reducer	EA	1	0%	1	0.480	$ 145.00	$ 69.60	$ 10.35	$ 79.95	$ 79.95
81			6" / 3" Dia Waste Pipe Reducer	EA	1	0%	1	0.787	$ 145.00	$ 114.06	$ 25.50	$ 139.56	$ 139.56
82			6" / 5" Dia Waste Pipe Reducer	EA	1	0%	1	0.787	$ 145.00	$ 114.06	$ 25.50	$ 139.56	$ 139.56
	P-100, P-101, P-102, P-200, P-201, P-300 & P-301		**WASTE PIPE (ABOVE GRADE)**										
			Schedule 40 PVC Pipe										
83			1-1/2" Dia Waste Pipe	LF	1031	10%	1134	0.167	$ 145.00	$ 24.14	$ 8.20	$ 32.34	$ 36,664.69
84			2" Dia Waste Pipe	LF	1052	10%	1158	0.203	$ 145.00	$ 29.47	$ 9.15	$ 38.62	$ 44,706.11
85			3" Dia Waste Pipe	LF	2099	10%	2309	0.227	$ 145.00	$ 32.84	$ 16.25	$ 49.09	$ 113,347.51
			WASTE PIPE FITTINGS										
			ELBOW										
86			1-1/2" Dia Waste Pipe 90 Deg Elbow	EA	106	0%	106	0.300	$ 145.00	$ 43.50	$ 2.00	$ 45.50	$ 4,823.00
87			2" Dia Waste Pipe 90 Deg Elbow	EA	184	0%	184	0.330	$ 145.00	$ 47.85	$ 2.80	$ 50.65	$ 9,319.60
88			1-1/2" Dia Waste Pipe 45 Deg Elbow	EA	130	0%	130	0.300	$ 145.00	$ 43.50	$ 2.00	$ 45.50	$ 5,915.00
89			2" Dia Waste Pipe 45 Deg Elbow	EA	194	0%	194	0.330	$ 145.00	$ 47.85	$ 2.80	$ 50.65	$ 9,826.10
90			3" Dia Waste Pipe 45 Deg Elbow	EA	248	0%	248	0.419	$ 145.00	$ 60.81	$ 9.55	$ 70.36	$ 17,450.02
			WYE										
91			1-1/2" Dia Waste Pipe Wye	EA	2	0%	2	0.452	$ 145.00	$ 65.47	$ 2.42	$ 67.89	$ 135.78
92			2" Dia Waste Pipe Wye	EA	14	0%	14	0.496	$ 145.00	$ 71.88	$ 3.52	$ 75.40	$ 1,055.65
93			3" Dia Waste Pipe Wye	EA	136	0%	136	0.632	$ 145.00	$ 91.61	$ 12.00	$ 103.61	$ 14,091.10

