# Deliverable B.3.5D

Title Page

# Project:SAMMA SENIOR HOUSING

## Type: Multi-Family Housing

## 17816 Bothell Way NE, BOthell, WA 98011

**Jointly planned By**
**Owner: Imagine Housing**
**Architect :Third Place Design-Operative**
**General Contractor: Persimmon Tree**


Prepared by

Project Manager:
Euiseok Jeong

Superintendent:
Conner Chan


ImagineHousing
building eastside communities

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B.3.5D

**1. Complete Estimate with Marks up and explanation**

# Samma Senior Apt.

## Estimate Assumptions/Clarifications/Exclusions

**General Notes:**

- All prices/costs were obtained from the following Sources:
  - The Guide (Winter 2022)
  - Industry Professionals
  - RS Means 2017
  - Local Suppliers
  - Subcontractors
- Labor Burden:
  - Salaried workers – 35%
  - Craft Workers – 54%

**General Conditions:**

- No General Foreman is staffed during the duration of any self-performed work. Foreman is priced and staffed in the crews associated with RS Means. (See Staffing Matrix)
- (2) week operator + mobile crane rental used for hoisting roofing materials and mech units to the roof
- (2) stair towers are used for PT deck access & early framing stages
- Exterior enclosure subcontractor (Siders) to provide scaffolding
- All hoisting to be performed by Mobile Crane (No tower crane needed)
- Additional weeks of mobile crane needed for Wood Framing. All cost associated to be charged to Division 06
- (1) Forklift will always be present onsite for the complete 17-month duration of project. (5) month duration shown on General Conditions reflects the remaining time after self-performed work is complete. All other monthly rental cost to be charged to Division 03 & 06.
- (1) Comingled dumpster available for all trades
- Temporary toilets/handwash facilities will be onsite. Qty depends on stages of construction (General rule: (1) toilet per ten people for one week cleaning service). The project will always have (1) toilet for Women and ADA.
- Parking available onsite for PM, Supt., PE, and trade vehicles (no personal vehicles)
- Annual Salary PM - **$135,096**
- Annual Salary Supt. – **$145,488**
- Annual Salary PE - **$83,136**
- Annual Salary Foreman - **$114,312**

- Project Manager will be working (1/2) time during the last three months of the project. The project will have a fulltime Supt., PE, and Foreman to close out the project
- Jobsite access is shown by arrows in the attached site logistics plans. Initial stages of construction will have (1) entrance south of the project site.
- Sources for temporary power and water are indicated on the drawings.

**Self-Performed Work:**

- Self-performed work performed by The Persimmon Tree Construction Include
    - Division 03 - Concrete
    - Division 06 – Woods, Plastics, Composites
    - Division 08 – Openings
    - Division 10 – Specialties
- Division 08 – Openings, specifically windows are typically installed by the siders/exterior cladding specialty contractor (Reference: Tyson O'Conner, Holland Construction). *Clarification: For the Samma Senior Apt. window installation is to be performed by a specialty contractor (AVA Siding).*
- All Self-performed work was priced using RS Means 2017. To take into consideration for price adjustments, crew wage rates were increased (+22%) and ALL material & equipment costs were doubled (2x).
    - Buy Conc cost per CY was obtained from The Guide (Winter 2022)
        - No price adjustment
    - Price adjustments were made internally through excel with formulas. All UMH, wage rates, material cost, and equipment cost values shown on Recap pricing sheets are per RS Means 2017 (The purpose of why we did this was for grading simplicity for faculty)
        - Total Cost column and Costs in Purple Boxes are where the internal price adjustments were made.
- See attached Pricing Recap Sheets

**Subcontracted Work:**

- Subcontractor bids were obtained over the phone or via email in the form of
    - $/SF
    - $/LF
    - ROM
    - Actual project bid
- See attached Bids and Pricing Recap Sheets
- Scopes of work with no subcontractor listed are priced from The Guide (Winter 2022)

**Estimate Summary:**

- WA State B&O Tax - .48%
- This Project has no Contingencies
- Liability Insurance - .95%
- No Performance Bonds Required
- Contractors Fee – 5%
    - The 5% fee was determined based on our companies' historical projects and our analysis of the project difficulty. We are comfortable and confident that we will this project with the 5% fee.

| | | | |
|---|---|---|---|
| **Project:** | Samma Senior Apartments | **Project SF:** | 46,692 |
| **Location:** | 17816 Bothell Way NE, Bothell, WA 98011 | **$/SF** | 367.903544 |
| **Date:** | 5/9/22 | | |
| **Estimator:** | Eui Jeong, Conner Chan | | |

