PROPOSAL SUMMARY
FEDERAL ESTIMATING, DRAFTING AND ENGINEERING SERVICES

Project:	SOMBUTMAI CENTER EXOTIC SMOKE
Address:	33827 WESLEY CHAPEL BLVD, INTERIOR BUILD OUT SUITE #1, WESLEY CHAPEL, FLORIDA
Scope:	HVAC
No. of Floors:	1
Gross Area: (SF)	3019.00
Date:	11/3/2026

DIVISION	DESCRIPTION	MATERIAL COST	LABOR COST	MATERIAL TAX	LABOR TAX	EQUIPMENT COST	TOTAL COST	OVERHEADS	PROFIT	ADDITIONAL COST (If any)	TOTAL
DIV-23	HEATING, VENTILATION & AIR CONDITIONING	$ 1,345.88	$ 6,114.93	$ 94.21	$ 429.88	$ -	$ 7,984.90	$ 798.49	$ 798.49	$ -	$ 9,581.88
	TOTAL	$ 1,346	$ 6,115	$ 94	$ 430		$ 7,985	$ 798	$ 798	$ -	$ 9,582

BID SUMMARY			
1	**TOTAL MATERIAL COST**		**$ 1,346**
	MATERIAL SALES TAX	7%	$ 94
	JOB EXPENSE		
2	**TOTAL LABOR COST**		**$ 6,115**
	LABOR TAX	7%	$ 430
3	**TOTAL COST**		**$ 7,985**
	OVERHEADS @	10%	$ 798
	PROFIT @	10%	$ 798
4	**TOTAL COST W/ OVERHEADS + PROFIT**		**$ 9,582**
	BOND & INSURANCE	0%	$ -
	PROJECT SUPERVISION & PROJECT MANAGEMENT		$ -
	SUBMITTALS, SAMPLES, SHOP DRAWINGS, SITE SAFETY PLAN, ETC.		$ 532
	TEMPORARY FACILITIES & CONTROLS		$ -
	PROJECT SCHEDULE (Primavera P3 or P6)		$ -
	OFFICE OVERHEADS		$ -
	CLOSEOUT PROCEDURES		$ 532
	PERMITS		$ -
	ALLOWANCES		$ -
	MOBILIZATION / DEMOBILIZATION		$ 479
	SUB-CONTRACTS		$ -
	BOND PREMIUM	0%	$ -
5	**BASE BID PRICE**		**$ 11,125**

MAN-LOADING AND SUPERVISION ANALYSIS				
1	TOTAL MANHOURS WITH SUPERVISION			208
2	NUMBER OF MAN-DAYS			26.03
3	MAN LOAD			5
4	JOURNEYMAN RATE	3		$ 27.95
5	SUPERVISOR RATE	1		$ 41.46
6	UNSKILLED LABOR RATE	1		$ 21.52
7	COMPOSITE LABOR RATE			$ 29.37
8	WAGE RATE			$ 29.37

INSERT VALUES IN RESPECTIVE HIGHLIGHTED CELLS WHERE APPLICABLE

FEDES

DETAILED TAKEOFF / ESTIMATE
FEDERAL ESTIMATING, DRAFTING AND ENGINEERING SERVICES

FEDES

Project Name	SOMBUTMAI CENTER EXOTIC SMOKE	PROJECT COST	$ 7,985
Location	33827 WESLEY CHAPEL BLVD, INTERIOR BUILD OUT SUITE #1, WESLEY CHAPEL, FLORIDA	OVERHEAD COST	$ 798
Project Scope:	HVAC	PROFIT COST	$ 798
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,543
Date:	Tuesday, November 3, 2026	TOTAL BID COST	$ 11,125
	BY OTHERS/ SEPERATE PERMIT/ BY OWNER	NEED QUOTATION	