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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
94			2" / 1-1/2" Dia Waste Pipe Wye	EA	32	0%	32	0.496	$ 145.00	$ 71.88	$ 3.52	$ 75.40	$ 2,412.92
95			3" / 1-1/2" Dia Waste Pipe Wye	EA	48	0%	48	0.632	$ 145.00	$ 91.61	$ 12.00	$ 103.61	$ 4,973.33
96			3" / 2" Dia Waste Pipe Wye	EA	124	0%	124	0.632	$ 145.00	$ 91.61	$ 12.00	$ 103.61	$ 12,847.76
			REDUCER										
97			3" / 1-1/2" Dia Waste Pipe Reducer	EA	24	0%	24	0.360	$ 145.00	$ 52.20	$ 7.36	$ 59.56	$ 1,429.44
98			3" / 2" Dia Waste Pipe Reducer	EA	22	0%	22	0.360	$ 145.00	$ 52.20	$ 7.36	$ 59.56	$ 1,310.32
			VENT PIPE (ABOVE GRADE)										
			No Hub Cast Iron Pipe										
99			3" Dia Vent Pipe	LF	440	10%	484	0.188	$ 145.00	$ 27.19	$ 20.00	$ 47.19	$ 22,838.75
			STORM DRAIN PIPE (BELOW GRADE)										
			Schedule 40 PVC Pipe										
100			4" Dia Storm Drain Pipe	LF	468	10%	515	0.250	$ 145.00	$ 36.21	$ 21.50	$ 57.71	$ 29,728.81
			STORM DRAIN PIPE FITTINGS										
			ELBOW										
101			4" Dia Storm Drain Pipe 90 Deg Elbow	EA	12	0%	12	0.527	$ 145.00	$ 76.47	$ 17.10	$ 93.57	$ 1,122.88
102			4" Dia Storm Drain Pipe 45 Deg Elbow	EA	2	0%	2	0.527	$ 145.00	$ 76.47	$ 22.50	$ 98.97	$ 197.95
			STORM DRAIN PIPE (ABOVE GRADE)										
			Schedule 40 PVC Pipe										
103			4" Dia Storm Drain Pipe	LF	546	10%	600	0.250	$ 145.00	$ 36.21	$ 21.50	$ 57.71	$ 34,648.28
			STORM DRAIN PIPE FITTINGS										
			ELBOW										
104			4" Dia Storm Drain Pipe 90 Deg Elbow	EA	30	0%	30	0.527	$ 145.00	$ 76.47	$ 17.10	$ 93.57	$ 2,807.19
105			4" Dia Storm Drain Pipe 45 Deg Elbow	EA	12	0%	12	0.527	$ 145.00	$ 76.47	$ 22.50	$ 98.97	$ 1,187.68
			PLUMBING FIXTURES										
106			WC: Barrier Free Floor Mount BREVIA K-20112 ELONGATED Toilet Seat, STE	EA	98	0%	98	3.00	$ 145.00	$ 435.00	$ 933.06	$ 1,368.06	$ 134,069.88
107			Tub Package: Bath Venza Faucet Valve Body Kit, STERLING KOHLER ENSEM	EA	42	0%	42	4.80	$ 145.00	$ 696.00	$ 1,459.00	$ 2,155.00	$ 90,510.00
108			7. Provide Cold Water Shut Off Valve And Water Meter At Cold Water Leads To Each Apartment	EA	56	0%	56	2.85	$ 145.00	$ 413.25	$ 881.25	$ 1,294.50	$ 72,492.00
109			Lavatory: Venza K-28126-4 Single Handle Faucet, KOHLER CAXTON K-20000	EA	98	0%	98	2.70	$ 145.00	$ 391.50	$ 853.20	$ 1,244.70	$ 121,980.60
110			Each Apartment.	EA	1	0%	1	2.50	$ 145.00	$ 362.50	$ 810.45	$ 1,172.95	$ 1,172.95
111			Shower Package: Shower Base Venza Shower Trim Kit Valve Body Kit, STERLI	EA	55	0%	55	5.00	$ 145.00	$ 725.00	$ 1,313.90	$ 2,038.90	$ 112,139.50
112		**Schedule Not Given**	Washer Dryer	EA	55	0%	55	2.00	$ 145.00	$ 290.00	$ 2,098.00	$ 2,388.00	$ 131,340.00
			WATER HEATER										
113			WH-2: Water Heater, LOCHINVAR MSP18-050, Electric, 18Kw, 208/60/3 Plumb	EA	55	0%	55	6.00	$ 145.00	$ 870.00	$ 5,080.80	$ 5,950.80	$ 327,294.00
114			7. Provide Cold Water Shut Off Valve And Water Meter At Cold Water Leads To Each Apartment	EA	1	0%	1	6.00	$ 145.00	$ 870.00	$ 5,104.40	$ 5,974.40	$ 5,974.40