| CSI Division | Description | Trade Costs | Direct Labor (Incl Labor Burden) | Direct Materials | Direct Equipment | Division Totals | % of Total Costs |
|---|---|---|---|---|---|---|---|
| 1000 | General Conditions | $0.00 | $753,766.00 | $1,800.00 | $495,620.00 | $1,251,186.00 | 7.3% |
| 2000 | Demolition | $36,000.00 | $0.00 | $0.00 | $0.00 | $36,000.00 | 0.2% |
| 3000 | Concrete | $0.00 | $428,696.85 | $702,732.36 | $7,622.93 | $1,139,052.14 | 6.6% |
| 4000 | Masonry | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.0% |
| 5000 | Metals | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.0% |
| 6000 | Woods, Plastics, Composites | $0.00 | $812,146.72 | $1,044,557.00 | $0.00 | $1,856,703.72 | 10.8% |
| 7000 | Thermal & Moisture Protection | $1,325,588.00 | $0.00 | $0.00 | $0.00 | $1,325,588.00 | 7.7% |
| 8000 | Openings | $341,131.03 | $1,565.80 | $9,900.00 | $0.00 | $352,596.83 | 2.1% |
| 9000 | Finishes | $1,559,251.00 | $0.00 | $0.00 | $0.00 | $1,559,251.00 | 9.1% |
| 10000 | Specialties | $196,538.50 | $3,089.42 | $4,927.00 | $0.00 | $204,554.92 | 1.2% |
| 11000 | Equipment | $284,083.00 | $0.00 | $0.00 | $0.00 | $284,083.00 | 1.7% |
| 12000 | Furnishings | $278,700.00 | $0.00 | $63.50 | $0.00 | $278,763.50 | 1.6% |
| 13000 | Special Construction | $75,000.00 | $0.00 | $0.00 | $0.00 | $75,000.00 | 0.4% |
| 14000 | Conveying Equipment | $1,927,142.00 | $0.00 | $0.00 | $0.00 | $1,927,142.00 | 11.2% |
| 21000 | Fire Suppression | $122,337.00 | $0.00 | $0.00 | $0.00 | $122,337.00 | 0.7% |
| 22000 | Plumbing | $1,186,538.00 | $0.00 | $0.00 | $0.00 | $1,186,538.00 | 6.9% |
| 23000 | HVAC | $1,897,951.00 | $0.00 | $0.00 | $0.00 | $1,897,951.00 | 11.0% |
| 26000 | Electrical | $1,402,804.00 | $0.00 | $0.00 | $0.00 | $1,402,804.00 | 8.2% |
| 27000 | Communications | $175,350.50 | $0.00 | $0.00 | $0.00 | $175,350.50 | 1.0% |
| 28000 | Electronic Safety & Security | $175,350.50 | $0.00 | $0.00 | $0.00 | $175,350.50 | 1.0% |
| 31000 | Earthwork | $560,064.00 | $0.00 | $0.00 | $0.00 | $560,064.00 | 3.3% |
| 32000 | Exterior Improvements | $245,738.00 | $0.00 | $0.00 | $0.00 | $245,738.00 | 1.4% |
| 33000 | Utilities | $84,275.00 | $0.00 | $0.00 | $0.00 | $84,275.00 | 0.5% |
| Division Totals | | **$11,873,841.53** | **$1,999,264.79** | **$1,763,979.86** | **$503,242.93** | **$16,140,329.11** | 94.0% |
| | State B&O Tax 0.48% | | | $77,473.58 | | $77,473.58 | 0.5% |
| | City B&O Tax 0.000% | | | $0.00 | | $0.00 | 0.0% |
| | Design Contingency 0.00% | | | $0.00 | | $0.00 | 0.0% |
| | Construction Contingency 0.00% | | | $0.00 | | $0.00 | 0.0% |
| | Liability Insurance 0.95% | | | $153,333.13 | | $153,333.13 | 0.9% |
| | Perfromance Bond 0.00% | | | $0.00 | | $0.00 | 0.0% |
| | Sub Total | | | $230,806.71 | | $230,806.71 | 1.3% |
| | Contractors Fee 5.00% | | | 807016.4557 | | $807,016.46 | 4.7% |
| | **Estimate Total** | | | | | **$17,178,152.27** | 100.0% |
| | **Estimate Total incl WSST** 10.10% | | | 1734993.38 | | **$18,913,145.65** | |

