Fire Sprinkler Estimate: Residential Fire Sprinkler System (New Construction)

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This template covers a new-construction residential fire sprinkler system for a 2,500 square foot single-family home under NFPA 13D. The system is a standalone wet system fed from the domestic water supply with a dedicated sprinkler meter.

Materials	Qty	Unit	Unit Cost	Total
CPVC pipe (1-inch)	400	lin ft	$1.60	$640.00
CPVC pipe (3/4-inch)	200	lin ft	$1.20	$240.00
CPVC fittings (tees, elbows, couplings)	85	each	$2.50	$212.50
CPVC solvent cement and primer	6	cans	$12.00	$72.00
Residential sprinkler heads (concealed pendant)	18	each	$18.00	$324.00
Concealed head cover plates	18	each	$4.00	$72.00
Sprinkler head escutcheons	18	each	$1.50	$27.00
Flow switch	1	each	$110.00	$110.00
Alarm bell (water motor gong or electronic)	1	each	$90.00	$90.00
Test and drain valve assembly	1	each	$60.00	$60.00
Backflow preventer (double check)	1	each	$220.00	$220.00
Pipe hangers and supports	60	each	$1.50	$90.00
Main control valve (butterfly)	1	each	$110.00	$110.00
Pressure gauge	2	each	$15.00	$30.00
Sprinkler riser assembly	1	each	$180.00	$180.00
Miscellaneous fittings and sealants	1	lot	$100.00	$100.00
Materials Subtotal				**$2,577.50**

Labor	Qty	Unit	Unit Cost	Total
Layout and measurement	4	hours	$65.00	$260.00
Rough-in piping (main and branch lines)	16	hours	$65.00	$1,040.00
Install sprinkler heads (concealed pendant)	18	each	$12.00	$216.00
Install riser, valves, and backflow	3	hours	$70.00	$210.00
Install flow switch and alarm	1.5	hours	$70.00	$105.00
Pressure test and flush system	3	hours	$70.00	$210.00
Final trim (cover plates after drywall)	4	hours	$65.00	$260.00
Inspection coordination and walkthrough	2	hours	$70.00	$140.00

Labor Subtotal	$2,441.00

Equipment and Other Costs	Qty	Unit	Unit Cost	Total
Building permit	1	each	$250.00	$250.00
Fire marshal inspection fee	1	each	$150.00	$150.00
Hydraulic calculation and plan submittal	1	each	$300.00	$300.00
Material delivery	1	each	$100.00	$100.00
Equipment and Other Costs Subtotal				**$800.00**

Summary

Materials		$2,577.50
Labor		$2,441.00
Equipment and Other Costs		$800.00
Direct Cost Subtotal		**$5,818.50**
Overhead	15.0%	$872.78
Profit (on direct cost + overhead)	12.0%	$802.95
TOTAL ESTIMATE		**$7,494.23**

Scope of work
[Describe the work included in this estimate.]

Exclusions
[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline
Estimated [X] working days from start, weather and inspections permitting.

Payment terms
50% deposit at scheduling, 50% due at completion.

Warranty
1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance
License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____ Date: _____

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Fire Sprinkler Estimate: Commercial Wet Fire Sprinkler System

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This template covers a new wet fire sprinkler system for a 10,000 square foot single-story commercial office building under NFPA 13, light hazard occupancy. The system connects to a municipal water supply with adequate pressure (no fire pump needed).

Materials	Qty	Unit	Unit Cost	Total
Black steel pipe (2-inch) schedule 10	300	lin ft	$6.50	$1,950.00
Black steel pipe (1.5-inch) schedule 10	400	lin ft	$4.80	$1,920.00
Black steel pipe (1-inch) schedule 40	350	lin ft	$3.60	$1,260.00
Grooved fittings (2-inch)	40	each	$18.00	$720.00
Grooved fittings (1.5-inch)	55	each	$14.00	$770.00
Threaded fittings (1-inch)	80	each	$6.50	$520.00
Grooved couplings (2-inch)	30	each	$12.00	$360.00
Grooved couplings (1.5-inch)	45	each	$9.50	$427.50
Standard pendant sprinkler heads (1/2-inch, 155F)	50	each	$14.00	$700.00
Upright sprinkler heads (for mechanical rooms)	6	each	$16.00	$96.00
Pipe hangers and trapeze assemblies	120	each	$8.50	$1,020.00
Sprinkler riser with trim	1	each	$1,800.00	$1,800.00
Alarm check valve	1	each	$950.00	$950.00
OS&Y gate valve (4-inch)	1	each	$580.00	$580.00
Backflow preventer (RPZ, 4-inch)	1	each	$2,200.00	$2,200.00
Fire department connection (FDC)	1	each	$650.00	$650.00
Flow switch	1	each	$195.00	$195.00
Tamper switches	3	each	$85.00	$255.00
Water motor gong	1	each	$175.00	$175.00
Inspector test connection	1	each	$120.00	$120.00
Fire sprinkler head cabinet and spare heads	1	each	$85.00	$85.00
Pipe thread sealant and supplies	1	lot	$200.00	$200.00
Materials Subtotal				**$16,953.50**

Labor	Qty	Unit	Unit Cost	Total
Project layout and coordination	12	hours	$95.00	$1,140.00
Install underground service entry (4-inch)	8	hours	$110.00	$880.00
Install riser, valves, and backflow	12	hours	$110.00	$1,320.00
Rough-in main lines (2-inch)	32	hours	$95.00	$3,040.00
Rough-in branch lines (1.5-inch and 1-inch)	48	hours	$95.00	$4,560.00

