

GENERAL SUMMARY				
Prepared for:	USPS - South station 3501 Avenue A Beaumont, TX 77705-9996			
Project ID:	03252025			
Scope:	Roofing			
No. Of Floors:	-			
Date:	3-Jun-25			
OVERALL PROJECT GSF		24,508		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)	
01 00 00	General Requirements	\$ 66,000	\$ 3	
02 00 00	Existing Condition	\$ 24,838	\$ 1	
06 00 00	Wood, Plastics & Composites	\$ 10,737	\$ 0.44	
07 00 00	Thermal & Moisture Protection	\$ 295,698	\$ 12	
TOTAL TRADE COST		\$ 397,273	\$ 16	
OVERHEAD AND PROFIT	15%	\$ 59,591	\$ 2.43	
INSURANCE	3%	\$ 11,918	\$ 0	
CONTINGENCY	5%	\$ 19,864	\$ 1	
TAX	6%	\$ 8,865	\$ 1	
SUGGESTED BID		\$ 497,510	\$ 21	

DIVISION COST COMPARISON

General Requirements Existing Condition Wood, Plastics & Composites Thermal & Moisture Protection



COST
ESTIMATOR

DETAILED BREAKDOWN OF ITEMS												
Prepared for: USPS - South station 3501 Avenue A Beaumont, TX 77705-9996												
Project ID: 03252025												
Scope: Roofing												
											Date: 3-Jun-25	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
GENERAL REQUIREMENTS												
1			Permits	LS	1	0.00	0.00	\$ -	\$ -	\$ -	-	
2			Supervision and Coordination	LS	1	0.00	0.00	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	
3			Submittals and Shop drawings	LS	1	0.00	0.00	\$ -	\$ -	\$ -	-	
4			Final Cleaning	LS	1	0.00	0.00	\$ -	\$ -	\$ 7,500.00	\$ 7,500.00	
5			Mobilization Costs	LS	1	0.00	0.00	\$ -	\$ -	\$ 18,000.00	\$ 18,000.00	
6			Temporary Control & Facilities	LS	1	0.00	0.00	\$ -	\$ -	\$ 5,500.00	\$ 5,500.00	
7			Scaffolding	LS	1	0.00	0.00	\$ -	\$ -	\$ -	-	
										SUBTOTAL	\$ 66,000	
EXISTING CONDITIONS												
DEMOLITION												
BUILDING DEMOLITION:												
8			Contractor Temporarily Displace Existing Piping/conduit To Allow For Installation Of New Roofing System Contradiction: As per Note "I" on Dwg. 04, Piping Is To Be Displaced but As per General Note On Same Dwg., Existing Condensate Lines Are To Be Demolished And New Pipes Are To Be Provided. We Have Considered Reinstallation In Base Bid. Please Confirm	LF	311	0.14	\$ 100.00	\$ 13.50	\$ -	\$ 13.50	\$ 4,202.55	
9	4		Temporarily Displace Satellite Dish To Allow For Installation Of New Roof System. Note: Contractor Shall Visit Site And Check Existing Satellite Dish If Found To Be Obsolete Remove And Dispose of Accordingly. (If Still Operational)	EA	1	4.50	\$ 100.00	\$ 450.00	\$ -	\$ 450.00	\$ 450.00	
10			4'-9" x 2'-10" Roof Hatch w/ Integrated Curb and External Mounted Safety Grab Bar Contractor To Remove And Dispose Of Existing Roof Hatch And Curb Provide New Roof Hatch	EA	1	1.85	\$ 100.00	\$ 185.00	\$ -	\$ 185.00	\$ 185.00	
RELOCATION:												
11		Plan Notes	Allowance For Temporarily displace Existing Lightning Protection System To Allow For Installation Of The Roof System (23335 SF)	LS	1	0.00	0.00	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 20,000.00	
										SUBTOTAL	\$ 24,838	
WOODS, PLASTICS AND COMPOSITES												