			MISCELLANEOUS										
115			3/4" Dia RPZ Backflow Preventer	EA	55	0%	55	3.00	$ 145.00	$ 435.00	$ 659.58	$ 1,094.58	$ 60,201.90
116			Each Apartment.	EA	55	0%	55	2.20	$ 145.00	$ 319.00	$ 135.40	$ 454.40	$ 24,992.00
117			Gas Meter	EA	18	0%	18	2.70	$ 145.00	$ 391.50	$ 382.08	$ 773.58	$ 13,924.44
118			Each Apartment.	EA	1	0%	1	3.85	$ 145.00	$ 558.25	$ 3,887.37	$ 4,445.62	$ 4,445.62
119			4" Dia Scupper	EA	6	0%	6	0.72	$ 145.00	$ 104.40	$ 209.62	$ 314.02	$ 1,884.12
			CLEANOUTS & DRAINS										
120			2" Dia FD: Floor Drain, ZURN	EA	61	0%	61	1.10	$ 145.00	$ 159.50	$ 106.84	$ 266.34	$ 16,246.74
121			4" Dia Roof Drain	EA	12	0%	12	1.45	$ 145.00	$ 210.25	$ 183.89	$ 394.14	$ 4,729.68
122			2" Dia CO: Cleanout	EA	62	0%	62	0.75	$ 145.00	$ 108.75	$ 54.85	$ 163.60	$ 10,143.20
123			3" Dia CO: Cleanout	EA	1	0%	1	0.90	$ 145.00	$ 130.50	$ 75.64	$ 206.14	$ 206.14
124			4" Dia CO: Cleanout	EA	1	0%	1	1.10	$ 145.00	$ 159.50	$ 102.38	$ 261.88	$ 261.88
			VALVES										
125			1/2" Dia Ball Valve	EA	520	0%	520	0.32	$ 145.00	$ 46.40	$ 35.79	$ 82.19	$ 42,738.80
126			3/4" Dia Ball Valve	EA	304	0%	304	0.40	$ 145.00	$ 58.00	$ 52.82	$ 110.82	$ 33,689.28
127			3/4" Dia Shut-off Valve	EA	55	0%	55	0.45	$ 145.00	$ 65.25	$ 40.44	$ 105.69	$ 5,812.95
			PVC COUPLING										
128			1-1/2" Dia	EA	126	0%	126	0.00	$ 145.00	$ -	$ -	$ -	$ -
129			2" Dia	EA	160	0%	160	0.00	$ 145.00	$ -	$ -	$ -	$ -
130			3" Dia	EA	259	0%	259	0.00	$ 145.00	$ -	$ -	$ -	$ -
131			4" Dia	EA	112	0%	112	0.00	$ 145.00	$ -	$ -	$ -	$ -
132			5" Dia	EA	9	0%	9	0.00	$ 145.00	$ -	$ -	$ -	$ -
133			6" Dia	EA	15	0%	15	0.00	$ 145.00	$ -	$ -	$ -	$ -
			PIPE SUPPORT										
134			1/2" Dia Adjustable Clevis Hanger	EA	1008	0%	1008	0.00	$ 145.00	$ -	$ -	$ -	$ -
135			3/4" Dia Adjustable Clevis Hanger	EA	1006	0%	1006	0.00	$ 145.00	$ -	$ -	$ -	$ -
136			1" Dia Adjustable Clevis Hanger	EA	82	0%	82	0.00	$ 145.00	$ -	$ -	$ -	$ -
137			1-1/4" Dia Adjustable Clevis Hanger	EA	7	0%	7	0.00	$ 145.00	$ -	$ -	$ -	$ -
138			1-1/2" Dia Adjustable Clevis Hanger	EA	176	0%	176	0.00	$ 145.00	$ -	$ -	$ -	$ -
139			2" Dia Adjustable Clevis Hanger	EA	118	0%	118	0.00	$ 145.00	$ -	$ -	$ -	$ -
140			2-1/2" Dia Adjustable Clevis Hanger	EA	14	0%	14	0.00	$ 145.00	$ -	$ -	$ -	$ -
141			3" Dia Adjustable Clevis Hanger	EA	254	0%	254	0.00	$ 145.00	$ -	$ -	$ -	$ -
142			4" Dia Adjustable Clevis Hanger	EA	54	0%	54	0.00	$ 145.00	$ -	$ -	$ -	$ -
143			3/8" Dia Threaded Rod (1 Ea. = 1 FT)	EA	2279	0%	2279	0.08	$ 145.00	$ 11.60	$ 3.14	$ 14.74	$ 33,592.46
144			1/2" Dia Threaded Rod (1 Ea. = 1 FT)	EA	440	0%	440	0.09	$ 145.00	$ 13.05	$ 3.57	$ 16.62	$ 7,312.80
			TRENCHING & BACKFILLING										
145			Excavation & Backfilling (3' Deep x 1' Wide Trench) Including All Labor and Material/Equipment	CFT	6264	0%	6264	0.05	$ 145.00	$ 7.25	$ -	$ 7.25	$ 45,414.00
												SUBTOTAL	$ 2,325,727