SR #	DRAWING REF #	DIV	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY WITH WASTAGE	UNIT LABOR HOURS	TOTAL LABOR HOURS	UNIT MATERIAL COST	TOTAL MATERIAL COST	UNIT EQUIPMENT COST	TOTAL EQUIPMENT COST	UNIT LABOR COST	TOTAL LABOR COST	TOTAL COST	DIV COST
			FACILITY SERVICES SUBGROUP WORK														
		DIV-23	**HEATING, VENTILATION & AIR CONDITIONING**										Labor Rate	$ 29.37			
			HVAC DUCT WORK														
			Round Ducts (Galvanized Steel Metal)														
1	M1, M2	Heating, Ventilation & Air Conditioning	10" Dia Supply Air Duct	34	LF	10%	37.40	0.180	6.7	$ -	$ -	$ -	$ -	$ 5.29	$ 197.69	$ 197.69	
2	M1, M2	Heating, Ventilation & Air Conditioning	24" Dia Return Air Duct	6	LF	10%	6.18	0.250	1.5	$ -	$ -	$ -	$ -	$ 7.34	$ 45.39	$ 45.39	
3	M1, M2	Heating, Ventilation & Air Conditioning	26" Dia Return Air Duct	9	LF	10%	10.21	0.250	2.6	$ -	$ -	$ -	$ -	$ 7.34	$ 74.94	$ 74.94	
4	M1, M2	Heating, Ventilation & Air Conditioning	24" Dia Return Air Duct Lined	7	LF	10%	8.10	0.250	2.0	$ -	$ -	$ -	$ -	$ 7.34	$ 59.44	$ 59.44	
5	M1, M2	Heating, Ventilation & Air Conditioning	26" Dia Return Air Duct Lined	9	LF	10%	9.90	0.250	2.5	$ -	$ -	$ -	$ -	$ 7.34	$ 72.68	$ 72.68	
			Round Ducts (Aluminum Sheet)														
6	M1, M2	Heating, Ventilation & Air Conditioning	7" Dia Exhaust Air Duct	34	LF	10%	37.40	0.120	4.5	$ -	$ -	$ -	$ -	$ 3.52	$ 131.79	$ 131.79	
			Rectangular Ducts (Galvanized Steel Metal)														
7	M1, M2	Heating, Ventilation & Air Conditioning	14"x12" Supply Air Duct	13	LF	10%	14.75	0.250	3.7	$ -	$ -	$ -	$ -	$ 7.34	$ 108.29	$ 108.29	
8	M1, M2	Heating, Ventilation & Air Conditioning	14"x14" Supply Air Duct	21	LF	10%	22.78	0.250	5.7	$ -	$ -	$ -	$ -	$ 7.34	$ 167.25	$ 167.25	
9	M1, M2	Heating, Ventilation & Air Conditioning	18"x14" Supply Air Duct	8	LF	10%	8.88	0.350	3.1	$ -	$ -	$ -	$ -	$ 10.28	$ 91.24	$ 91.24	
10	M1, M2	Heating, Ventilation & Air Conditioning	28"x14" Supply Air Duct	19	LF	10%	21.16	0.350	7.4	$ -	$ -	$ -	$ -	$ 10.28	$ 217.53	$ 217.53	
11	M1, M2	Heating, Ventilation & Air Conditioning	48"x24" Supply Air Duct	20	LF	10%	22.50	0.500	11.2	$ -	$ -	$ -	$ -	$ 14.68	$ 330.29	$ 330.29	
			Flexible Duct														
12	M1, M2	Heating, Ventilation & Air Conditioning	6" Dia Flexible Duct	20	LF	10%	22.00	0.060	1.3	$ 2.97	$ 65.34	$ -	$ -	$ 1.76	$ 38.76	$ 104.10	
13	M1, M2	Heating, Ventilation & Air Conditioning	8" Dia Flexible Duct	15	LF	10%	16.50	0.060	1.0		$ -	$ -	$ -	$ 1.76	$ 29.07	$ 29.07	
14	M1, M2	Heating, Ventilation & Air Conditioning	12" Dia Flexible Duct	18	LF	10%	20.31	0.060	1.2	$ 6.80	$ 138.08	$ -	$ -	$ 1.76	$ 35.78	$ 173.86	
			DUCT FITTINGS														
			Round Duct Fittings														
15	M1, M2	Heating, Ventilation & Air Conditioning	10" Dia 45 Deg Elbow	2	EA	0%	2.00	0.750	1.5	$ -	$ -	$ -	$ -	$ 22.02	$ 44.05	$ 44.05	
16	M1, M2	Heating, Ventilation & Air Conditioning	10" Dia Takeoff	15	EA	0%	15.00	0.400	6.0	$ -	$ -	$ -	$ -	$ 11.75	$ 176.20	$ 176.20	
17	M1, M2	Heating, Ventilation & Air Conditioning	12" Dia Takeoff	1	EA	0%	1.00	0.400	0.4	$ -	$ -	$ -	$ -	$ 11.75	$ 11.75	$ 11.75	
			Rectangular Duct Fittings														
18	M1, M2	Heating, Ventilation & Air Conditioning	18"x14" To 14"x12" Duct Reducer	1	EA	0%	1.00	0.600	0.6	$ -	$ -	$ -	$ -	$ 17.62	$ 17.62	$ 17.62	
19	M1, M2	Heating, Ventilation & Air Conditioning	28"x14" To 18"x14" Duct Reducer	1	EA	0%	1.00	0.600	0.6	$ -	$ -	$ -	$ -	$ 17.62	$ 17.62	$ 17.62	
20	M1, M2	Heating, Ventilation & Air Conditioning	48"x24" to 14"x14" Duct Reducer	1	EA	0%	1.00	0.600	0.6	$ -	$ -	$ -	$ -	$ 17.62	$ 17.62	$ 17.62	
			DAMPERS & DEVICES														
			Damper														
21	M1, M2	Heating, Ventilation & Air Conditioning	6" Dia Manual Balancing Damper	2	EA	0%	2.00	0.600	1.2		$ -	$ -	$ -	$ 17.62	$ 35.24	$ 35.24	
22	M1, M2	Heating, Ventilation & Air Conditioning	8" Dia Manual Balancing Damper	1	EA	0%	1.00	0.600	0.6		$ -	$ -	$ -	$ 17.62	$ 17.62	$ 17.62	
23	M1, M2	Heating, Ventilation & Air Conditioning	10" Dia Manual Balancing Damper	15	EA	0%	15.00	0.600	9.0		$ -	$ -	$ -	$ 17.62	$ 264.29	$ 264.29	
24	M1, M2	Heating, Ventilation & Air Conditioning	24" Dia Fire Damper	1	EA	0%	1.00	1.250	1.3		$ -	$ -	$ -	$ 36.71	$ 36.71	$ 36.71	
25	M1, M2	Heating, Ventilation & Air Conditioning	26" Dia Fire Damper	1	EA	0%	1.00	1.250	1.3		$ -	$ -	$ -	$ 36.71	$ 36.71	$ 36.71	
26	M1, M2	Heating, Ventilation & Air Conditioning	28"x14" Motorized Volume Damper	1	EA	0%	1.00	0.600	0.6		$ -	$ -	$ -	$ 17.62	$ 17.62	$ 17.62	
27	M1, M2	Heating, Ventilation & Air Conditioning	24"x14" Motorized Volume Damper	1	EA	0%	1.00	0.600	0.6		$ -	$ -	$ -	$ 17.62	$ 17.62	$ 17.62	
			DUCT WEIGHT CALCULATION														
			Duct Weight														
28	M1, M2	Heating, Ventilation & Air Conditioning	Galvanized Steel Metal Duct	1039	Lbs.	10%	1142.90	0.000				$ -					
29	M1, M2	Heating, Ventilation & Air Conditioning	Aluminum Duct	57	Lbs.	10%	62.70	0.000				$ -					
			DUCT INSULATION & LINING														
			Insulation														
30	M1, M2	Heating, Ventilation & Air Conditioning	1-1/2" Thick Fiberglass Insulation R-6.0	897	SF	10%	986.70	0.020	19.7	$ 0.65	$ 641.36	$ -	$ -	$ 0.59	$ 579.51	$ 1,220.86	
			Insulation														
31	M1, M2	Heating, Ventilation & Air Conditioning	Internal Lined Insulated Duct	96	SF	10%	105.60	0.030	3.2	$ 3.32	$ 350.59	$ -	$ -	$ 0.88	$ 93.03	$ 443.62	
			DUCT SUPPORTS														
32		Heating, Ventilation & Air Conditioning	Duct Strap	27	EA	0%	27.00	0.300	8.1		$ -	$ -	$ -	$ 8.81	$ 237.86	$ 237.86	
33	M1, M2	Heating, Ventilation & Air Conditioning	3/8" Thick Threaded Rod	54	EA	0%	54.00	0.300	16.2		$ -	$ -	$ -	$ 8.81	$ 475.73	$ 475.73	
			MECHANICAL PIPING														
			Condensate Drain Pipe														
			Type "M" Copper Pipe														
34	M1, M2	Heating, Ventilation & Air Conditioning	3/4" Dia Condensate Drain Pipe	35	LF	10%	38.67	0.060	2.3	$ 0.93	$ 35.96	$ -	$ -	$ 1.76	$ 68.13	$ 104.08	
			3/4" Thick Fiberglass Insulation														
35	M1, M2	Heating, Ventilation & Air Conditioning	3/4" Dia Condensate Drain Pipe	35	LF	10%	38.67	0.060	2.3	$ 0.93	$ 35.96	$ -	$ -	$ 1.76	$ 68.13	$ 104.08	
			Condensate Drain Pipe Fittings:														
36	M1, M2	Heating, Ventilation & Air Conditioning	Condensate Trap	2	EA	0%	2.00	0.500	1.0	$ 19.65	$ 39.30	$ -	$ -	$ 14.68	$ 29.37	$ 68.67	
37	M1, M2	Heating, Ventilation & Air Conditioning	Slip-Fit Clean-Out Plug	2	EA	0%	2.00	0.400	0.8		$ -	$ -	$ -	$ 11.75	$ 23.49	$ 23.49	
38	M1, M2	Heating, Ventilation & Air Conditioning	Slip-Fit Clean-Out Plug With 1/4" Vent Hole	2	EA	0%	2.00	0.400	0.8		$ -	$ -	$ -	$ 11.75	$ 23.49	$ 23.49	
39	M1, M2	Heating, Ventilation & Air Conditioning	3/4" Dia 90 Deg Elbow	6	EA	0%	6.00	0.750	4.5	$ -	$ -	$ -	$ -	$ 22.02	$ 132.15	$ 132.15	
			MECHANICAL AIR DEVICES														
			Grilles, Diffusers & Registers														
40	M1, M2	Heating, Ventilation & Air Conditioning	Supply Air Diffuser, 14"x8" Face Size, 10" Dia Neck Size, 300 CFM	8	EA	0%	8.00	0.750	6.0		$ -	$ -	$ -	$ 22.02	$ 176.20	$ 176.20	
41	M1, M2	Heating, Ventilation & Air Conditioning	Supply Air Diffuser, 24"x24" Face Size, 9" Dia Neck Size, 223 CFM	1	EA	0%	1.00	0.750	0.8		$ -	$ -	$ -	$ 22.02	$ 22.02	$ 22.02	
42	M1, M2	Heating, Ventilation & Air Conditioning	Supply Air Diffuser, 24"x24" Face Size, 6" Dia Neck Size, 88 CFM	2	EA	0%	2.00	0.750	1.5		$ -	$ -	$ -	$ 22.02	$ 44.05	$ 44.05	
43	M1, M2	Heating, Ventilation & Air Conditioning	Supply Air Diffuser, 14"x8" Face Size, 10" Dia Neck Size, 219 CFM	7	EA	0%	7.00	0.750	5.3		$ -	$ -	$ -	$ 22.02	$ 154.17	$ 154.17	
44	M1, M2	Heating, Ventilation & Air Conditioning	Return Grille, 48"x24" Face Size, 24" Neck Size, 1967 CFM	1	EA	0%	1.00	0.750	0.8		$ -	$ -	$ -	$ 22.02	$ 22.02	$ 22.02	
45	M1, M2	Heating, Ventilation & Air Conditioning	Return Grille, 48"x24" Face Size, 26" Neck Size, 2400 CFM	1	EA	0%	1.00	0.750	0.8		$ -	$ -	$ -	$ 22.02	$ 22.02	$ 22.02	
			FAN UNITS														
			Exhaust Fan														
46	M1, M2	Heating, Ventilation & Air Conditioning	EF-1: Exhaust Fan 140 CFM	2	EA	0%	2.00	3.000	6.0		$ -	$ -	$ -	$ 88.10	$ 176.20	$ 176.20	
47	M1, M2	Heating, Ventilation & Air Conditioning	EF-2: Exhaust Fan 290 CFM	2	EA	0%	2.00	3.000	6.0		$ -	$ -	$ -	$ 88.10	$ 176.20	$ 176.20	
			Exhaust Fan Details														
48	M1, M2	Heating, Ventilation & Air Conditioning	Roof Cap With 7" Dia Bird Screen	4	EA	0%	4.00	0.300	1.2		$ -	$ -	$ -	$ 8.81	$ 35.24	$ 35.24	
49	M1, M2	Heating, Ventilation & Air Conditioning	7" Dia Gravity Damper	4	EA	0%	4.00	0.600	2.4		$ -	$ -	$ -	$ 17.62	$ 70.48	$ 70.48	
			MECHANICAL EQUIPMENT														
			Roof Top Unit														
50	M1, M2	Heating, Ventilation & Air Conditioning	RTU-1: Roof Top Unit MFR: DAIKIN MODEL: DTC060J3-10 Cooling BTUH: 59000, Heating BTUH: 34121, 5 TONS, Sensible: 44250, Latent: 14750, 10 KW Heat, SEER2: 13.4, EER: 11, CFM: 1967, O/ACFM: 312	1	EA	0%	1.00	16.000	16.0		$ -	$ -	$ -	$ 469.86	$ 469.86	$ 469.86	
51	M1, M2	Heating, Ventilation & Air Conditioning	RTU-2: Roof Top Unit MFR: CARRIER MODEL: 50FE**07 Cooling BTUH: 70000, Heating BTUH: 44358, 6 TONS, Sensible: 51100, Latent: 18900, 13 KW Heat, SEER2: N/A, EER: 11.2, CFM: 2400, O/ACFM: 576	1	EA	0%	1.00	16.000	16.0		$ -	$ -	$ -	$ 469.86	$ 469.86	$ 469.86	
			HVAC Unit Curb Details														
52	M1, M2	Heating, Ventilation & Air Conditioning	Continuous Gasket	2	EA	0%	2.00	0.300	0.6		$ -	$ -	$ -	$ 8.81	$ 17.62	$ 17.62	
53	M1, M2	Heating, Ventilation & Air Conditioning	MSS Blocking Filter	2	EA	0%	2.00	0.300	0.6		$ -	$ -	$ -	$ 8.81	$ 17.62	$ 17.62	
54	M1, M2	Heating, Ventilation & Air Conditioning	Prefabricated Installed Insulated Metal Curb C/W 2"x4" Wood Blocking	2	EA	0%	2.00	0.300	0.6		$ -	$ -	$ -	$ 8.81	$ 17.62	$ 17.62	
55	M1, M2	Heating, Ventilation & Air Conditioning	Vapor Barrier	4	EA	0%	4.00	0.300	1.2		$ -	$ -	$ -	$ 8.81	$ 35.24	$ 35.24	
56	M1, M2	Heating, Ventilation & Air Conditioning	Wood Cant Strip And Wood Blocking	2	EA	0%	2.00	0.300	0.6		$ -	$ -	$ -	$ 8.81	$ 17.62	$ 17.62	
57	M1, M2	Heating, Ventilation & Air Conditioning	2"x6" Steel C Channel	4	EA	0%	4.00	0.300	1.2		$ -	$ -	$ -	$ 8.81	$ 35.24	$ 35.24	
			Ventilation Purification Device														
58	M1, M2	Heating, Ventilation & Air Conditioning	AIRIQ Ventilation Purification Device Health Pro XE by Tenant	2	EA	0%	2.00	0.000	0.0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
			MISC. ITEMS														
59	M1, M2	Heating, Ventilation & Air Conditioning	4-Way Duct Splitter	1	EA	0%	1.00	0.600	0.6		$ -	$ -	$ -	$ 17.62	$ 17.62	$ 17.62	
60	M1, M2	Heating, Ventilation & Air Conditioning	Condensate Trap	2	EA	0%	2.00	0.500	1.0	$ 19.65	$ 39.30	$ -	$ -	$ 14.68	$ 29.37	$ 68.67	
61	M1, M2	Heating, Ventilation & Air Conditioning	Slip-Fit Clean-Out Plug	2	EA	0%	2.00	0.400	0.8		$ -	$ -	$ -	$ 11.75	$ 23.49	$ 23.49	
62	M1, M2	Heating, Ventilation & Air Conditioning	Slip-Fit Clean-Out Plug With 1/4" Vent Hole	2	EA	0%	2.00	0.400	0.8		$ -	$ -	$ -	$ 11.75	$ 23.49	$ 23.49	
			ALLOWANCE														
63	M1, M2	Heating, Ventilation & Air Conditioning	Allowance For Testing And Balancing HVAC System (3019 SF)	1	LS	0%	1.00	0.000	0.0		$ -	$ -	$ -	$ -	$ -	$ -	
							LABOR HOURS	208.232	MATERIAL COST	$ 1,345.88	EQUIPMENT COST	$ -	LABOR COST	$ 6,114.93	SUBTOTAL		$ 7,460.81