ROUGH CARPENTRY												
BLOCKING												
12		1/5	2 x 4 Wood Blocking (If Required)	LF	173	0.014	\$ 100.00	\$ 1.40	\$ 1.15	\$ 2.55	\$ 440	
13		6/10, 8/12, 7/11	2 x 6 Wood Blocking @ Parapet - Size T.B.D	LF	822	0.016	\$ 100.00	\$ 1.60	\$ 1.45	\$ 3.05	\$ 2,506	
14		6/10, 10/14, 8/12	3/4" Thick Plywood @ Parapet (4'-0" H) - Height Assumed	LF	822	0.03	\$ 100.00	\$ 2.50	\$ 6.83	\$ 9.33	\$ 7,665	
15		2/6	(3) Wood Blocking @ Roof Hatch Curb Flashing - Size T.B.D - Quantity Is Multiplied	LF	51	0.012	\$ 100.00	\$ 1.20	\$ 1.25	\$ 2.45	\$ 125	
										SUBTOTAL	\$ 10,737	
THERMAL & MOISTURE PROTECTION												
MEMBRANE ROOFING												
ELASTOMERIC MEMBRANE ROOFING												
16			60 Mil EPDM Reinforced Membrane Roofing As Mentioned Below:	SF	25667							
17		As Per Client Intruc.	60 Mil EPDM Membrane -Manufacturer: Sika - Thickness Assumed	SF	25667	0.02	\$ 100.00	\$ 1.60	\$ 1.11	\$ 2.71	\$ 69,559	
18		02/Plan Notes	2 Layer of 2-1/2" Polyisocyanurate Tapered Insulation (43394 SF) -Manufacturer: Sika -Model: Sarnatherm ISO (20 PSI) -Size: 4' x 8' x 2.5" - Note: Quantity Is Multiplied With Number Of Layers	EA	1492	0.36	\$ 100.00	\$ 36.00	\$ 35.52	\$ 71.52	\$ 106,684	
19		02/Plan Notes	1" Polyisocyanurate Tapered Insulation (1637 SF) -Manufacturer: Sika -Model: Sarnatherm ISO (20 PSI) -Size: 4' x 8' x 1.0" - Note: Quantity Is Multiplied With Number Of Layers	EA	113	0.36	\$ 100.00	\$ 36.00	\$ 17.95	\$ 53.95	\$ 6,072	
20		1/5	EPDM Flashing Membrane @ Curb -Manufacturer: Sika -Model: T.B.D -Size: T.B.D - Hot Air weld , 1-1/2" Min. (141 LF)	SF	128	0.02	\$ 100.00	\$ 1.60	\$ 1.71	\$ 3.31	\$ 422	
21		1/5, 10/14, 8/12	EPDM Flashing Membrane @ Parapet Wall -Manufacturer: Sika -Model: T.B.D -Size: T.B.D - Hot Air weld , 1-1/2" Min. (610 LF) - 3'-0" H wall height Assumed	SF	2468	0.02	\$ 100.00	\$ 1.60	\$ 1.71	\$ 3.31	\$ 8,170	
22		02/Plan Notes	1/2" High Density Polyiso Cover Board -Manufacturer: Sika -Model: sarnatherm HD Roof Board - SAP Part No. 515299 -Size: 4' x 4' x 1/2"	EA	1458	0.36	\$ 100.00	\$ 36.00	\$ 12.64	\$ 48.64	\$ 70,935	
		Note	Product Manufacture And Their Specification As Per "Sika Quote - Q - 00404773 USPS - Topline Roofing" File									
FLASHING AND SHEET METAL												
SHEET METAL FLASHING AND TRIMS:												
23		2/6	Prefinished 24 Ga. Galv. Steel Slip Counter Flashing	LF	17	0.025	\$ 100.00	\$ 2.50	\$ 2.80	\$ 5.30	\$ 90	
24		10/14	Prefinished 24 GA. Galv. Steel Surface Mounted Counter Flashing	LF	42	0.025	\$ 100.00	\$ 2.50	\$ 2.80	\$ 5.30	\$ 222	
25		3/7	Flashing @ 4" x 6" Scupper	EA	8	0.35	\$ 100.00	\$ 35.00	\$ 6.85	\$ 41.85	\$ 335	
26		4/8	Tubular Penetration Flashing - High Temp. Sealant - stainless Steel Calmping band - 24 Ga. Stainless Steel Sleeve Solder	EA	4	0.35	\$ 100.00	\$ 35.00	\$ 32.98	\$ 67.98	\$ 272	
27		5/9	Pitch Pan Flashing - Stainless Steel Clamping band - 24 Ga Stainless Steel Strom Collar	EA	10	0.40	\$ 100.00	\$ 40.00	\$ 47.19	\$ 87.19	\$ 872	