Install hangers and supports	24	hours	$85.00	$2,040.00
Install sprinkler heads	56	each	$18.00	$1,008.00
Install FDC	4	hours	$110.00	$440.00
Pressure test and flush	8	hours	$110.00	$880.00
Final inspection walkthrough	4	hours	$110.00	$440.00
Punch list and adjustments	6	hours	$95.00	$570.00
Labor Subtotal				**$16,318.00**

Equipment and Other Costs	Qty	Unit	Unit Cost	Total
Scissor lift rental (2 weeks)	1	each	$1,200.00	$1,200.00
Pipe threading machine rental	1	each	$450.00	$450.00
Grooving machine rental	1	each	$600.00	$600.00
Building permit	1	each	$800.00	$800.00
Fire marshal plan review	1	each	$500.00	$500.00
Fire marshal inspection fee	1	each	$350.00	$350.00
Hydraulic calculations	1	each	$1,200.00	$1,200.00
Stamped shop drawings	1	each	$1,500.00	$1,500.00
Material delivery	2	each	$250.00	$500.00
Equipment and Other Costs Subtotal				**$7,100.00**

Summary

Materials		$16,953.50
Labor		$16,318.00
Equipment and Other Costs		$7,100.00
Direct Cost Subtotal		**$40,371.50**
Overhead	15.0%	$6,055.73
Profit (on direct cost + overhead)	10.0%	$4,642.72
TOTAL ESTIMATE		**$51,069.95**

Scope of work
[Describe the work included in this estimate.]

Exclusions
[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline
Estimated [X] working days from start, weather and inspections permitting.

Payment terms
50% deposit at scheduling, 50% due at completion.

Warranty
1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance
License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____ Date: _____

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Fire Sprinkler Estimate: Fire Sprinkler Retrofit (Existing Building)

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This template covers a fire sprinkler retrofit for an existing 5,000 square foot two-story commercial building being converted to a new use that triggers sprinkler requirements. Retrofit work is always more expensive than new construction because you are working around finished spaces, existing mechanical systems, and occupied areas.

Materials	Qty	Unit	Unit Cost	Total
CPVC pipe (1-inch) BlazeMaster	500	lin ft	$3.40	$1,700.00
CPVC pipe (3/4-inch) BlazeMaster	250	lin ft	$2.60	$650.00
CPVC fittings (tees, elbows, couplings)	110	each	$5.20	$572.00
CPVC solvent cement and primer	8	cans	$18.00	$144.00
Concealed pendant sprinkler heads	30	each	$32.00	$960.00
Concealed head cover plates (white)	30	each	$7.00	$210.00
Sidewall sprinkler heads (for areas with no ceiling access)	8	each	$38.00	$304.00
Pipe hangers and supports	80	each	$4.50	$360.00
Sprinkler riser assembly	1	each	$1,400.00	$1,400.00
Alarm check valve	1	each	$850.00	$850.00
Backflow preventer (RPZ, 2-inch)	1	each	$1,100.00	$1,100.00
OS&Y gate valve	1	each	$380.00	$380.00
Flow switch	1	each	$195.00	$195.00
Tamper switches	2	each	$85.00	$170.00
Fire department connection (FDC)	1	each	$650.00	$650.00
Inspector test connection	1	each	$120.00	$120.00
Firestop caulk and collars (floor penetrations)	15	each	$35.00	$525.00
Spare head cabinet and spare heads	1	each	$85.00	$85.00
Miscellaneous fittings and supplies	1	lot	$300.00	$300.00
Materials Subtotal				**$10,675.00**

Labor	Qty	Unit	Unit Cost	Total
Site survey and field measurements	8	hours	$110.00	$880.00
Ceiling and wall opening/patching coordination	6	hours	$95.00	$570.00
Core drilling (floor and wall penetrations)	12	hours	$120.00	$1,440.00
Rough-in piping (first floor)	20	hours	$95.00	$1,900.00
Rough-in piping (second floor)	24	hours	$95.00	$2,280.00
Install riser, valves, and backflow	10	hours	$110.00	$1,100.00
Install sprinkler heads	38	each	$25.00	$950.00
Install FDC	4	hours	$110.00	$440.00

Firestopping at all penetrations	15	each	$45.00	$675.00
Pressure test and flush	6	hours	$110.00	$660.00
Final trim (cover plates)	8	hours	$85.00	$680.00
Final inspection walkthrough	4	hours	$110.00	$440.00
Punch list and callbacks	8	hours	$95.00	$760.00
Labor Subtotal				**$12,775.00**

Equipment and Other Costs	Qty	Unit	Unit Cost	Total
Scissor lift rental (2 weeks)	1	each	$1,200.00	$1,200.00
Core drill rental	1	each	$350.00	$350.00
Building permit	1	each	$650.00	$650.00
Fire marshal plan review	1	each	$500.00	$500.00
Fire marshal inspection fee	1	each	$350.00	$350.00
Hydraulic calculations	1	each	$1,200.00	$1,200.00
Stamped shop drawings	1	each	$1,800.00	$1,800.00
Material delivery	2	each	$200.00	$400.00
Drywall patching (by others, allowance)	1	lot	$2,500.00	$2,500.00
Equipment and Other Costs Subtotal				**$8,950.00**

Summary

Materials		$10,675.00
Labor		$12,775.00
Equipment and Other Costs		$8,950.00
Direct Cost Subtotal		**$32,400.00**
Overhead	18.0%	$5,832.00
Profit (on direct cost + overhead)	12.0%	$4,587.84
TOTAL ESTIMATE		**$42,819.84**

Scope of work
[Describe the work included in this estimate.]

Exclusions
[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline
Estimated [X] working days from start, weather and inspections permitting.

Payment terms
50% deposit at scheduling, 50% due at completion.

Warranty

1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance
License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____ Date: _____

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