| Div 1 - General Requiremnets | QTY | Unit | Trade Cost | Labor Unit Price | Direct Labor | Material Unit Price | Direct Materials | Equiptment Unit Price | Direct Equipment | Total $ | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |
| General Conditions | 1 | LS | | | $753,766.00 | | $1,800.00 | | $495,620.00 | $1,251,186.00 | |
| | | | | | | | | | | | |
| **Division 1 Subtotal** | | | **$0.00** | | **$753,766.00** | | **$1,800.00** | | **$495,620.00** | **$1,251,186.00** | |
| **Div 2 - Demolition** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| Demolition of Existing Building etc. | 1 | LS | $36,000.00 | | $0.00 | | $0.00 | | $0.00 | $37,000.00 | |
| | | | | | | | | | | | |
| **Division 2 Subtotal** | | | **$36,000.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$37,000.00** | |
| **Div 3 - Concrete** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 031000 - Concrete Forming & Accessories | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Included |
| 032000 Concrete Reinforcing | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Included |
| 033000 - Cast-in-Place Concrete | 1 | LS | | | $278,374.58 | | $702,732.36 | | $7,622.93 | $988,729.87 | |
| 033523 - Exposed Aggregate Concrete | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Included |
| 035400 - Cast Underlayment | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Included |
| Forklift Rental | **5** | **Mos** | | | $0.00 | | $0.00 | $4,000.00 | $20,000.00 | $20,000.00 | |
| **Division 3 Subtotal** | | | **$0.00** | | **$278,374.58** | | **$702,732.36** | | **$7,622.93** | **$1,008,729.87** | |
| **Div 4 - Masonry** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| | | | | | | | | | | | |
| **Division 4 Subtotal** | | | **$0.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$0.00** | |
| **Div 5 - Metals** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 055000 - Metal Fabrications | 0 | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | |
| 055200 - Metal Deck Stairs, Handrails, and Railings | 0 | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | |
| **Division 5 Subtotal** | | | **$0.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$0.00** | |
| **Div 6 - Woods, Plastics, composites** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 061000 - Rough carpentry | 1 | LS | | | $502,691.00 | | $886,471.00 | | $0.00 | $1,389,162.00 | |
| 061733 - Wood I-Joists | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with Rough Carp |
| 062000 - Finish Carpentry | 1 | LS | | | $12,482.00 | | $39,526.00 | | $0.00 | $52,008.00 | |
| 066100 - Plastic Laminate and Fabrications | 1 | LS | | | $12,195.00 | | $118,560.00 | | $0.00 | $130,755.00 | |
| Mobile Crane - Rental/Operator | 11 | Wks | | | $0.00 | | $0.00 | $8,000.00 | $88,000.00 | $88,000.00 | |
| **Division 6 Subtotal** | | | **$0.00** | | **$527,368.00** | | **$1,044,557.00** | | **$0.00** | **$1,659,925.00** | |
| **Div 7 - Thermal & Moisture Protection** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 071100 - Damproofing | 1 | LS | $784.00 | | $0.00 | | $0.00 | | $0.00 | $784.00 | |
| 071400 - Fluid-Applied Waterproofing | 1 | LS | $20,757.00 | | $0.00 | | $0.00 | | $0.00 | $20,757.00 | |
| 071700 - Bentonite Waterproofing | 1 | LS | $2,040.00 | | $0.00 | | $0.00 | | $0.00 | $2,040.00 | |
| 071816 - Vehicular Traffic Coating | 1 | LS | $172.00 | | $0.00 | | $0.00 | | $0.00 | $172.00 | |
| 071900 - Water Repellants | 1 | LS | $24,750.00 | | $0.00 | | $0.00 | | $0.00 | $24,750.00 | |
| 072113 - Board Insulation | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with TPO Bid |
| 072116 - Blanket Insulation | 1 | ls | $65,369.00 | | $0.00 | | $0.00 | | $0.00 | $65,369.00 | Building Insulation |
| 072600 - Vapor Barriers and Vapor Retarders | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with Siding |
| 072700 - Air Barriers and Water Resistive Barriers | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with Siding |
| 074500 - Rainscreen System | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with Siding |
| 074600 Fiber-Cement Siding | 1 | LS | $791,030.00 | | $0.00 | | $0.00 | | $0.00 | $791,030.00 | |
| **075423 - Thermoplastic-Polyolefin Roofing** | 1 | LS | $215,686.00 | | $0.00 | | $0.00 | | $0.00 | $215,686.00 | |
| 076200 - Sheetmetal Flashing and Trim | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with Siding |