DETAILED BREAKDOWN OF ITEMS												
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Project ID: 03252025												
Scope: Roofing												
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
			ROOF SPECIALTIES AND ACCESSORIES									
			ROOF SPECIALTIES:									
		6/10	24 GA Galv. Steel Coping Cap	LF	783	0.025	\$ 100.00	\$ 2.50	\$ 3.25	\$ 5.75	\$ 4,503	
28		6/10,8/12	22 GA. Galv. Cleat	LF	780	0.01	\$ 100.00	\$ 1.00	\$ 1.85	\$ 2.85	\$ 2,223	
29		3/7, 7/11	24 GA. Galv Steel Downspout Receiver Piece	EA	10	0.35	\$ 100.00	\$ 35.00	\$ 40.00	\$ 75.00	\$ 750	
30			24 GA. Galv. Prefinished Steel Conductor Box	EA	8	1.15	\$ 100.00	\$ 115.00	\$ 253.80	\$ 368.80	\$ 2,950	
31		3/7	4" x 6" Scupper	EA	8	1.35	\$ 100.00	\$ 135.00	\$ 161.98	\$ 296.98	\$ 2,376	
32			Plan Notes	Insulation Saddles Between Roof Drain	SF	143	0.02	\$ 100.00	\$ 2.00	\$ 5.79	\$ 7.79	\$ 1,118
33			Assumed	Roof Cricket	SF	158	0.04	\$ 100.00	\$ 3.80	\$ 6.45	\$ 6.25	\$ 989
34			3/7	24 GA Galv. Steel Rectangular Downspout - Height 12'-0" Assumed	EA	10	0.72	\$ 100.00	\$ 72.00	\$ 51.00	\$ 123.00	\$ 1,230
35			3/7	24 GA PVC Coated Metal Scupper Liner	LF	7	0.03	\$ 100.00	\$ 3.00	\$ 5.50	\$ 8.50	\$ 63
36				ROOF ACCESSORIES:								
37			Plan Notes	Roof Walk pad As Approved By Roofing Membrane Manufacturer	SF	1392	0.015	\$ 100.00	\$ 1.50	\$ 7.15	\$ 8.65	\$ 12,039
38			7/11	8" x 8" Gutter	LF	42	0.060	\$ 100.00	\$ 6.00	\$ 4.85	\$ 10.85	\$ 454
39				MISC.:								
40		1/5	Membrane Fastener And Plate @ 6" o.c.	EA	282	0.005	\$ 100.00	\$ 0.50	\$ 0.70	\$ 1.20	\$ 338	
		6/10, 10/14, 8/12	Membrane Fastener And Plate @ 12" o.c.	EA	764	0.005	\$ 100.00	\$ 0.50	\$ 0.70	\$ 1.20	\$ 917	
			JOINT PROTECTION									
			JOINT SEALANTS:									
41		1/5, 6/10, 10/14, 8/12	Seal Edge After Completion of Hot Air weld @ Flashing Membrane	LF	994	0.015	\$ 100.00	\$ 1.50	\$ 0.56	\$ 2.06	\$ 2,048	
42		10/14	Sealant @ Roof To Wall Flashing	LF	42	0.01	\$ 100.00	\$ 1.20	\$ 0.40	\$ 1.60	\$ 67	
SUBTOTAL										\$	295,698	
OVERHEAD AND PROFIT										PROJECTED COST	\$397,273	
INSURANCE										15%	\$59,591	
CONTINGENCY										3%	\$11,918	
TAX										5%	\$19,864	
										6.25%	\$8,865	
SUGGESTED BID											\$497,510	
Notes:												