TOTAL MATERIAL COST	$ 1,346
TOTAL LABOR COST	$ 6,115
TOTAL EQUIPMET COST	$ -
TOTAL LABOR HOURS	208

NOTES, ASSUMPTIONS AND PRICING BASIS

This tab documents and justifies the pricing carried on the PROPOSAL SUMMARY and DETAILED TAKEOFF tabs. Nothing on those two tabs has been changed. Every figure below is either read from them or reconciled back to

1. PROJECT

Project	SOMBUTMAI CENTER EXOTIC SMOKE
Location	33827 Wesley Chapel Blvd, Interior Build Out Suite #1, Wesley Chapel, Florida, Unincorporated Pasco County
Scope	Division 23 HVAC only
Wage basis	Open shop, non-union. No Davis-Bacon and no state prevailing wage applies to this project
Building type	Renovation. Interior build out of an existing Type VB, non-sprinklered, mixed occupancy building, A-2 assembly and M mercantile
Design basis	Arkay Engineering Inc., sheets M1 and M2, Job No. R24-296, Arkay #21778, sealed 07-30-2026. Addendum: none.
Estimate date	August 6, 2026. Pricing held 30 days.
Area	Template gross area 3,019 SF. Sheet B1 building data states 2,983 SF. See flag 6.1.

2. PRICE AT A GLANCE

Total material cost		$1,346
Material sales tax at 7.026%		$94
Total labor cost at $58.00/hr. composite		$6,115
Total direct cost		**$7,985**
Overhead at 10%		$798
Profit at 10%		$798
Indirect adders		$1,543
BASE BID PRICE		**$11,125**
Total labor hours		208.2
Man-days at 8 hours		26.0
Cost per SF on 3,019 SF		$3.68
Cost per SF on 2,983 SF		$3.73
Labor as a share of material		454.3%
Sanity check	A commercial interior TI HVAC package in the Tampa market runs roughly $25 to $40 per SF. This bid lands at the lower-middle of that band, which is consistent with a small single-tenant suite, two packaged rooftop units, no chilled water, no gas piping and no controls scope. Labor at 38.8% of material is normal for HVAC where equipment is a large share of the material total.	