| 076500 - Flexible Flashing | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with Siding |
| 077100 - Roof Specialties | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with Roofing |
| 078400 - Firestopping | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with Insulation |
| 079000 - Joint Protection | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Included with Insulation |
| Scaffolding | | | $205,000.00 | | $0.00 | | $0.00 | | $0.00 | $205,000.00 | |
| **Division 7 Subtotal** | | | **$1,325,588.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$1,325,588.00** | |
| **Div 8 - Openings** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 081115 - Hollow Metal Doors and Frames | 1 | LS | $108,537.00 | | $0.00 | | $0.00 | | $0.00 | $108,537.00 | |
| 081416 - Flush Wood Doors | 1 | LS | $14,322.00 | | $0.00 | | $0.00 | | $0.00 | $14,322.00 | |
| 083113 - Access Doors and Frames | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with HM Doors |
| **084113 - Aluminum-Framed Entrances and Storefronts** | 1 | EA | | $965.00 | $965.00 | $9,800.00 | $9,800.00 | | $0.00 | $12,272.10 | |
| 085300 - Plastic (PVC) Windows incl Install & Test | | LS | $160,665.03 | | $0.00 | | $0.00 | | $0.00 | $160,665.03 | |
| 087100 - Door Hardware | 1 | LS | $57,607.00 | | $0.00 | | $0.00 | | $0.00 | $57,607.00 | |
| 088000 - Glazing | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | |
| **089100 - Louvers** | 5 | EA | | $10.35 | $51.75 | $20.00 | $100.00 | | $0.00 | $173.00 | |
| **Division 8 Subtotal** | | | **$341,131.03** | | **$1,016.75** | | **$9,900.00** | | **$0.00** | **$353,576.13** | |
| **Div 9 - Finishes** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 092116 - Gypsum Board and Texture | 1 | LS | $598,134.00 | | $0.00 | | $0.00 | | $0.00 | $598,134.00 | |
| 092216 - Non-Structural Metal Framing | 1 | LS | $170,078.00 | | $0.00 | | $0.00 | | $0.00 | $170,078.00 | |
| 096500 - Resilient Flooring | 1 | LS | $260,321.00 | | $0.00 | | $0.00 | | $0.00 | $260,321.00 | |
| 096813 - Tile Carpeting | 1 | LS | $25,965.00 | | $0.00 | | $0.00 | | $0.00 | $25,965.00 | |
| 099000 - Painting and Coating | 1 | LS | $282,343.00 | | $0.00 | | $0.00 | | $0.00 | $282,343.00 | |
| Gypcrete | 1 | LS | $197,410.00 | | $0.00 | | $0.00 | | $0.00 | $197,410.00 | |
| Floor Protection | 1 | LS | $25,000.00 | | $0.00 | | $0.00 | | $0.00 | $25,000.00 | |
| **Division 9 Subtotal** | | | **$1,559,251.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$1,559,251.00** | |
| **Div 10 - Specialties** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| **101100 - Visual Display Surfaces** | 4 | EA | | $56.28 | $225.12 | $277.00 | $1,108.00 | | $0.00 | $1,519.76 | |
| **101400 - Signage** | 67 | EA | | | $1,781.00 | | $3,819.00 | | $0.00 | $6,384.00 | |
| **102800 - Toilet, Bath, and Laundry** | 1 | LS | $185,988.00 | | $0.00 | | $0.00 | | $0.00 | $185,988.00 | |
| **104400 - Fire Protection Specialties** | 1 | LS | $7,729.00 | | $0.00 | | $0.00 | | $0.00 | $7,729.00 | |
| **105513 - Postal Specialties** | 1 | LS | $2,821.50 | | $0.00 | | $0.00 | | $0.00 | $2,821.50 | |
| **Division 10 Subtotal** | | | **$196,538.50** | | **$2,006.12** | | **$4,927.00** | | **$0.00** | **$204,442.26** | |
| **Div 11 - Equipment** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 113100 - Appliances | 1 | LS | $284,083.00 | | $0.00 | | $0.00 | | $0.00 | $284,083.00 | |
| **Division 11 Subtotal** | | | **$284,083.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$284,083.00** | |
| **Div 12 - Furnishings** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 122000 - Window Treatments | | | $14,100.00 | | $0.00 | | $0.00 | | $0.00 | $14,100.00 | |
| 123530 - Casework | | | $264,600.00 | | $0.00 | | $0.00 | | $0.00 | $264,600.00 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **124813 - Entrance Mats and Frames** | 1 | EA | | | $0.00 | $63.50 | $63.50 | | $0.00 | $72.39 | |
| **Division 12 Subtotal** | | | **$278,700.00** | | **$0.00** | | **$63.50** | | **$0.00** | **$278,772.39** | |
| **Div 13 - Special Construction** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| Traffic Signal Work | 1 | LS | $75,000.00 | | $0.00 | | $0.00 | | $0.00 | $75,000.00 | |
| **Division 13 Subtotal** | | | **$75,000.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$75,000.00** | |
