

Project: Reserve At Iroquois Springs

Address: Building 100 2816 Penlynn Drive Sinking Spring, Berks County, PA 19608

Scope: Plumbing

Date: 20.03.2023



SR #	REF	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	MATERIAL RATE	LABOR RATE	EQUIPMENT RATE	MATERIAL COSTS	LABOR COSTS	EQUIPMENT COSTS	SUB COST
1000 GENERAL REQUIREMENTS													
1		Supervision and Coordination	1.00	LS	0%	1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2		Submittals and Shop drawings	1.00	LS	0%	1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3		Final Cleaning	1.00	LS	0%	1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4		Mobilization Costs	1.00	LS	0%	1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5		Bond @ 2%	1.00	LS	0%	1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6		Temporary Control & Facilities	1.00	LS	0%	1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7		Scaffolding	1.00	LS	0%	1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL													\$0.00
22000 Division 22 - PLUMBING													
	P-1.1 To P-2.4	Piping											
8		1/2" Cold Water Pipe	952.00	LF	10%	1047	\$12.00	\$6.00	\$0.00	\$12,566.40	\$6,283.20	\$0.00	\$18,849.60
9		1/2" Hot Water Pipe	1,084.00	LF	10%	1192	\$12.00	\$6.00	\$0.00	\$14,308.80	\$7,154.40	\$0.00	\$21,463.20
10		3/4" Gas Pipe	1,238.00	LF	10%	1362	\$10.00	\$6.00	\$0.00	\$13,618.00	\$8,170.80	\$0.00	\$21,788.80
11		3/4" Cold Water Pipe	1,180.00	LF	10%	1298	\$10.00	\$6.00	\$0.00	\$12,980.00	\$7,788.00	\$0.00	\$20,768.00
12		3/4" Hot Water Pipe	1,340.00	LF	10%	1474	\$10.00	\$6.00	\$0.00	\$14,740.00	\$8,844.00	\$0.00	\$23,584.00
13		1" Cold Water Pipe	747.00	LF	10%	822	\$16.00	\$6.00	\$0.00	\$13,147.20	\$4,930.20	\$0.00	\$18,077.40
14		2" Cold Water Pipe	177.00	LF	10%	195	\$20.00	\$7.00	\$0.00	\$3,894.00	\$1,362.90	\$0.00	\$5,256.90
15		2" Vent Pipe	221.00	LF	10%	243	\$20.00	\$7.00	\$0.00	\$4,862.00	\$1,701.70	\$0.00	\$6,563.70
16		2" Sanitary Sewer Pipe	1,057.00	LF	10%	1163	\$20.00	\$7.00	\$0.00	\$23,254.00	\$8,138.90	\$0.00	\$31,392.90
17		3" Vent pipe	39.00	LF	10%	43	\$24.00	\$7.00	\$0.00	\$1,029.60	\$300.30	\$0.00	\$1,329.90
18		3" Sanitary Sewer Pipe	425.00	LF	10%	468	\$24.00	\$7.00	\$0.00	\$11,220.00	\$3,272.50	\$0.00	\$14,492.50
19		4" Sanitary Sewer Pipe	123.00	LF	10%	135	\$28.00	\$7.00	\$0.00	\$3,788.40	\$947.10	\$0.00	\$4,735.50
20		6" Sanitary Sewer Pipe	36.00	LF	10%	40	\$36.00	\$7.00	\$0.00	\$1,425.60	\$277.20	\$0.00	\$1,702.80
	P-1.1 To P-2.4	Fittings											
21		3/4" Cold Water Pipe 45 Degree Elbow	4.00	EA	0%	4	\$25.00	\$10.00	\$0.00	\$100.00	\$40.00	\$0.00	\$140.00
22		3/4" Hot Water Pipe 45 Degree Elbow	24.00	EA	0%	24	\$25.00	\$10.00	\$0.00	\$600.00	\$240.00	\$0.00	\$840.00
23		1" Cold Water Pipe 45 Degree Elbow	12.00	EA	0%	12	\$28.00	\$10.00	\$0.00	\$336.00	\$120.00	\$0.00	\$456.00
24		2" Sanitary Sewer Pipe 45 Degree Elbow	244.00	EA	0%	244	\$32.00	\$10.00	\$0.00	\$7,808.00	\$2,440.00	\$0.00	\$10,248.00