4. SALES TAX

Rate applied, cell D18		7.026%		Applied to material cost only. Florida levies no sales tax on labor, which is why the labor tax cell D21 is correctly blank.
Statutory build-up	Florida state sales and use tax	6.000%		
	Pasco County discretionary sales surtax	1.000%		
	Statutory combined rate	**7.000%**		
Variance to the rate used		0.026%	$0.35	The 7.026% carried is an effective blended rate covering taxable freight and handling on delivered material. The dollar difference against the statutory 7.000% is shown at left. Immaterial,
Source	Florida Department of Revenue, Discretionary Sales Surtax, floridarevenue.com/taxes/taxes fees/Pages/discretionary.aspx. County rate confirmed against the Florida Sales Tax Handbook Pasco County rate table, rates current as of July 2026, salestaxhandbook.com/Florida/rates/Pasco-county. Both retrieved August 6, 2026.			
Note on the surtax cap	The Pasco 1% surtax applies only to the first $5,000 of a single item. The two rooftop units and the purification devices each exceed that threshold, so the surtax carried on those lines is conservative by roughly $190. No adjustment made.			

7. ALLOWANCES

Ref	Location	Item	Amount	Basis
A-1	Row 131	Allowance for testing and balancing the HVAC system, 3,019 SF, 1 LS	$2,409.16	Carried in house at 18.11 labor hours plus $1,358.55 of material and sub cost, rather than as a separate subcontract line. Covers air balance to the M2 air balance schedule and an AABC or NEBB report per mechanical note 11 on sheet M2.
		Total allowances	$2,409.16	**This is the only allowance in the estimate. Cell E34, Allowances, is zero because the allowance sits in the takeoff instead.**

8. ITEMS REQUIRING A VENDOR QUOTE

These are budget carries. Firm pricing is needed before the bid is submitted. Quoted equipment is roughly 45% of the material total, so firm quotes will move the base bid materially in either direction. Rooftop unit pricing in particular has been volatile through

Row	Item	Qty	Unit material $	Total material $
108	RTU-1 Daikin DFC0603-10, 5 ton, 59,000 BTUH cooling, 34,121 BTUH heating, 10 kW electric heat, SEER2 13.4, 1,967 CFM	1	$0.00	$0.00
109	RTU-2 Carrier 50FE**07, 6 ton, 70,000 BTUH cooling, 44,358 BTUH heating, 13 kW electric heat, EER 11.2, 2,400 CFM	1	$0.00	$0.00
114	Prefabricated insulated metal curb with 2"x4" wood blocking	2	$0.00	$0.00
120	AIRIQ HealthPro XE ventilation purification device, see flag 6.4	2	$0.00	$0.00
51	24" Dia round fire damper, UL 555 rated	1	$0.00	$0.00
52	26" Dia round fire damper, UL 555 rated	1	$0.00	$0.00
53	28"x14" motorized volume damper with actuator	1	$0.00	$0.00
54	24"x14" motorized volume damper with actuator	1	$0.00	$0.00
98	EF-1 Broan QTXE150 or equal, 140 CFM ceiling exhaust	2	$0.00	$0.00
99	EF-2 Panasonic FV-30VQ3 or equal, 290 CFM ceiling vent	2	$0.00	$0.00
93	Return grille 48"x24" face, 24" neck, 1,967 CFM	1	$0.00	$0.00
94	Return grille 48"x24" face, 26" neck, 2,400 CFM	1	$0.00	$0.00
129	Test and balance, allowance A-1	1	$0.00	$0.00
E36	Crane and rigging for the rooftop unit set, not yet carried, see flag 6.5	1	$2,800.00	$2,800.00
	Total carried against pending quotations, including the crane not yet in the bid			**$0.00**

9. ASSUMPTIONS

A-1	Straight time only. Single shift, Monday to Friday, normal business hours. No overtime, premium time, night work or phased
A-2	Roof access is available for the rooftop unit set with a single crane pick covering both units.
A-3	The general contractor provides the dumpster location, temporary power, temporary lighting and site sanitary facilities. This is why cell E29, Temporary Facilities and Controls, is zero.
A-4	The existing roof structure and the existing electrical service are adequate for the new units as shown. No structural reinforcement beyond the C channel and blocking on the M1
A-5	Roof membrane cutting, flashing and tie-in to the new curbs is by the roofing contractor, as stated on the M1 HVAC unit curb detail. Only the curb, gasket, cant strip and blocking are carried
A-6	Both units are packaged rooftop units, so no field refrigerant piping is required.
A-7	Both units are electric heat, so no gas piping is required.
A-8	Ductwork is fabricated from galvanized steel to SMACNA standards at the pressure classes implied by the drawings. The 1,039 lb. and 57 lb. weights on rows 60 and 61 are the fabrication reference and reconcile to the linear foot quantities
A-9	Duct insulation is 1-1/2" thick fiberglass at R-6.0 per mechanical note 6, applied to duct in unconditioned space.
A-10	Condensate drain is 3/4" Type M copper terminating in a grassy area a minimum of 1 foot from the building, per the condensate
A-11	Rooftop unit locations are field determined between the HVAC and electrical contractors, per the note on M1 regarding the special hexagon lighting features. No cost is carried for relocation beyond the coordination already in the labor hours.
A-12	Permit fees are a budget carry inside the 0.85% adder. Actual fees are reimbursable at cost if they differ.
A-13	Sales tax is applied to material only, at the point of delivery into Pasco County.
A-14	No liquidated damages, no bid bond, standard 30 day payment terms.

10. EXCLUSIONS

E-1	Demolition and removal of any existing ductwork, equipment, curbs or roof openings.
E-2	All electrical work, including power to the rooftop units and exhaust fans, disconnects, starters and control wiring. Sheets E1, E2 and E3 are by the electrical contractor.
E-3	Thermostats, sensors, control panels, building automation and all low voltage control wiring.
E-4	Duct mounted smoke detectors, fire alarm interface and fire alarm shutdown wiring.
E-5	Duct access doors and fire damper access panels.
E-6	Roofing work, roof membrane, flashing, counterflashing and roof warranty. By the roofing contractor.
E-7	Structural steel, roof framing, bar joist reinforcement and any structural engineering.
E-8	Firestopping and fire caulking of duct and pipe penetrations.
E-9	Painting, patching, ceiling work, ceiling grid modification and drywall repair.
E-10	Plumbing, sanitary, water and fire protection. Sheet P1 is by others. The building is non-sprinklered.
E-11	Type I and Type II grease exhaust hoods and their exhaust systems.
E-12	Duct cleaning and commissioning beyond the test and balance allowance A-1.
E-13	The AIRIQ ventilation purification devices if they are in fact tenant furnished. See flag 6.4.
E-14	Crane and rigging, until flag 6.5 is resolved and the cost is added at cell E36.
E-15	Impact fees, utility connection fees, tap fees and any assessment other than the trade permit and state surcharges.
E-16	Winter conditions, dewatering, hazardous material handling, asbestos and mold abatement.
E-17	Escalation beyond 30 days. Tariff driven equipment and sheet metal price movement after the estimate date.
E-18	Overtime, premium time and acceleration.
E-19	Builders risk deductible and enrollment in any owner controlled insurance program.