| **Div 14 - Conveying Equipments** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 142123 - Electric Traction Passenger Elevators | 1 | LS | $1,892,600.00 | | $0.00 | | $0.00 | | $0.00 | $0.00 | |
| 149182 - Trash Chutes | 1 | LS | $34,542.00 | | $0.00 | | $0.00 | | $0.00 | $0.00 | |
| **Division 14 Subtotal** | | | **$1,927,142.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$0.00** | |
| **Div 21 - Fire Suppresion** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| Fire Suppresion System | | | $122,337.00 | | $0.00 | | $0.00 | | $0.00 | $122,337.00 | |
| **Division 21 Subtotal** | | | **$122,337.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$122,337.00** | |
| **Div 22 - Plumbing** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| Plumbing System | 1 | LS | $1,186,538.00 | | $0.00 | | $0.00 | | $0.00 | $1,186,538.00 | |
| **Division 22 Subtotal** | | | **$1,186,538.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$1,186,538.00** | |
| **Div 23 - HVAC** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit** | **Direct** | **Material** | **Direct** | **Equiptment** | **Direct** | **Total $** | **Notes** |
| HVAC System | 1 | LS | $1,897,951.00 | | $0.00 | | $0.00 | | $0.00 | $1,897,951.00 | |
| **Division 23 Subtotal** | | | **$1,897,951.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$1,897,951.00** | |
| **Div 26 - Electrical** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| Electrical System | 1 | LS | $1,402,804.00 | | $0.00 | | $0.00 | | $0.00 | $1,402,804.00 | |
| **Division 26 Subtotal** | | | **$1,402,804.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$1,402,804.00** | |
| **Div 27 - Communications** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| Communication System | 1 | LS | $175,350.50 | | $0.00 | | $0.00 | | $0.00 | $175,350.50 | |
| **Division 27 Subtotal** | | | **$175,350.50** | | **$0.00** | | **$0.00** | | **$0.00** | **$175,350.50** | |
| **Div 28 - Electronic Safety & Security** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| Security System | 1 | LS | $175,350.50 | | $0.00 | | $0.00 | | $0.00 | $175,350.50 | |
| **Division 28 Subtotal** | | | **$175,350.50** | | **$0.00** | | **$0.00** | | **$0.00** | **$175,350.50** | |
| **Div 31 - Earthwork** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 311000 - Site Preparation | 1 | LS | $13,211.00 | | $0.00 | | $0.00 | | $0.00 | $13,211.00 | |
| 312000 - Earthwork | 1 | LS | $546,853.00 | | $0.00 | | $0.00 | | $0.00 | $546,853.00 | |
| Augercast Piles | 1 | LS | $699,950.00 | | $0.00 | | $0.00 | | $0.00 | $699,950.00 | |
| **Division 31 Subtotal** | | | **$560,064.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$1,260,014.00** | |
| **Div 32 - Exterior Improvements** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| **321200 - Asphalt Paving** | 1 | LS | $81,565.00 | | $0.00 | | $0.00 | | $0.00 | $81,565.00 | |
| **321600 - Cement Conc. Curbs, Paving and Sidewalks** | 1 | LS | $75,540.00 | | $0.00 | | $0.00 | | $0.00 | $75,540.00 | |
| **321700 - Pavement Markings/Signs** | 1 | LS | $17,990.00 | | $0.00 | | $0.00 | | $0.00 | $17,990.00 | |
| **321931 - Soil Preparation** | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with Planting |
| **322800 - Irrigation** | | | | | $0.00 | | $0.00 | | $0.00 | $0.00 | Incl with Planting |
| **323119 - Fences and Gates** | 1 | LS | $4,800.00 | | $0.00 | | $0.00 | | $0.00 | $4,800.00 | |
| **323319 - Site Furnishings** | 1 | LS | $13,900.00 | | $0.00 | | $0.00 | | $0.00 | $13,900.00 | |
| **329200 - Planting** | 1 | LS | $51,943.00 | | $0.00 | | $0.00 | | $0.00 | $51,943.00 | Landscaping Bid |
| **Division 32 Subtotal** | | | **$245,738.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$245,738.00** | |
| **Div 33 - Utilities** | **QTY** | **Unit** | **Trade Cost** | **Labor Unit Price** | **Direct Labor** | **Material Unit Price** | **Direct Materials** | **Equiptment Unit Price** | **Direct Equipment** | **Total $** | **Notes** |
| 331000 - Water Distribution | 1 | LS | $9,369.00 | | $0.00 | | $0.00 | | $0.00 | $9,369.00 | |
| 333000 - Sanitary Sewer | 1 | LS | $6,845.00 | | $0.00 | | $0.00 | | $0.00 | $6,845.00 | |
| 334000 - Storm Drainage | 1 | LS | $68,061.00 | | $0.00 | | $0.00 | | $0.00 | $68,061.00 | |
| **Division 33 Subtotal** | | | **$84,275.00** | | **$0.00** | | **$0.00** | | **$0.00** | **$84,275.00** | |