25		3" Sanitary Sewer Pipe 45 Degree Elbow	68.00	EA	0%	68	\$36.00	\$10.00	\$0.00	\$2,448.00	\$680.00	\$0.00	\$3,128.00
26		4" Sanitary Sewer Pipe 45 Degree Elbow	6.00	EA	0%	6	\$40.00	\$10.00	\$0.00	\$240.00	\$60.00	\$0.00	\$300.00
27		1/2" Cold Water Pipe 90 Degree Elbow	32.00	EA	0%	32	\$26.00	\$10.00	\$0.00	\$832.00	\$320.00	\$0.00	\$1,152.00
28		1/2" Hot Water Pipe 90 Degree Elbow	40.00	EA	0%	40	\$26.00	\$10.00	\$0.00	\$1,040.00	\$400.00	\$0.00	\$1,440.00
29		3/4" Gas Pipe 90 Degree Elbow	62.00	EA	0%	62	\$25.00	\$10.00	\$0.00	\$1,550.00	\$620.00	\$0.00	\$2,170.00
30		1" Cold Water Pipe 90 Degree Elbow	20.00	EA	0%	20	\$28.00	\$10.00	\$0.00	\$560.00	\$200.00	\$0.00	\$760.00
31		2" Cold Water Pipe 90 Degree Elbow	8.00	EA	0%	8	\$32.00	\$10.00	\$0.00	\$256.00	\$80.00	\$0.00	\$336.00
32		2" Vent Pipe 90 Degree Elbow	17.00	EA	0%	17	\$32.00	\$10.00	\$0.00	\$544.00	\$170.00	\$0.00	\$714.00
33		2" Sanitary Sewer Pipe 90 Degree Elbow	24.00	EA	0%	24	\$32.00	\$10.00	\$0.00	\$768.00	\$240.00	\$0.00	\$1,008.00
34		1/2" Hot Water Pipe TEE	64.00	EA	0%	64	\$30.00	\$12.00	\$0.00	\$1,920.00	\$768.00	\$0.00	\$2,688.00
35		1/2" Cold Water Pipe TEE	112.00	EA	0%	112	\$30.00	\$12.00	\$0.00	\$3,360.00	\$1,344.00	\$0.00	\$4,704.00
36		3/4" Cold Water Pipe TEE	20.00	EA	0%	20	\$28.00	\$12.00	\$0.00	\$560.00	\$240.00	\$0.00	\$800.00
37		3/4" Hot Water Pipe TEE	20.00	EA	0%	20	\$28.00	\$12.00	\$0.00	\$560.00	\$240.00	\$0.00	\$800.00
38		2" Cold Water Pipe TEE	93.00	EA	0%	93	\$34.00	\$12.00	\$0.00	\$3,162.00	\$1,116.00	\$0.00	\$4,278.00
39		2" Vent Pipe TEE	8.00	EA	0%	8	\$34.00	\$12.00	\$0.00	\$272.00	\$96.00	\$0.00	\$368.00
40		4" Sanitary Sewer Pipe TEE	2.00	EA	0%	2	\$42.00	\$12.00	\$0.00	\$84.00	\$24.00	\$0.00	\$108.00
41		1/2" Cold Water Pipe WYE TEE	8.00	EA	0%	8	\$30.00	\$12.00	\$0.00	\$240.00	\$96.00	\$0.00	\$336.00
42		1" Cold Water Pipe WYE TEE	12.00	EA	0%	12	\$30.00	\$12.00	\$0.00	\$360.00	\$144.00	\$0.00	\$504.00
43		2" Vent Pipe WYE TEE	5.00	EA	0%	5	\$34.00	\$12.00	\$0.00	\$170.00	\$60.00	\$0.00	\$230.00
44		2" Sanitary Sewer Pipe WYE TEE	95.00	EA	0%	95	\$34.00	\$12.00	\$0.00	\$3,230.00	\$1,140.00	\$0.00	\$4,370.00
45		3" Sanitary Sewer Pipe WYE TEE	24.00	EA	0%	24	\$38.00	\$12.00	\$0.00	\$912.00	\$288.00	\$0.00	\$1,200.00
46		4" Sanitary Sewer Pipe WYE TEE	2.00	EA	0%	2	\$42.00	\$12.00	\$0.00	\$84.00	\$24.00	\$0.00	\$108.00
	P-1.1	Fixtures											
47		Type : Tub Shower Tub Trap : Tub Shower Control Diverter Set	28.00	EA	0%	28	\$1,200.00	\$320.00	\$0.00	\$33,600.00	\$8,960.00	\$0.00	\$42,560.00
48		Type : Bathroom Vanity Sink Offset P Trap : Undermouth W/ Drain Basket / Grid And Single Handle Faucet	32.00	EA	0%	32	\$650.00	\$220.00	\$0.00	\$20,800.00	\$7,040.00	\$0.00	\$27,840.00
49		Type : Floor Mounted Flush Tank Water Closet Integral Trap : ADA Compliant W/ Seat & LID, Trip Lever On Wide Side Of Room	32.00	EA	0%	32	\$880.00	\$270.00	\$0.00	\$28,160.00	\$8,640.00	\$0.00	\$36,800.00