PROJECTED COST		$2,431,727
OVERHEAD AND PROFIT	30%	$729,518
INSURANCE	3%	$72,952
CONTINGENCY	5%	$121,586
TAX	6%	$68,275
SUGGESTED BID		$3,424,058

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.

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MATERIAL LIST

Prepared for: Ryan Pointe 34781 Ryan Rd Sterling Heights, MI
Project ID: 24092025
Scope: Plumbing

USA ESTIMATORS

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY
			GENERAL REQUIREMENTS		
1			Permits	LS	1
2			Supervision and Coordination	LS	1
3			Submittals and Shop drawings	LS	1
4			Final Cleaning	LS	1
5			Mobilization Costs	LS	1
6			Temporary Control & Facilities	LS	1
7			Scaffolding	LS	1
			PLUMBING		
			COLD WATER PIPE (ABOVE GRADE)		
			Type "L" Hard Copper Pipe		
8			1/2" Dia Cold Water Pipe	EA	340
9			3/4" Dia Cold Water Pipe	EA	332
10			1" Dia Cold Water Pipe	EA	49
11			1-1/4" Dia Cold Water Pipe	EA	5
12			1-1/2" Dia Cold Water Pipe	EA	3
13			2" Dia Cold Water Pipe	EA	13
14			2-1/2" Dia Cold Water Pipe	EA	14
		Assumed	**1/2" Thick Fiberglass Insulation**		
15			1/2" Dia Cold Water Pipe	EA	340
16			3/4" Dia Cold Water Pipe	EA	332
17			1" Dia Cold Water Pipe	EA	49
18			1-1/4" Dia Cold Water Pipe	EA	5
19			1-1/2" Dia Cold Water Pipe	EA	3
20			2" Dia Cold Water Pipe	EA	13
21			2-1/2" Dia Cold Water Pipe	EA	14
			COLD WATER PIPE FITTINGS		
			ELBOW		
22			1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	672
23			3/4" Dia Cold Water Pipe 90 Deg Elbow	EA	491
24			1" Dia Cold Water Pipe 90 Deg Elbow	EA	17
25			2-1/2" Dia Cold Water Pipe 90 Deg Elbow	EA	3
			TEE		
26			1/2" Dia Cold Water Pipe Tee	EA	62
27			3/4" Dia Cold Water Pipe Tee	EA	160
28			1" Dia Cold Water Pipe Tee	EA	1
29			1-1/4" Dia Cold Water Pipe Tee	EA	1
30			2-1/2" Dia Cold Water Pipe Tee	EA	2
31			3/4" / 1/2" Dia Cold Water Pipe Tee	EA	171
32			1" / 1/2" Dia Cold Water Pipe Tee	EA	4
33			1" / 3/4" Dia Cold Water Pipe Tee	EA	55
34			1-1/2" / 1" Dia Cold Water Pipe Tee	EA	2
35			2" / 1" Dia Cold Water Pipe Tee	EA	7
36			2-1/2" / 1" Dia Cold Water Pipe Tee	EA	5
			REDUCER		
37			3/4" / 1/2" Dia Cold Water Pipe Reducer	EA	65
38			1" / 1/2" Dia Cold Water Pipe Reducer	EA	1
39			1-1/4" / 1" Dia Cold Water Pipe Reducer	EA	2
40			1-1/2" / 1-1/4" Dia Cold Water Pipe Reducer	EA	1
41			2" / 1-1/2" Dia Cold Water Pipe Reducer	EA	1
42			2-1/2" / 1" Dia Cold Water Pipe Reducer	EA	1
43			2-1/2" / 2" Dia Cold Water Pipe Reducer	EA	1
			HOT WATER PIPE (ABOVE GRADE)		
			Type "L" Hard Copper Pipe		
44			1/2" Dia Hot Water Pipe	EA	266
45			3/4" Dia Hot Water Pipe	EA	272
		Assumed	**1" Thick Fiberglass Insulation**		