Project: Samma Senior Apartments
Location: Bothell, WA
Architect: Third Place Design Co-operative

17 mos
74 wks

## SAMMA SENIOR APARTMENTS

**Project Value:** 13,972,581
**% Of Project Value** 8.95%

**General Conditions**

| RSM Page # | Crew No. | Description | Qty | Unit | Labor UMH | Labor Man Hours | Labor Wage Rate | Labor Unit L Cost | Labor Labor Cost | Material Unit M Cost | Material Material Cost | Equipment Unit E Cost | Equipment Equipment Cost | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Job Staff and Support** | | | | | | | | | | | | |
| | | (1) Project Manager | 69 | wks | | 0 | 65 | 2600.00 | 180,128 | | 0 | | 0 | 180,128 |
| | | (1) Superintendent | 74 | wks | | 0 | 70 | 2800.00 | 206,108 | | 0 | | 0 | 206,108 |
| | | (1) General Foreman | 22 | wks | | 0 | 55 | 2200.00 | 47,630 | | 0 | | 0 | 47,630 |
| | | (1) Project Engineer | 74 | wks | | 0 | 40 | 1600.00 | 117,776 | | 0 | | 0 | 117,776 |
| | | Professional Survey | 1 | ls | | 0 | | 0.00 | 0 | | 0 | 35,000 | 35,000 | 35,000 |
| | | Security (Stealth Monitoring) | 18 | mos | | 0 | | 0.00 | 0 | | 0 | 2,200 | 39,600 | 39,600 |
| | | Plan Reproduction | 9 | mos | | 0 | | 0.00 | 0 | 200 | 1,800 | | 0 | 1,800 |
| | | Mockups/samples | 1 | ls | | 0 | | 0.00 | 0 | | 0 | | 5,000 | 5,000 |
| | | First Aid and Safety (Safety Matters) | 18 | mos | | 0 | | 0.00 | 0 | | 0 | 950 | 17,100 | 17,100 |
| | | Mob/Demob | 1 | ls | | 0 | | 0.00 | 0 | | 0 | | 10,000 | 10,000 |
| | | **Total Job Staff and Support** | | | | | | | 551,642 | | 1,800 | | 106,700 | **660,142** |
| | | **Equipment and Supplies** | | | | | | | | | | | | |
| | | Forklift | 5 | mos | | 0 | | 0.00 | 0 | | 0 | 4,000 | 20,000 | 20,000 |
| | | Small Tools/Supplies | 953 | $$ | | 0 | | 0.00 | 0 | | 0 | | 953 | 953 |
| | | Stair Towers (2) (Berg) | 2 | mos | | 0 | | 0.00 | 0 | | 0 | 322 | 644 | 644 |
| | | Vehicle Allowance & Trucking | 18 | mos | | 0 | | 0.00 | 0 | | 0 | 1,200 | 21,600 | 21,600 |
| | | **Total Equipment and Supplies** | | | | | | | 0 | | 0 | | 43,197 | **43,197** |
| | | **Mobile Crane (40 ton)** | | | | | | | | | | | | |
| | | Rental + Operator | 3 | wks | | 0 | | 0.00 | 0 | | 0 | 8,000 | 24,000 | 24,000 |
| | | **Total Mobile Crane** | | | | | | | 0 | | 0 | | 24,000 | **24,000** |
| | | **Temporary Construction** | | | | | | | | | | | | |
| | | Job office rental | 17 | mos | | 0 | | 0.00 | 0 | | 0 | 2,000 | 34,000 | 34,000 |
| | | Job office supplies | 17 | mos | | 0 | | 0.00 | 0 | | 0 | 75 | 1,275 | 1,275 |
| | | Job office furniture | 1 | ls | | 0 | | 0.00 | 0 | | 0 | 6,000 | 6,000 | 6,000 |
| | | Jobsite Internet | 17 | mos | | 0 | | 0.00 | 0 | | 0 | 450 | 7,650 | 7,650 |
| | | Temp elec bills | 17 | mos | | 0 | | 0.00 | 0 | | 0 | 1,300 | 22,100 | 22,100 |
| | | Temp Lighting | 10 | mos | | 0 | | 0.00 | 0 | | 0 | 600 | 6,000 | 6,000 |
| | | Temp water bills | 17 | mos | | 0 | | 0.00 | 0 | | 0 | 250 | 4,250 | 4,250 |
| | | Temp heat | 46,692 | sf | | 0 | | 0.00 | 0 | | 0 | 1 | 58,365 | 58,365 |
| | | Temp fire protection | 1 | ls | | 0 | | 0.00 | 0 | | 0 | 1,500 | 1,500 | 1,500 |
| | | Temp sanitary allowance (sanikan) | 17 | mos | | 0 | | 0.00 | 0 | | 0 | 1,500 | 25,500 | 25,500 |
| | | Project signage | 1 | ls | | 0 | | 0.00 | 0 | | 0 | 1,200 | 1,200 | 1,200 |
| | | Temp fencing | 404 | lf | | 0 | | 0.00 | 0 | | 0 | 8 | 3,232 | 3,232 |
| | | Temp Protection | 1 | ls | | 0 | | 0.00 | 0 | | 0 | 12,000 | 12,000 | 12,000 |
| | | Temp Trash Chutes | 1 | ls | | 0 | | 0.00 | 0 | | 0 | 17,000 | 17,000 | 17,000 |
| | | **Total Temporay Construction** | | | | | | | 0 | | 0 | | 200,072 | **200,072** |
| | | **Coordination and Support** | | | | | | | | | | | | |
| | | Traffic control/Street use | 1 | ls | | 0 | | 0.00 | 0 | | 0 | 25,000 | 25,000 | 25,000 |
| | | Barricades/Cones | 17 | mos | | 0 | | 0.00 | 0 | | 0 | 100 | 1,700 | 1,700 |
| | | Constr Waste Mgmt & Disposal | 17 | mos | | 0 | | 0.00 | 0 | | 0 | 2,500 | 42,500 | 42,500 |
| | | Drinking water | 17 | mos | | 0 | | 0.00 | 0 | | 0 | 75 | 1,275 | 1,275 |
| | | Clean streets | 156 | hrs | | 0 | | 0.00 | 0 | | 0 | 150 | 23,400 | 23,400 |
| | | Construction cleaning | 46,692 | sf | | 0 | | 0.00 | 0 | | 0 | 0.40 | 18,677 | 18,677 |
| | | **Total Coordination and Support** | | | | | | | 0 | | 0 | | 112,552 | **112,552** |
| | | **Office Equipment** | | | | | | | | | | | | |
| | | (4) Monthly Cell Phone Bills | 55 | mos | | 0 | | 0.00 | 0 | | 0 | 50 | 2,750 | 2,750 |
| | | (4) Computer rentals | 55 | mos | | 0 | | 0.00 | 0 | | 0 | 50 | 2,750 | 2,750 |
| | | Printer rentals | 1 | ls | | 0 | | 0.00 | 0 | | 0 | 600 | 600 | 600 |
| | | IT support | 1 | ls | | 0 | | 0.00 | 0 | | 0 | 3,000 | 3,000 | 3,000 |
| | | **Total Office Equipment** | | | | | | | 0 | | 0 | | 9,100 | **9,100** |
| | | **General Conditions Summary** | | | | | | | | | | | | |
| | | **Job staff and support** | | | | | | | 551,642 | | 1,800 | | 106,700 | 660,142 |
| | | **Equipment and Supplies** | | | | | | | 0 | | 0 | | 43,197 | 43,197 |
| | | **Mobile Crane** | | | | | | | 0 | | 0 | | 24,000 | 24,000 |
| | | **Temporary construction** | | | | | | | 0 | | 0 | | 200,072 | 200,072 |
| | | **Coordination and support** | | | | | | | 0 | | 0 | | 112,552 | 112,552 |
| | | **Office equipment** | | | | | | | 0 | | 0 | | 9,100 | 9,100 |
| | | **Labor Burden - Salaried** | | | | | | | | 35% | | | | 176,404 |
| | | **Labor Burden - craft** | | | | | | | | 54% | | | | 25,720 |
| | | | | | | | | | 551,642 | | 1,800 | | 495,620 | 1,251,187 |
| | | | | | | | | | | | | | | 8.95% |

