



430 N Pekin Rd  
Woodland, WA 98674  
360.953.1019  
[glen@atlas-mechanical.com](mailto:glen@atlas-mechanical.com)

## Harvest-422 Lachini

Woodinville, WA

11/25/2025

### GENERAL PROJECT OVERVIEW

TI of New Construction

Bid pricing expires in 45 days. Subject to re-evaluation thereafter.

<b>BID SCOPE:</b>	HVAC	<b>BID TYPE:</b>	Standard	<b>REVISION #:</b> 0	E1
<b>TOTAL BID AMOUNT:</b>		<b>\$99,782</b>			

ITEM	QTY	ABRV	<b>Provide and Install-Ductwork</b>	NOTES
1	--	DUCT	SMACNA standards. 26ga galvanized. (paintable add at bottom)	
ITEM	QTY	ABRV	<b>Provide and Install-Mitsubishi</b>	NOTES
2	4	FCU-CAS	Cassette heads heating and cooling for dining area. (4) three ton units	
3	1	FCU-ONE	One way cassette head in Kitchen for heating and cooling. One ton.	
4	1	FCU-WM	Wall mount in BOH hallway. 6k BTUs.	
ITEM	QTY	ABRV	<b>Provide and Install-Lossnay</b>	NOTES
4	1	ERV	Sized as per ventilation requirements per code. Continous run. Wiring by others.	
ITEM	QTY	ABRV	<b>Provide and Install-Price</b>	NOTES
5	6	GRD	As per design, accessories limited to white and ABD.	
ITEM	QTY	ABRV	<b>Provide and Install-Ruskin</b>	NOTES
6	3	FSD	As per design, per code.	
7	2	FD	As per design, per code.	
8	2	LOUV	As per design, per code.	
			<b>Inclusions</b>	
			Air Balance Included.	
			Mechanical Permit included.	
			Seismic included.	
			Design fees included.	
			<b>Exclusions</b>	
			Heat Pump <b>NOT</b> included.	
			Condensate drains or associated piping.	
			Final connections on HVAC equipment condensates; termination will be within one foot of equipment.	
			Prevailing wage rates.	
			Engineering fees. See below for add.	

		Piping not shown on mechanical plans.	
		Any additional structural requirements due to insufficiently sized framing members.	
		X-ray and coring (if there is an existing slab).	
		Saw cutting and pour back ( if there is an existing slab).	
		Controls excluded.	
		Night and weekend work excluded. Available at elevated rate.	
		Any structural cutting or exterior penetration cutting. Locations/elevations of exterior penetrations are included, but allwaterproofing and hole cutting is by others.	
		Storage of equipment longer than 30 days offsite.	
		Proposal per plan. No deviations were made unless stated above.	
		Hole cutting for exterior HVAC penetrations by others. Coordination and layout included in scope.	
		<b><i>General Project Notes</i></b>	
		This bid is based on Design Build	
		This bid is based on a start date of 1/3.	
		Mitsubishi Heat Pumps (12tons total) supplied for space. NOT included in bid.	
		<b><i>Bid Clauses</i></b>	
		Ductwork and fittings of all types are currently highly volatile and increases over 3% will be itemized and billable. Backup will be provided if applicable.	
		All material included by Atlas Mechanical Inc has a 1 year full service warranty from the date of substantial completion.	
		Due to the volitile state of the tariffs, prices are changing daily. Until further notice, pricing is good for 15 days from the date at the top of the proposal.	
		<b><i>OPTIONS</i></b>	
		<b><i>Provide and Install</i></b>	<b><i>ADD</i></b>
ITEM	QTY	ABRV	
OP1	1	PAINT	Galvaneal ductwork in front of house for paintable duct. \$ 2,500
OP2	1	ENG	Stamped engineering plans \$ 7,605

**TOTAL BID AMOUNT:** **\$99,782**

(Sales tax NOT included)

v9.18.25