

Job Breakdown

Job Size	Contract Price	Price per Square Foot	COGS	COGS per Square Foot	GP	GP per Square Foot	Materials per Square Foot	Labor per Square Foot	Expenses per Square Foot
27,878	\$843,000.00	\$30.24	\$631,901.01	\$22.67	\$210,633.67	\$7.56	\$14.73	\$7.18	\$0.75

Job Details

Job Name	Job Address	Contract Price	COGS	COGS%	GP	GP%	Projected Dates
1880 Brickell Avenue	1880 Brickell Avenue Miami, FL 33129	\$842,534.68	\$631,901.01	75%	\$210,633.67	25%	6 Months from Bid Acceptance

Materials Simple Overview

Phase/Building/Unit	Total Price	Notes
Upper Roof Building	\$73,894.47	
Waterproofing Balconies	\$336,806.54	
	\$410,701.01	

Labor Costs

Phase	Phase	Unit	Conservative Unit Price	Units	Estimated Total Cost	Notes
Upper Roof Building	Mobilization/Set Up	Lump sum	\$3,500.00	1	\$3,500.00	Labor required to mobilize crews, tools, and materials to the jobsite and prepare for installation. This includes initial layout, safety setup, and coordination to begin roofing operations.
	Staging Roof Materials	square	\$45.00	86	\$3,870.00	Labor to transport, organize, and stage all roofing materials on the roof for efficient installation. Proper staging ensures workflow efficiency and minimizes delays during construction.
	Install 2" Polyiso	square	\$110.00	86	\$9,460.00	Installation of rigid polyisocyanurate insulation boards to provide thermal resistance and a stable substrate. Boards are secured to the deck using approved fastening or adhesive methods.
	Install Tapered Iso Allowance	Lump sum	\$1,500.00	1	\$1,500.00	Labor to install tapered insulation where needed to create positive drainage and eliminate ponding water. This includes layout adjustments and fitting boards to maintain proper slope.

Phase	Phase	Unit	Conservative Unit Price	Units	Estimated Total Cost	Notes
	Install TPO Membrane	square	\$175.00	86	\$15,050.00	Installation of the single-ply TPO membrane over the insulation system to create the primary waterproofing layer. Membrane is positioned, secured, and prepared for seam welding.
	Heat-Weld Seams/Detail Seams	square	\$45.00	86	\$3,870.00	Heat-welding of membrane seams and detailing areas to create a continuous, watertight surface. This includes field seams, end laps, and all critical transitions.
	Install Perimeter Coping Cap	Lineal foot	\$18.00	700	\$12,600.00	Installation of aluminum coping cap and cleat system along parapet walls to protect roof edges. This ensures a secure, weather-tight termination at the building perimeter.
	Install Drip Edge/Gravel Stop	Lineal foot	\$14.00	100	\$1,400.00	Installation of edge metal at roof perimeters to direct water away and secure membrane edges. These components provide a clean finish and prevent water intrusion at transitions.
	Install Termination Bar/Counter Flashing	Lineal foot	\$12.00	100	\$1,200.00	Installation of termination bars and counterflashing to secure membrane at vertical surfaces. These components are sealed to prevent water infiltration at wall and transition points.
	Flash Penetrations/Pipe Boots	each	\$175.00	20	\$3,500.00	Installation of flashing systems around pipes and penetrations to ensure watertight seals. This includes pipe boots and reinforced detailing at all roof penetrations.
	Flash Curbs/ Equipment Details	each	\$350.00	20	\$7,000.00	Flashing of rooftop equipment curbs and structural elements using membrane and detail materials. This ensures complete waterproofing at all equipment interfaces.
	Install Walkway Pads	roll	\$250.00	3	\$750.00	Installation of reinforced TPO walkway pads in high-traffic areas to protect the membrane. These pads help prevent wear and extend the life of the roof system.
	Punch List	Lump sum	\$2,000.00	1	\$2,000.00	Final labor to inspect, correct, and complete all outstanding items prior to project closeout. This ensures the roof meets quality standards and is ready for final acceptance.
					\$65,700.00	TOTAL UPPER ROOF BUILDING
Waterproofing Balconies	Mobilization/Set Up	Lump sum	\$3,000.00	1	\$3,000.00	Labor required to mobilize crews, tools, and materials to the jobsite and prepare for waterproofing operations. This includes initial layout, safety setup, and coordination prior to starting work.
	Pressure Washing	square	\$35.00	221	\$7,735.00	Cleaning of the concrete surface using pressurized water to remove dirt, debris, and contaminants. This step ensures proper adhesion of all waterproofing materials.
	Crack Prep & Surface Prep	square	\$40.00	221	\$8,840.00	Preparation of the substrate by opening cracks, removing loose material, and ensuring a sound surface. Proper prep is critical to the long-term performance of the waterproofing system.
	Concrete Repairs	Lump sum	\$4,000.00	1	\$4,000.00	Repair of spalls, voids, and damaged areas using appropriate patching materials. This restores the surface to a uniform, structurally sound condition prior to coating.