**Notes:**

• Pricing Sources include RS Means, The Guide, Industry Professionals, and Local Suppliers

# Samma Senior Apt. – Subcontractor List

**Division 02 – Demolition** - ***DEMOLITITON MAN***

**Division 03 – Concrete**

***THE PERSIMMON TREE CONSTRUCTION (Self Perform)***

**Division 06 – Woods, Plastics, Composites**

***THE PERSIMMON TREE CONSTRUCTION (Self Perform)***

**Division 07 – Thermal & Moisture Protection**

Waterproofing – ***TBD***

Building Insulation – ***INSULATION 4 LESS***

Roofing – ***TACOMA ROOFING***

Siding/Window Install – ***AVA SIDING***

**Division 08 – Openings**

Window Supplier – ***VPI WINDOWS***

***THE PERSIMMON TREE CONSTRUCTION (Self Perform)***

**Division 09 – Finishes**

Non-structural Metal Framing – ***TBD***

GWB/Painting – ***UNITED SEATTLE***

Flooring – ***GREAT FLOORS***

**Division 10 – Specialties** - ***TBD***

**Division 11 – Equipment**

Appliances – ***METROPOLITAN APPLIANCES***

**Division 12 – Furnishings** - ***TBD***

**Division 13 – Special Construction**

Traffic Signal - ***TBD***

**Division 14 – Conveyance Equipment**

Electric Traction Passenger Elevators **– *TBD***

Trash Chutes - ***Zesbaugh***

**Division 21 – Fire Suppression – *MACDONALD MILLER***

**Division 22 – Plumbing – *MACDONALD MILLER***

**Division 23 – HVAC – *MACDONALD MILLER***

**Division 26 – Electrical – *VECA***

**Division 27 – Communications – *VECA***

**Division 28 – Electronic Safety & Security– *VECA***

**Division 31 – Earthwork – *JOHANSEN***

**Division 32 – Exterior Improvements**

Asphalt Paving – ***Lakeridge Paving***

Site concrete – ***TBD***

Landscaping/Irrigation - ***TBD***

**Division 33 – Utilities – *JOHANSEN***

# RECAP

Project: Samma Senior Apartments
Location: Bothell, WA
Architect: Third Place Design Co-operative