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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY
46			1/2" Dia Hot Water Pipe	EA	266
47			3/4" Dia Hot Water Pipe	EA	272
			HOT WATER PIPE FITTINGS		
			ELBOW		
48			1/2" Dia Hot Water Pipe 90 Deg Elbow	EA	560
49			3/4" Dia Hot Water Pipe 90 Deg Elbow	EA	372
			TEE		
50			1/2" Dia Hot Water Pipe Tee	EA	2
51			3/4" Dia Hot Water Pipe Tee	EA	226
52			3/4" / 1/2" Dia Hot Water Pipe Tee	EA	23
			REDUCER		
53			3/4" / 1/2" Dia Hot Water Pipe Reducer	EA	184
			WASTE PIPE (BELOW GRADE)		
			Schedule 40 PVC Pipe		
54			1-1/2" Dia Waste Pipe	EA	23
55			2" Dia Waste Pipe	EA	55
56			3" Dia Waste Pipe	EA	50
57			4" Dia Waste Pipe	EA	10
58			5" Dia Waste Pipe	EA	10
59			6" Dia Waste Pipe	EA	15
			WASTE PIPE FITTINGS		
			ELBOW		
60			1-1/2" Dia Waste Pipe 90 Deg Elbow	EA	51
61			2" Dia Waste Pipe 90 Deg Elbow	EA	91
62			3" Dia Waste Pipe 90 Deg Elbow	EA	69
63			4" Dia Waste Pipe 90 Deg Elbow	EA	1
64			1-1/2" Dia Waste Pipe 45 Deg Elbow	EA	63
65			2" Dia Waste Pipe 45 Deg Elbow	EA	92
66			3" Dia Waste Pipe 45 Deg Elbow	EA	37
			WYE		
67			2" Dia Waste Pipe Wye	EA	6
68			3" Dia Waste Pipe Wye	EA	68
69			6" Dia Waste Pipe Wye	EA	1
70			2" / 1-1/2" Dia Waste Pipe Wye	EA	17
71			3" / 1-1/2" Dia Waste Pipe Wye	EA	22
72			3" / 2" Dia Waste Pipe Wye	EA	60
73			4" / 2" Dia Waste Pipe Wye	EA	2
74			4" / 3" Dia Waste Pipe Wye	EA	10
75			5" / 3" Dia Waste Pipe Wye	EA	11
76			6" / 2" Dia Waste Pipe Wye	EA	1
77			6" / 3" Dia Waste Pipe Wye	EA	13
			REDUCER		
78			3" / 1-1/2" Dia Waste Pipe Reducer	EA	12
79			3" / 2" Dia Waste Pipe Reducer	EA	11
80			5" / 4" Dia Waste Pipe Reducer	EA	1
81			6" / 3" Dia Waste Pipe Reducer	EA	1
82			6" / 5" Dia Waste Pipe Reducer	EA	1
	P-100, P-101, P-102, P-200, P-201, P-300 & P-301		**WASTE PIPE (ABOVE GRADE)**		
			Schedule 40 PVC Pipe		
83			1-1/2" Dia Waste Pipe	EA	103
84			2" Dia Waste Pipe	EA	105
85			3" Dia Waste Pipe	EA	210
			WASTE PIPE FITTINGS		
			ELBOW		
86			1-1/2" Dia Waste Pipe 90 Deg Elbow	EA	106
87			2" Dia Waste Pipe 90 Deg Elbow	EA	184
88			1-1/2" Dia Waste Pipe 45 Deg Elbow	EA	130
89			2" Dia Waste Pipe 45 Deg Elbow	EA	194
90			3" Dia Waste Pipe 45 Deg Elbow	EA	248
			WYE		
91			1-1/2" Dia Waste Pipe Wye	EA	2
92			2" Dia Waste Pipe Wye	EA	14
93			3" Dia Waste Pipe Wye	EA	136
94			2" / 1-1/2" Dia Waste Pipe Wye	EA	32
95			3" / 1-1/2" Dia Waste Pipe Wye	EA	48
96			3" / 2" Dia Waste Pipe Wye	EA	124
			REDUCER		
97			3" / 1-1/2" Dia Waste Pipe Reducer	EA	24
98			3" / 2" Dia Waste Pipe Reducer	EA	22
			VENT PIPE (ABOVE GRADE)		
			No Hub Cast Iron Pipe		
99			3" Dia Vent Pipe	EA	44
			STORM DRAIN PIPE (BELOW GRADE)		
			Schedule 40 PVC Pipe		