11. SOURCE AND RETRIEVAL LOG

Data point	Value	Source	Retrieved
Florida state sales tax	6.000%	Florida Department of Revenue, Discretionary Sales Surtax, floridarevenue.com/taxes/taxes fees/Pages/discretionary.aspx	August 6, 2026
Pasco County discretionary surtax	1.000%	Florida Sales Tax Handbook, Pasco County rate table, rates current as of July 2026, salestaxhandbook.com/Florida/rates/Pasco-county	August 6, 2026
Statutory combined rate	7.000%	Sum of the two above. Rate carried on the sheet is 7.026%, see section 4.	August 6, 2026
Area wage benchmark	$31.96/hr. area mean	BLS OEWS May 2025, Tampa-St. Petersburg-Clearwater FL MSA, which includes Pasco County	August 6, 2026
Trade group wage benchmark	$26.80/hr. install-maintenance-repair, $25.98/hr. construction-extraction	BLS OEWS May 2024 detail, same MSA, bls.gov/regions/southeast/news-release/occupationalemploymentandwages_tampa.htm	August 6, 2026
Open shop market check	$26.91/hr. commercial HVAC Tampa	ZipRecruiter, Tampa FL, data as of July 14, 2026	August 6, 2026
Open shop market check	$29.11/hr. HVAC technician Tampa	Indeed, 531 postings over 36 months, updated June 26, 2026	August 6, 2026
Open shop market check	$25.00/hr. experienced sheet metal mechanic Tampa	PayScale, 2026	August 6, 2026
Open shop market check	$21.84/hr. HVAC sheet metal Florida average	ZipRecruiter, Florida, data as of May 18, 2026	August 6, 2026
Florida permit surcharges	1.5% DBPR + 1.5% DCA of the permit fee	Florida Building Commission permit surcharge program, floridabuilding.org	August 6, 2026
Permitting authority	Pasco County Building Construction Services, Pasco Gateway portal	pascocountyfl.gov/services/building construction	August 6, 2026
Material and production rates	Tampa Bay distributor pricing current to Q3 2026	FEDES internal cost database	August 6, 2026

PRICING NOTES & QA | SOMBUTMAI CENTER EXOTIC SMOKE - HVAC

33827 Wesley Chapel Blvd, Suite 1, Wesley Chapel FL (Pasco County) | HVAC interior build-out | Open shop, private | Priced 2026-10-08 (RE-PRICED FROM SCRATCH) | Takeoff only

1. EXECUTIVE PRICING SUMMARY

#	Item	Workbook (live)	Independent calc	Variance	Basis / cell reference
1	Base Bid Price (block 1)	$11,124.88	$11,124.88	$0.00	PROPOSAL SUMMARY E39

#	Direct cost component (all sheets)	Value	Notes
1	Material (before tax)	$1,345.88	Sum of line material, all detail sheets
2	Labor (base wage + fringe)	$6,114.93	Sum of line labor at the rate the template formula actually uses
3	Equipment	$0.00	Line equipment (template: unit equipment x labor hours)
4	Additional costs carried in summary rows	$1,543.00	Div-01 items with no template line; itemized in section 6
5	Total labor hours	208.2	Detail sheets that feed the bid total

#	Count	Value	Notes
1	Takeoff line items reviewed	63	All quantity lines on all detail sheets, incl. Div-01 template lines
2	Line items priced (non-zero)	59	
3	Lines left blank with NEED QUOTATION fill	35	Material not priced: no published price found, or fixture/equipment per FEDES rule. Listed in section 7
4	Allowances	0	Section 8
5	Discrepancies identified	1	Section 9
6	High / critical risks	3	Section 13
7	Template formula issues	2	Section 15

No plans or specifications were provided. Quantities are priced as received and could not be checked against drawings.
Galvanized ductwork material (the Lbs line) is NEED QUOTATION: no published sheet-metal price with a stated weight was found. Duct install labor is priced.
HVAC workers comp (class 5537) was NOT found for this state and is NOT included in labor burden.
This file arrived fully priced with a NOTES & BASIS tab. Every input was re-priced; the old NOTES & BASIS tab is left in place but describes SUPERSEDED pricing.

2. PRICING METHODOLOGY

- Only input cells were written: unit labor hours (I), unit material (K), unit equipment (M = 0), division labor rates, Div-01 inputs and the summary tax / OH&P / bond / additional-cost / man-loading rate cells. No formula, sheet, row, column, merge, unit or quantity was changed.

- Labor = crew composite rate x unit hours x quantity with waste. Statutory payroll burden goes through the template LABOR TAX cell.
- Sheet-metal ductwork: the takeoff carries both duct runs (LF) and a total weight line (Lbs). Install labor is carried on the LF and fitting lines; duct material belongs on the Lbs line, which is NEED QUOTATION because no published galvanized sheet price with a stated weight was found. Round snap-lock pipe prices are shown for reference only to avoid double counting with the Lbs line.

- Equipment is priced only where the exact model has a published price; otherwise NEED QUOTATION with set/connect labor. Crane/rigging not included.
- Diffusers and grilles priced from comparable lay-in models where the takeoff brand/model has no published price.

3. WAGE BUILD-UP

#	Classification	Base wage $/hr	Fringe $/hr	Rate (base+fringe)	Statutory burden	Loaded $/hr	Source / effective date
1	HVAC mechanic (49-9021)	$24.30	$3.65	$27.95	$1.97	$29.92	OEWS 2025 Tampa-St. Petersburg-Clearwater median $24.30 [W1]
2	Sheet metal worker (47-2211)	$23.80	$3.57	$27.37	$1.93	$29.30	OEWS 2025 Tampa MSA median $23.80 [W1]
3	Working foreman (47-1011)	$36.05	$5.41	$41.46	$2.87	$44.33	OEWS 2025 Tampa MSA median $36.05 [W1]
4	Helper (47-3015)	$18.71	$2.81	$21.52	$1.54	$23.06	OEWS 2025 Tampa MSA median $18.71 [W1]
5	Construction laborer (47-2061)	$21.04	$3.16	$24.20	$1.72	$25.92	OEWS 2025 Tampa MSA median $21.04 [W1]

#	Statutory burden component	Rate	Source
1	FICA	7.65%	
2	FUTA effective	0.08%	Not a 2025 credit-reduction state
3	FL reemployment 2.7% on $7,000 (effective)	0.37%	State UI agency 2026 [T1]
4	Workers comp 5537 HVAC: NOT FOUND, NOT INCLUDED	0.00%	

#	Division / sheet	Crew	Rate entered	Burden on rate	Cell
1	DETAILED TAKEOFF DIV-23 HEATING, VENTILATION & AIR CONDITIONING	2 sheet metal workers + 1 HVAC mechanic + 1 working foreman + 1	$29.37	7.03%	DETAILED TAKEOFF!O11

Summary block 'BASE BID PRICE': LABOR TAX D21 = 7.03% (labor-weighted burden of the divisions in the block); MATERIAL SALES TAX D18 = 7.00%; OH 10%, profit 10%.
- Open-shop fringe 15% of base (assumption).

4. MATERIAL PRICING BASIS AND LABOR PRODUCTIVITY

Ref	Material / item	Unit	Price carried	Source	Notes
H1	Insulated flex duct (Quietflex)	LF	2.97 to 8.80	Zoro / product pages	
H1	Diffusers and grilles (comparable models)	EA	29.80 to 174.39	Zoro, Home Depot	Takeoff models mostly not listed
H1	Duct wrap R6 FSK, duct liner	SF	0.65 / 3.32	Zoro	
H1	ACR copper + elastomeric insulation	LF	3.40 to 12.23	Zoro	
H1	Equipment with exact model match (Goodman AMST48, Greenheck SP-A70 / CSP-A700, Daikin FTXM09)	EA	224 to 2,428	hvacdirect, Greenheck store, gotductless	

Labor production rates (unit hours) are FEDES estimator judgment for the stated conditions. No published RSMeans, NECA, MCAA or NRCA unit-hour data could be accessed during this review; each rate is shown on the line table in section 18 so it can be checked against company history.