50		Type : Washer Supply & Drain Box P Trap : W/ Water Hammer Arrestors, Listed Fire Rated Where Located At Fire Rated Assemblies	20.00	EA	0%	20	\$90.00	\$35.00	\$0.00	\$1,800.00	\$700.00	\$0.00	\$2,500.00
51		Type : Kitchen Sink Offset P Trap : Stainless Steel Undermouth W/ Drain Basket / Grid & Single Handle Pull Down Faucet	20.00	EA	0%	20	\$550.00	\$220.00	\$0.00	\$11,000.00	\$4,400.00	\$0.00	\$15,400.00
52		Type : Ice Water Outlet Box N/A Trap : Ice Water Outlet Box Listed Fire Rated Where Located At Fire Rated Assemblies	20.00	EA	0%	20	\$160.00	\$45.00	\$0.00	\$3,200.00	\$900.00	\$0.00	\$4,100.00
53		Type : Washing Machine Pan N/A Trap : 1" PVC Drain To Floor Drain	20.00	EA	0%	20	\$135.00	\$40.00	\$0.00	\$2,700.00	\$800.00	\$0.00	\$3,500.00
54		Type : 50 Gallon Upright Electric Water Heater N/A Trap : 50 Gallon Upright Electric Water Heater 240/1/60, 4,500 Watt	20.00	EA	0%	20	\$1,200.00	\$350.00	\$0.00	\$24,000.00	\$7,000.00	\$0.00	\$31,000.00
55		Type : Shower Shower Trap : W/ Shower Control Set	4.00	EA	0%	4	\$680.00	\$220.00	\$0.00	\$2,720.00	\$880.00	\$0.00	\$3,600.00
56		Type : Floor Drain P Trap : W/ Metal Grated Cover & J.R. Smith 2692-02 Trap Seal	48.00	EA	0%	48	\$110.00	\$30.00	\$0.00	\$5,280.00	\$1,440.00	\$0.00	\$6,720.00
57		2" Backflow Preventer	1.00	EA	0%	1	\$220.00	\$70.00	\$0.00	\$220.00	\$70.00	\$0.00	\$290.00
58		Thermal Expansion Tank	20.00	EA	0%	20	\$170.00	\$55.00	\$0.00	\$3,400.00	\$1,100.00	\$0.00	\$4,500.00
	P-1.1	Valve											
59		T & P Relief Valve	20.00	EA	0%	20	\$45.00	\$20.00	\$0.00	\$900.00	\$400.00	\$0.00	\$1,300.00
60		Cutoff Valve	82.00	EA	0%	82	\$35.00	\$20.00	\$0.00	\$2,870.00	\$1,640.00	\$0.00	\$4,510.00
	P-1.1	Meter											
61		Water Meter	20.00	EA	0%	20	\$180.00	\$60.00	\$0.00	\$3,600.00	\$1,200.00	\$0.00	\$4,800.00
62		Individual Dwelling Unit Meter	10.00	EA	0%	10	\$190.00	\$60.00	\$0.00	\$1,900.00	\$600.00	\$0.00	\$2,500.00
SUBTOTAL													\$425,111.20

Project: Reserve At Iroquois Springs

Address: Building 100 2816 Penlynn Drive Sinking Spring, Berks County, PA 19608

Scope: [Plumbing](#)

Date: 20.03.2023



SR #	REF	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	MATERIAL RATE	LABOR RATE	EQUIPMENT RATE	MATERIAL COSTS	LABOR COSTS	EQUIPMENT COSTS	SUB COST
PROJECTED COST												\$425,111	
OVERHEAD AND PROFIT												20%	\$85,022
INSURANCE												3%	\$12,753
CONTINGENCY												5%	\$21,256
SUGGESTED BID												\$544,142	

Project ID: Reserve At Iroquois Springs
Address: Building 100 2616 Pennyhill Drive Sinking Spring,
 Berks County, PA 19608
No. of Floors: 3

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST
1000	General Requirements	\$ -
22000	Plumbing	\$ 425,111
PROJECTED COST		\$ 425,111
ERHEAD AND PRC	20%	\$ 85,022
INSURANCE	3%	\$ 12,753
CONTINGENCY	5%	\$ 21,256
SUGGESTED BASE BID		\$ 544,142