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MATERIAL LIST

Prepared for: Ryan Pointe 34781 Ryan Rd Sterling Heights, MI
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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY
100			4" Dia Storm Drain Pipe	EA	47
			STORM DRAIN PIPE FITTINGS		
			ELBOW		
101			4" Dia Storm Drain Pipe 90 Deg Elbow	EA	12
102			4" Dia Storm Drain Pipe 45 Deg Elbow	EA	2
			STORM DRAIN PIPE (ABOVE GRADE)		
			Schedule 40 PVC Pipe		
103			4" Dia Storm Drain Pipe	EA	55
			STORM DRAIN PIPE FITTINGS		
			ELBOW		
104			4" Dia Storm Drain Pipe 90 Deg Elbow	EA	30
105			4" Dia Storm Drain Pipe 45 Deg Elbow	EA	12
			PLUMBING FIXTURES		
106			WC: Barrier Free Floor Mount BREVIA K-20112 ELONGATED Toilet Seat, STE	EA	98
107			Tub Package: Bath Venza Faucet Valve Body Kit, STERLING KOHLER ENSEM	EA	42
108			Kitchen Sink: STERLING KOHLER IN-SINK-ERATOR 11600 CRUE K-22972 I	EA	56
109			Lavatory: Venza K-28126-4 Single Handle Faucet, KOHLER CAXTON K-20000	EA	98
110			Mop Sink: Regency Wall Mount Faucet, FARIBO MFG 829-001 Plumbing Notes:	EA	1
111			Shower Package: Shower Base Venza Shower Trim Kit Valve Body Kit, STERLIN	EA	55
112		**Schedule Not Given**	Washer Dryer	EA	55
			WATER HEATER		
113			WH-2: Water Heater, LOCHINVAR MSP18-050, Electric, 18Kw, 208/60/3 Plumb	EA	55
114			Water Heater: 40 Gallon Capacity 12KW, 240/60/3, PERFIECT FIT TR40A-12-G	EA	1
			MISCELLANEOUS		
115			3/4" Dia RPZ Backflow Preventer	EA	55
116			3/4" Dia Water Meter: ASSURED AUTOMATION WM-NLC Plumbing Notes:1.	EA	55
117			Gas Meter	EA	18
118			Elevator Sump Pump: 3/10HP, 9.7A, 115/60/1, ZOELLER 940-0005 Plumbing No	EA	1
119			4" Dia Scupper	EA	6
			CLEANOUTS & DRAINS		
120			2" Dia FD: Floor Drain, ZURN	EA	61
121			4" Dia Roof Drain	EA	12
122			2" Dia CO: Cleanout	EA	62
123			3" Dia CO: Cleanout	EA	1
124			4" Dia CO: Cleanout	EA	1
			VALVES		
125			1/2" Dia Ball Valve	EA	520
126			3/4" Dia Ball Valve	EA	304
127			3/4" Dia Shut-off Valve	EA	55
			PVC COUPLING		
128			1-1/2" Dia	EA	126
129			2" Dia	EA	160
130			3" Dia	EA	259
131			4" Dia	EA	112
132			5" Dia	EA	9
133			6" Dia	EA	15
			PIPE SUPPORT		
134			1/2" Dia Adjustable Clevis Hanger	EA	1008
135			3/4" Dia Adjustable Clevis Hanger	EA	1006
136			1" Dia Adjustable Clevis Hanger	EA	82
137			1-1/4" Dia Adjustable Clevis Hanger	EA	7
138			1-1/2" Dia Adjustable Clevis Hanger	EA	176
139			2" Dia Adjustable Clevis Hanger	EA	118
140			2-1/2" Dia Adjustable Clevis Hanger	EA	14
141			3" Dia Adjustable Clevis Hanger	EA	254
142			4" Dia Adjustable Clevis Hanger	EA	54
143			3/8" Dia Threaded Rod (1 Ea. = 1 FT)	EA	2279
144			1/2" Dia Threaded Rod (1 Ea. = 1 FT)	EA	440
			TRENCHING & BACKFILLING		
145			Excavation & Backfilling (3' Deep x 1' Wide Trench) Including All Labor and Material/Equipment	CFT	6264

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