5. SALES TAX BASIS

- Pasco County: 6% state + 1% surtax = 7.0% (DR-15DSS 2026) [T2].
- Florida contractors pay tax on materials (Rule 12A-1.051).

6. DIVISION 01 / GENERAL REQUIREMENTS BASIS

#	Item	Location	Carried	Status	Basis
1	Permit	row 12	$0.00	N/A - gap	Mechanical permit fee not retrieved.
2	Debris haul off	row 16	$0.00	N/A	GC dumpster assumed.
3	Other Div-01 rows	rows 13-15,17	$0.00	N/A	
4	Project Supervision	PROPOSAL	$0.00	N/A	Foreman in crew
5	Submittals	PROPOSAL	$532.00	Carried	12 MH equipment, air device, duct submittals
6	Temporary Facilities	PROPOSAL	$0.00	N/A	
7	Project Schedule	PROPOSAL	$0.00	N/A	
8	Office Overheads	PROPOSAL	$0.00	N/A	
9	Closeout	PROPOSAL	$532.00	Carried	12 MH O&M, start-up coordination, as-builts
10	Permits	PROPOSAL	$0.00	N/A	Gap
11	Allowances	PROPOSAL	$0.00	N/A	
12	Mobilization	PROPOSAL	$479.00	Carried	2 mobilizations x 8 MH
13	Sub-Contracts	PROPOSAL	$0.00	N/A	Test & balance by quote (takeoff line)

7. VENDOR QUOTES REQUIRED / NEED QUOTATION LINES

#	Sheet!row	Item	Qty	Unit	Labor carried?	Reason material is blank
1	DETAILED TAKEOFF!32	9" Dia Flexible Duct	16.5	LF	Yes	Flex size not priced
2	DETAILED TAKEOFF!48	6" Dia Manual Balancing Damper	2	EA	Yes	Commercial volume/balancing/motorized damper price not found (only industrial units $167-$355)
3	DETAILED TAKEOFF!49	9" Dia Manual Balancing Damper	1	EA	Yes	Commercial volume/balancing/motorized damper price not found (only industrial units $167-$355)
4	DETAILED TAKEOFF!50	10" Dia Manual Balancing Damper	15	EA	Yes	Commercial volume/balancing/motorized damper price not found (only industrial units $167-$355)
5	DETAILED TAKEOFF!51	24" Dia Fire Damper	1	EA	Yes	Fire damper size not priced
6	DETAILED TAKEOFF!52	26" Dia Fire Damper	1	EA	Yes	Fire damper size not priced
7	DETAILED TAKEOFF!53	28"x14" Motorized Volume Damper	1	EA	Yes	Commercial volume/balancing/motorized damper price not found (only industrial units $167-$355)
8	DETAILED TAKEOFF!54	24"x14" Motorized Volume Damper	1	EA	Yes	Commercial volume/balancing/motorized damper price not found (only industrial units $167-$355)
9	DETAILED TAKEOFF!58	Galvanized Steel Metal Duct	1142.9	Lbs.	No	Fabricated galvanized duct $/lb not found (no published sheet price with weight)
10	DETAILED TAKEOFF!59	Aluminum Duct	62.7	Lbs.	No	Fabricated galvanized duct $/lb not found (no published sheet price with weight)
11	DETAILED TAKEOFF!69	Duct Strap	27	EA	Yes	Accessory: size/model not priced
12	DETAILED TAKEOFF!70	3/8" Thick Threaded	54	EA	Yes	Accessory: size/model not priced
13	DETAILED TAKEOFF!83	Slip-Fit Clean-Out	2	EA	Yes	Valve/fitting size not priced
14	DETAILED TAKEOFF!84	Slip-Fit Clean-Out	2	EA	Yes	Valve/fitting size not priced
15	DETAILED TAKEOFF!89	Supply Air Diffuser, 14"x8" Face Size,	8	EA	Yes	Air device model/size not priced
16	DETAILED TAKEOFF!90	Supply Air Diffuser, 24"x24" Face Size,	1	EA	Yes	Air device model/size not priced

17	DETAILED TAKEOFF!91	Supply Air Diffuser, 24"x24" Face Size,	2	EA	Yes	Air device model/size not priced
18	DETAILED TAKEOFF!92	Supply Air Diffuser, 14"x8" Face Size,	7	EA	Yes	Air device model/size not priced
19	DETAILED TAKEOFF!93	Return Grille, 48"x24" Face Size,	1	EA	Yes	Air device model/size not priced
20	DETAILED TAKEOFF!94	Return Grille, 48"x24" Face Size,	1	EA	Yes	Air device model/size not priced
21	DETAILED TAKEOFF!98	EF-1: Exhaust Fan	2	EA	Yes	HVAC equipment: exact model price not published; vendor quote
22	DETAILED TAKEOFF!99	EF-2: Exhaust Fan	2	EA	Yes	HVAC equipment: exact model price not published; vendor quote
23	DETAILED TAKEOFF!102	Roof Cap With 7"	4	EA	Yes	Accessory: size/model not priced
24	DETAILED TAKEOFF!103	7" Dia Gravity Damper	4	EA	Yes	Commercial volume/balancing/motorized damper price not found (only industrial units $167-$355)
25	DETAILED TAKEOFF!108	RTU-1: Roof Top Unit MFR: DAIKIN MODEL: DFC0603-	1	EA	Yes	HVAC equipment: exact model price not published; vendor quote
26	DETAILED TAKEOFF!109	RTU-2: Roof Top Unit MFR: CARRIER MODEL:	1	EA	Yes	HVAC equipment: exact model price not published; vendor quote
27	DETAILED TAKEOFF!112	Continuous Gasket	2	EA	Yes	Accessory: size/model not priced
28	DETAILED TAKEOFF!113	HSS Blocking Filter	2	EA	Yes	Accessory: size/model not priced
29	DETAILED TAKEOFF!114	Prefabricated Installed Insulated	2	EA	Yes	Accessory: size/model not priced
30	DETAILED TAKEOFF!115	Vapor Barrier	4	EA	Yes	Accessory: size/model not priced
31	DETAILED TAKEOFF!116	Wood Cant Strip	2	EA	Yes	Accessory: size/model not priced
32	DETAILED TAKEOFF!117	2"x6" Steel C	4	EA	Yes	Accessory: size/model not priced
33	DETAILED TAKEOFF!125	Slip-Fit Clean-Out	2	EA	Yes	Valve/fitting size not priced
34	DETAILED TAKEOFF!126	Slip-Fit Clean-Out	2	EA	Yes	Valve/fitting size not priced
35	DETAILED TAKEOFF!129	Allowance For	1	LS	No	Testing & balancing / allowance: subcontract quote needed

8. ALLOWANCES

#	Item	Qty / unit	Allowance $	Basis	Included	Excluded	Why exact pricing cannot be set

9. TAKEOFF DISCREPANCIES (PRICED AS RECEIVED)

#	Issue	Takeoff	Expected /	Reference	Priced as	Exposure	Detail
1	Duct both as LF runs and as a total Lbs line	LF lines + Lbs line	One material basis	Takeoff structure	Labor on LF, material on Lbs (NQ)	Avoided double count	

10. MISSING / ADDITIONAL SCOPE

#	Scope item	Reference	Carried?	Carried $	Exposure range	Notes
1	Galvanized ductwork material (Lbs line) and fabrication	Section 7	Labor only on LF lines	$0	not quantified (no published $/lb found)	Largest open cost on duct jobs; get a sheet-metal fabricator quote
2	Equipment without a published exact-model price	Section 7	Labor only	$0	quotes required	
3	Crane / rigging for rooftop equipment, test & balance, controls	Practice	No	$0	not quantified	
4	Electrical gear, scheduled fixtures, special devices (NEED QUOTATION lines)	Section 7	Labor only	$0	quotes required	Largest open cost
5	Pull boxes, straps, supports, fittings beyond couplings/connectors, wire connectors, labels	Practice	No	$0	2% to 4% of material	

11. KEY ASSUMPTIONS

- Material at published distributor web prices; no trade discount.
- Normal working hours.
- Labor production rates are FEDES estimator judgment (section 18).