COST ESTIMATOR

DETAILED BREAKDOWN OF ITEMS

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Project ID: 3252025
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SR #	DESCRIPTION	UNIT	QUANTITY
WOODS, PLASTICS AND COMPOSITES			
ROUGH CARPENTRY			
BLOCKING			
1	2 x 4 Wood Blocking (If Required)	LF	173
2	2 x 6 Wood Blocking @ Parapet - Size T.B.D	LF	822
3	3/4" Thick Plywood @ Parapet (4'-0" H) - Height Assumed	LF	822
4	(3) Wood Blocking @ Roof Hatch Curb Flashing - Size T.B.D - Quantity is Multiplied	LF	51
THERMAL & MOISTURE PROTECTION			
MEMBRANE ROOFING			
ELASTOMERIC MEMBRANE ROOFING			
5	60 Mil EPDM Membrane 1 Sheet= 6' Wide x 10' Long	EA	428
6	2-1/2" Polyisocyanurate Tappered Insulation 1 Sheet= 32 SF	EA	1492
7	2" Polyisocyanurate Tappered Insulation 1 Sheet= 32 SF	EA	56
8	EPDM Flashing Membrane @ Curb 1 Sheet= 6' Wide x 10' Long - Hot Air weld , 1-1/2" Min. (751 LF)	EA	43
9	1/2" High Density Polyiso Cover Board 1 Sheet = 16 SF	EA	1458
FLASHING AND SHEET METAL			
SHEET METAL FLASHING AND TRIMS:			
10	Prefinished 24 Ga. Galv. Steel Slip Counter Flashing 1 Length = 10'-0" Long	EA	2
11	Prefinished 24 GA. Galv. Steel Surface Mounted Counter Flashing 1 Length = 10'-0" Long	EA	4
12	Flashing @ 4" x 6" Scupper	EA	8
13	Tubular Penetration Flashing - High Temp. Sealant - stainless Steel Calmping band - 24 Ga. Stainless Steel Sleeve Solder	EA	4
14	Pitch Pan Flashing - Stainless Steel Clamping band - 24 Ga Stailless Steel Strom Collar	EA	10

DETAILED BREAKDOWN OF ITEMS

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SR #	DESCRIPTION	UNIT	QUANTITY
ROOF SPECIALTIES AND ACCESSORIES			
ROOF SPECIALTIES:			
15	24 GA Galv. Steel Coping Cap 1 Length = 12'-0" Long	EA	51
16	22 GA. Galv. Cleat	LF	780
17	24 GA. Galv Steel Downspout Receiver Piece	EA	10
18	24 GA. Galv. Prefinished Steel Conductor Box	EA	8
19	Scupper	EA	8
20	Insulation Saddles Between Roof Drain	SF	143
21	Roof Cricket	SF	158
22	24 GA Galv. Steel Rectangular Downspout - Height 12' Assumed	EA	10
23	24 GA PVC Coated Metal Scupper Liner	LF	7
ROOF ACCESSORIES:			
24	4'-9" x 2'-10" Roof Hatch w/ Integrated Curb contractor To Remove And Dispose Of Existing Roof Hatch And Curb Provide New Roof Hatch	EA	1
25	Roof Walk pad approved By Roofing Membrane Manufacturer	SF	1392
26	8" x 8" Gutter	LF	42
MISC.:			
27	Membrane Fastener And Plate @ 6" o.c.	EA	282
28	Membrane Fastener And Plate @ 12" o.c.	EA	764
JOINT PROTECTION			
JOINT SEALANTS:			
29	Seal Edge After Completion of Hot Air weld @ Flashing Membrane 1 Tube = 30 LF	EA	31
30	Sealant @ Roof To Wall Flashing 1 Tube = 30 LF	EA	2