Phase	Phase	Unit	Conservative Unit Price	Units	Estimated Total Cost	Notes
	Crack Sealing	Lineal foot	\$6.00	500	\$3,000.00	Application of flexible sealant to cracks to prevent water intrusion while allowing for movement. This step reinforces vulnerable areas before system installation.
	Joint Sealant & Backer Rod	Lineal foot	\$10.00	500	\$5,000.00	Installation of backer rod and sealant in expansion and control joints to maintain watertight conditions. This allows for proper movement and long-term durability at joint locations.
	Apply SureBond Primer	square	\$25.00	221	\$5,525.00	Application of primer to the prepared concrete surface to enhance adhesion of the waterproofing system. This ensures proper bonding between the substrate and coating layers.
	Apply BaseCoat	square	\$110.00	221	\$24,310.00	Application of elastomeric base coating to build the waterproofing system thickness and embed reinforcement. This layer serves as the primary waterproofing component.
	Embed Fabric	square	\$85.00	221	\$18,785.00	Installation of reinforcement fabric into the wet base coat to provide strength and crack-bridging capability. This creates a durable, reinforced waterproofing membrane.
	Apply TopCoat	square	\$110.00	221	\$24,310.00	Application of the finish coating to seal and protect the system from UV exposure and environmental conditions. This layer provides durability and long-term performance.
	Apply TrafficCoat	square	\$75.00	221	\$16,575.00	Application of a protective coating in designated traffic areas to resist wear and abrasion. This extends the life of the system in walkable zones.
	Detail Flashing & Reinforcement	Lump sum	\$6,000.00	1	\$6,000.00	Installation of additional coating and reinforcement at edges, penetrations, and transitions. These areas are critical for preventing leaks and ensuring system continuity.
	Masking & Temporary Protection	square	\$20.00	221	\$4,420.00	Protection of adjacent surfaces and finished areas using masking materials and coverings. This ensures a clean installation and prevents damage during application.
	Punch List	Lump sum	\$3,000.00	1	\$3,000.00	Final inspection and completion of all remaining items prior to project closeout. This ensures the waterproofing system meets quality standards and is ready for final acceptance.
	Expenses					
					\$134,500.00	TOTAL WATERPROOFING BALCONIES
Category	Estimated Cost	Notes			\$200,200.00	
Dumpster	\$4,000.00	New construction means not as much trash as reroof but there is plenty of old coping to dispose of along with the normal trash generated from roofing. Should be enough for 3-4 20yd dumpsters				
Permitting	\$7,000.00	About \$0.25 per square foot with permit running and fees included				
Fuel	\$5,000.00	Accounting for above and beyond on fuel costs to reach job site				
Other Expenses	\$5,000.00	Typical allowance for extra buffer on these bigger jobs				
	\$21,000.00					