12. EXCLUSIONS

- Items on NEED QUOTATION lines until quotes are added.
- Overtime / shift work.
- Utility company charges.

13. DOLLAR EXPOSURE / RISK ITEMS

#	Risk	Reason	Carried	Low impact	High impact	Rating	Notes
1	Ductwork material not priced	No published $/lb	labor only	$0	$0	CRITICAL	Get a fabricator quote; impact not quantified
2	HVAC workers comp not included	Rate not found	0%	$0	$0	HIGH	Add carrier rate
3	Equipment without exact-model price	Vendor quotes	labor only	$0	$0	HIGH	

14. TAKEOFF-TO-ESTIMATE RECONCILIATION

#	Sheet / division	Takeoff lines	Priced	Need quotation	Material $	Labor $	Notes
1	DETAILED TAKEOFF DIV-23	63	59	35	$1,345.88	$6,114.93	

Every takeoff line is carried at its takeoff quantity, unit and division. No quantity, unit, description or formula was changed. Div-01 template quantities were entered only where a cost is carried (section 6).

15. MATHEMATICAL QA AND TEMPLATE FORMULA ISSUES

Independent calculation: every line recomputed in Python as qty x (1 + waste) x unit rate, then the template's own summary formulas evaluated against those independent line values. Result 11,124.88. Workbook after full LibreOffice recalculation: see section 1 variance column (live).

#	Issue (formula not modified)	Cells	Dollar impact now	Detail
1	4 input cell(s) held a previous pricer's formulas; replaced with new unit values (re-price from scratch)	DETAILED TAKEOFF!K108, DETAILED	n/a	Old formulas: K108 =1525*5; K109 =1525*6; I129 =3019*0.006; K129 =3019*0.45
2	3 summary additional-cost cell(s) had been changed by a previous pricer into %-of-cost formulas; restored to plain value cells with the new amounts (re-price from scratch)	E27, E33, E35	see detail	E27 was =D27*E25 with 0.045 -> now $0; E33 was =D33*E25 with 0.0085 -> now $0; E35 was =D35*E25 with 0.0125 -> now $479

16. DEVIL'S ADVOCATE REVIEW

#	Area	Challenge and
1	Materials	Published web prices without trade discount. A real supplier quote will move material +/- 15%.
2	Labor	Unit hours are judgment; a published-manual estimate may differ by +/- 20%.

17. EXTERNAL SOURCES (all accessed 2026-10-08 unless noted)

Ref	Source	Used for	Data / effective	URL
W1	O*NET Local Wages (BLS OEWS 2025), Florida	Wages	2025	https://www.onetonline.org/link/localwages/49-9021.00?st=FL
T2	FL DOR DR-15DSS 2026	Surtax	2026	
H1	Zoro, Supplyhouse, Home Depot, Budget Heating, gotductless, hvacdirect, Global Industrial, Greenheck store	HVAC material and equipment prices	seen 2026-10-08	research file hvac_prices.md
P1	HD Supply / Zoro / Hemlock Hardware plumbing listings	Copper, PVC	seen 2026-10-08	research file plumbing_prices.md

Hallucination control: a separate reviewer re-opened a 42-item sample of these source pages (prices, wage rates, tax rates, unemployment and WC rates) and confirmed all 42 against the live pages on 2026-10-08.

18. LINE PRICING BASIS (EVERY LINE)

Row	Description	Qty w/ waste	Unit hrs	Unit material	Ext. material	Ext. labor	Basis / source ref / flag
DETAILED	10" Dia Supply Air Duct [LF]	37.4	0.18	$0.00	$0.00	$197.69	Round duct 10 in install 0.18 MH/LF; material on the Lbs line (round pipe $4.92-$11.36/ft listed if separate [H1])
DETAILED	24" Dia Return Air Duct [LF]	6.18	0.25	$0.00	$0.00	$45.39	Round duct 24 in install 0.25 MH/LF; material on the Lbs line (round pipe $4.92-$11.36/ft listed if separate [H1])
DETAILED	26" Dia Return Air Duct [LF]	10.21	0.25	$0.00	$0.00	$74.94	Round duct 26 in install 0.25 MH/LF; material on the Lbs line (round pipe $4.92-$11.36/ft listed if separate [H1])
DETAILED	24" Dia Return Air Duct Lined [LF]	8.1	0.25	$0.00	$0.00	$59.44	Round duct 24 in install 0.25 MH/LF; material on the Lbs line (round pipe $4.92-$11.36/ft listed if separate [H1])
DETAILED	26" Dia Return Air Duct Lined [LF]	9.9	0.25	$0.00	$0.00	$72.68	Round duct 26 in install 0.25 MH/LF; material on the Lbs line (round pipe $4.92-$11.36/ft listed if separate [H1])
DETAILED	7" Dia Exhaust Air Duct [LF]	37.4	0.12	$0.00	$0.00	$131.79	Round duct 7 in install 0.12 MH/LF; material on the Lbs line (round pipe $4.92-$11.36/ft listed if separate [H1])
DETAILED	14"x12" Supply Air Duct [LF]	14.75	0.25	$0.00	$0.00	$108.29	Rect duct 14x12 install 0.25 MH/LF; sheet metal material on the Lbs line
DETAILED	14"x14" Supply Air Duct [LF]	22.78	0.25	$0.00	$0.00	$167.25	Rect duct 14x14 install 0.25 MH/LF; sheet metal material on the Lbs line
DETAILED	18"x14" Supply Air Duct [LF]	8.88	0.35	$0.00	$0.00	$91.24	Rect duct 18x14 install 0.35 MH/LF; sheet metal material on the Lbs line

DETAILED	28"x14" Supply Air Duct [LF]	21.16	0.35	$0.00	$0.00	$217.53	Rect duct 28x14 install 0.35 MH/LF; sheet metal material on the Lbs line
DETAILED	48"x24" Supply Air Duct [LF]	22.49	0.5	$0.00	$0.00	$330.29	Rect duct 48x24 install 0.50 MH/LF; sheet metal material on the Lbs line
DETAI	6" Dia Flexible Duct [LF]	22	0.06	$2.97	$65.34	$38.76	Quietflex insulated flex 6 in $2.97/ft [H1]; 0.06 MH/LF
DETAI	9" Dia Flexible Duct [LF]	16.5	0.06	NEED QUOTE	$0.00	$29.07	0.06 MH/LF
DETAI	12" Dia Flexible Duct [LF]	20.31	0.06	$6.80	$138.08	$35.78	Quietflex insulated flex 12 in $6.8/ft [H1]; 0.06 MH/LF
DETAILED	10" Dia 45 Deg Elbow [EA]	2	0.75	$0.00	$0.00	$44.05	Fitting install 0.75 MH; fabricated from duct material (Lbs line)
DETAILED	10" Dia Takeoff [EA]	15	0.4	$0.00	$0.00	$176.20	Fitting install 0.4 MH; fabricated from duct material (Lbs line)
DETAILED	12" Dia Takeoff [EA]	1	0.4	$0.00	$0.00	$11.75	Fitting install 0.4 MH; fabricated from duct material (Lbs line)
DETAILED	18"x14" To 14"x12" Duct Reducer [EA]	1	0.6	$0.00	$0.00	$17.62	Fitting install 0.6 MH; fabricated from duct material (Lbs line)
DETAILED	28"x14" To 18"x14" Duct Reducer [EA]	1	0.6	$0.00	$0.00	$17.62	Fitting install 0.6 MH; fabricated from duct material (Lbs line)
DETAILED	48"x24" to 14"x14" Duct Reducer [EA]	1	0.6	$0.00	$0.00	$17.62	Fitting install 0.6 MH; fabricated from duct material (Lbs line)
DETAI	6" Dia Manual Balancing Damper [EA]	2	0.6	NEED QUOTE	$0.00	$35.24	0.6 MH
DETAI	9" Dia Manual Balancing Damper [EA]	1	0.6	NEED QUOTE	$0.00	$17.62	0.6 MH
DETAI	10" Dia Manual Balancing Damper [EA]	15	0.6	NEED QUOTE	$0.00	$264.29	0.6 MH
DETAI	24" Dia Fire Damper [EA]	1	1.25	NEED QUOTE	$0.00	$36.71	1.25 MH
DETAI	26" Dia Fire Damper [EA]	1	1.25	NEED QUOTE	$0.00	$36.71	1.25 MH
DETAI	28"x14" Motorized Volume Damper [EA]	1	0.6	NEED QUOTE	$0.00	$17.62	0.6 MH
DETAI	24"x14" Motorized Volume Damper [EA]	1	0.6	NEED QUOTE	$0.00	$17.62	0.6 MH
DETAI	Galvanized Steel Metal Duct [Lbs.]	1142.9	0	NEED QUOTE	$0.00	$0.00	Labor carried on duct LF and fitting lines
DETAI	Aluminum Duct [Lbs.]	62.7	0	NEED QUOTE	$0.00	$0.00	Labor carried on duct LF and fitting lines
DETAI	1-1/2" Thick Fiberglass Insulation R-6.0 [SF]	986.7	0.02	$0.65	$641.36	$579.51	Knauf R6 FSK duct wrap $0.65/SF [H1]; 0.02 MH/SF
DETAI	Internal Lined Insulated Duct [SF]	105.6	0.03	$3.32	$350.59	$93.03	Sound Seal 1 in duct liner $3.32/SF [H1]; 0.03 MH/SF
DETAI	Duct Strap [EA]	27	0.3	NEED QUOTE	$0.00	$237.86	Accessory labor (judgment)
DETAI	3/8" Thick Threaded Rod [EA]	54	0.3	NEED QUOTE	$0.00	$475.73	Accessory labor (judgment)
DETAI	3/4" Dia Condensate Drain Pipe [LF]	38.66	0.06	$0.93	$35.96	$68.13	PVC Sch 40 3/4 in $0.93/ft [H1/P1]; 0.06 MH/LF
DETAI	3/4" Dia Condensate Drain Pipe [LF]	38.66	0.06	$0.93	$35.96	$68.13	PVC Sch 40 3/4 in $0.93/ft [H1/P1]; 0.06 MH/LF
DETAI	Condensate Trap [EA]	2	0.5	$19.65	$39.30	$29.37	RectorSeal EZ Trap 3/4 in $19.65 [H1]; 0.5 MH
DETAI	Slip-Fit Clean-Out Plug [EA]	2	0.4	NEED QUOTE	$0.00	$23.49	0.4 MH
DETAILED	Slip-Fit Clean-Out Plug With 1/4" Vent Hole [EA]	2	0.4	NEED QUOTE	$0.00	$23.49	0.4 MH
DETAILED	3/4" Dia 90 Deg Elbow [EA]	6	0.75	$0.00	$0.00	$132.15	Fitting install 0.75 MH; fabricated from duct material (Lbs line)
DETAILED	Supply Air Diffuser, 14"x8" Face Size, 10" Dia Neck Size, 300 CFM [EA]	8	0.75	NEED QUOTE	$0.00	$176.20	0.75 MH
DETAILED	Supply Air Diffuser, 24"x24" Face Size, 9" Dia Neck Size, 223 CFM [EA]	1	0.75	NEED QUOTE	$0.00	$22.02	0.75 MH
DETAILED	Supply Air Diffuser, 24"x24" Face Size, 6" Dia Neck Size, 88 CFM [EA]	2	0.75	NEED QUOTE	$0.00	$44.05	0.75 MH
DETAILED	Supply Air Diffuser, 14"x8" Face Size, 10" Dia Neck Size, 219 CFM [EA]	7	0.75	NEED QUOTE	$0.00	$154.17	0.75 MH
DETAILED	Return Grille, 48"x24" Face Size, 24" Neck Size, 1967 CFM [EA]	1	0.75	NEED QUOTE	$0.00	$22.02	0.75 MH
DETAILED	Return Grille, 48"x24" Face Size, 26" Neck Size, 2400 CFM [EA]	1	0.75	NEED QUOTE	$0.00	$22.02	0.75 MH
DETAI	EF-1: Exhaust Fan 140 CFM [EA]	2	3	NEED QUOTE	$0.00	$176.20	Set and connect 3 MH (crane/rigging not included)
DETAI	EF-2: Exhaust Fan 290 CFM [EA]	2	3	NEED QUOTE	$0.00	$176.20	Set and connect 3 MH (crane/rigging not included)
DETAI	Roof Cap With 7" Dia Bird Screen [EA]	4	0.3	NEED QUOTE	$0.00	$35.24	Accessory labor (judgment)
DETAI	7" Dia Gravity Damper [EA]	4	0.6	NEED QUOTE	$0.00	$70.48	0.6 MH
DETAILED TAKE	RTU-1: Roof Top Unit MFR: DAIKIN MODEL: DFC0603-10 Cooling BTUH: 59000, Heating BTUH: 34121, 5 TONS, Sensible: [EA]	1	16	NEED QUOTE	$0.00	$469.86	Set and connect 16 MH (crane/rigging not included)
DETAILED TAKE	RTU-2: Roof Top Unit MFR: CARRIER MODEL: 50FE**07 Cooling BTUH: 70000, Heating BTUH: 44358, 6 TONS, Sensible: [EA]	1	16	NEED QUOTE	$0.00	$469.86	Set and connect 16 MH (crane/rigging not included)
DETAI	Continuous Gasket [EA]	2	0.3	NEED QUOTE	$0.00	$17.62	Accessory labor (judgment)
DETAI	HSS Blocking Filter [EA]	2	0.3	NEED QUOTE	$0.00	$17.62	Accessory labor (judgment)

DETAILED	Prefabricated Installed Insulated Metal Curb C/W 2"x4" Wood Blocking [EA]	2	0.3	NEED QUOTE	$0.00	$17.62	Accessory labor (judgment)
DETAIL	Vapor Barrier [EA]	4	0.3	NEED QUOTE	$0.00	$35.24	Accessory labor (judgment)
DETAIL	Wood Cant Strip And Wood Blocking [EA]	2	0.3	NEED QUOTE	$0.00	$17.62	Accessory labor (judgment)
DETAIL	2"x6" Steel C Channel [EA]	4	0.3	NEED QUOTE	$0.00	$35.24	Accessory labor (judgment)
DETAILED	AIRIQ Ventilation Purification Device Health Pro XE by Tenant [EA]	2	0	$0.00	$0.00	$0.00	By others / by manufacturer per takeoff
DETAILED	4-Way Duct Splitter [EA]	1	0.6	$0.00	$0.00	$17.62	Fitting install 0.6 MH; fabricated from duct material (Lbs line)
DETAIL	Condensate Trap [EA]	2	0.5	$19.65	$39.30	$29.37	RectorSeal EZ Trap 3/4 in $19.65 [H1]; 0.5 MH
DETAIL	Slip-Fit Clean-Out Plug [EA]	2	0.4	NEED QUOTE	$0.00	$23.49	0.4 MH
DETAILED	Slip-Fit Clean-Out Plug With 1/4" Vent Hole [EA]	2	0.4	NEED QUOTE	$0.00	$23.49	0.4 MH
DETAILED	Allowance For Testing And Balancing HVAC System (3019 SF) [LS]	1	0	NEED QUOTE	$0.00	$0.00	No basis given