Date: 4/25/2022
Estimator: Conner Chan

***Conc. Foundation***

| Concrete Assignment | | | | | Labor | | | | | Material | | Equipment | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit E Cost | Equipment Cost | Total Cost |
| | | | | | | | | | | | | | | |
| | | **Grade Beams** | | | | | | | | | | | | |
| The Guide | | Buy concrete - 4000 psi | 173 | CY | | 0 | | 0.00 | 0 | 180.15 | 31,166 | | 0 | 62,332 |
| 79 | C-20 | Place concrete | 165 | CY | 0.356 | 59 | 42.16 | 15.01 | 2,476 | | 0 | 4.8 | 790 | 4,602 |
| 56 | C-2 | Form Grade Beams (Job built 3 use) | 3,650 | SFCA | 0.083 | 303 | 47.9 | 3.98 | 14,511 | 1.71 | 6,242 | 0 | 0 | 30,187 |
| | | Finish tops | 1,002 | SF | | 0 | | 0.19 | 190 | 0.03 | 30 | 0 | 0 | 292 |
| | | Concrete accessories & equipment | 165 | CY | | 0 | | 0.00 | 0 | 2 | 330 | 0 | 0 | 660 |
| | | Form oil & hardware | 3,650 | SF | | 0 | | 0.00 | 0 | 0.12 | 438 | 0 | 0 | 876 |
| | | Pump concrete | 173 | CY | | 0 | | 0.00 | 0 | 15 | 2,595 | 0 | 0 | 5,190 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | **Total Grade Beams** | | | | | | | | | | | | **97,121** |
| | | | | | | | | | | | | | | |
| | | **Pile Caps** | | | | | | | | | | | | |
| 77 | C-14C | 2 Pile Cap | 23 | CY | 2.069 | 47 | 47.05 | 97.35 | 2,215 | 187 | 4,254 | 0.52 | 12 | 11,234 |
| 77 | C-14C | 3 Pile Cap | 61 | CY | 2.113 | 128 | 47.05 | 99.42 | 6,031 | 140 | 8,493 | 0.53 | 32 | 24,409 |
| 77 | C-14C | 4 Pile Cap | 18 | CY | 2.069 | 37 | 47.05 | 97.35 | 1,726 | 187 | 3,316 | 0.52 | 9 | 8,757 |
| | | *Note: Includes buy conc, forms, reinforcing, etc. | | | | | | | | | | | | |
| | | **Total Continuous Footings** | | | | | | | | | | | | **44,400** |
| | | | | | | | | | | | | | | |
| | | **Slab on Grade** | | | | | | | | | | | | |
| The Guide | | Buy concrete - 3000 psi | 188 | CY | | 0 | | 0.00 | 0 | 177 | 33,276 | | 0 | 66,552 |
| 79 | C-20 | Place concrete | 177 | CY | 0.492 | 87 | 42.16 | 20.74 | 3,671 | | 0 | | 0 | 4,479 |
| 56 | C-1 | Slab edge form | 320 | LF | 0.074 | 24 | 46.73 | 3.46 | 1,107 | 3.44 | 1,101 | | 0 | 3,552 |
| | | Screed | 6,873 | SF | | 0 | | 0.05 | 344 | 0.015 | 103 | | 0 | 625 |
| 63 | C-27 | Control joint - 1" sawcut green conc | 687 | LF | 0.008 | 5 | 56.4 | 0.45 | 310 | 0.04 | 27 | 0.08 | 55 | 543 |
| | | Concrete accessories & equipment | 188 | CY | | 0 | | 0.00 | 0 | 2.4 | 451 | | 0 | 902 |
| 80 | C-10C | Finish concrete | 6,873 | SF | 0.014 | 96 | 44.25 | 0.62 | 4,258 | | 0 | 0.03 | 206 | 5,607 |
| | | Form oil & hardware | 6,873 | SF | | 0 | | 0.00 | 0 | 0.15 | 1,031 | | 0 | 2,062 |
| 83 | 2 CLAB | Protect and cure - spray membrane | 6,873 | CSF | 0.0017 | 12 | 39.15 | 0.07 | 457 | 0.127 | 873 | | 0 | 2,304 |
| | | Pump concrete | 188 | CY | | 0 | | 0.00 | 0 | 20 | 3,760 | | 0 | 7,520 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | **94,147** |
| | | | | | | | | | | | | | | |
| | | **Reinforcing** | | | | | | | | | | | | |
| 71 | 4 Rodm | Grade Beam/Pile Caps #4 - #7 | 12 | TONS | 15.238 | 176 | 54.3 | 827.42 | 9,573 | 940 | 10,876 | | 0 | 33,431 |
| 71 | 4 Rodm | Grade Beam/Pile Caps #8 - #18 | 0.09 | TONS | 15.238 | 1 | 54.3 | 827.42 | 74 | 940 | 85 | | 0 | 260 |
| 71 | 4 Rodm | Slab on Grade - #3 - #7 | 14.000 | TONS | 15.238 | 213 | 54.3 | 827.42 | 11,584 | 940 | 13,160 | | 0 | 40,452 |
| 72 | C-5 | Unload and sort | 25.7 | TONS | 0.56 | 14 | 53.8 | 30.13 | 773 | | 0 | 6.75 | 173 | 1,290 |
| | | Accessories | 25.7 | TONS | | 0 | | 0.00 | 0 | 70 | 1,796 | | 0 | 3,592 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | | | | | | | | | |
| | | **Total Reinforcing** | | | | | | | | | | | | **79,025** |
| | | | | | | | | | **72,349** | | **246,806** | | **1,278** | |

| **Assignment Summary** | |
|---|---|
| Total Grade Beams | 97,121 |
| Total Pile Caps | 44,400 |
| Total SOG | 94,147 |
| Total reinforcing | 79,025 |
| | **314,693** |

# RECAP

Project: Samma Senior Apartments
Location: Bothell, WA
Architect: Third Place Design Cooperative

Date: 4/25/2022
Estimator: Conner Chan

***Conc. Superstructure***

| Concrete Assignment | | | | | Labor | | | | | Material | | Equipment | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit E Cost | Equipment Cost | Total Cost |
| | | **CIP Walls - Full height** | | | | | | | | | | | | |
| The Guide | | Buy concrete - 4500 psi | 129 | CY | | 0 | | 0.00 | 0 | 181.15 | 23,332 | | 0 | 46,664 |
| 79 | C-20 | Place concrete | 123 | CY | 0.640 | 78 | 42.16 | 26.98 | 3,305 | | 0 | | 0 | 4,033 |
| 57 | C-2 | Form walls - over 8' to16', 2 uses | 8,745 | SFCA | 0.135 | 1,181 | 47.92 | 6.47 | 56,573 | 0.52 | 4,547 | | 0 | 78,114 |
| | | Concrete accessories & equipment | 123 | CY | | 0 | | 0.00 | 0 | 2 | 245 | | 0 | 490 |
| 61 | | Snap ties - 2250# w/ flat washer | 729 | C | | 0 | | 0.00 | 0 | 0.93 | 678 | | 0 | 1,356 |
| 81 | 1 CEFI | Break and patch snap ties | 8,745 | SF | 0.015 | 131 | 46.8 | 0.70 | 6,139 | 0.04 | 350 | | 0 | 8,189 |
| | | Form oil & hardware | 123 | SF | | 0 | | 0.00 | 0 | 0.12 | 15 | | 0 | 29 |
| | | Pump concrete | 129 | CY | | 0 | | 0.00 | 0 | 15 | 1,932 | | 0 | 3,864 |
| | | **Total CIP Walls - Full height** | | | | | | | | | | | | **142,739** |
| | | **Stem Walls** | | | | | | | | | | | | |
| The Guide | | Buy concrete - 4000 psi | 4.9 | CY | | 0 | | 0.00 | 0 | 180.15 | 883 | | 0 | 1,765 |
| 79 | C-20 | Place concrete | 4.6 | CY | 0.640 | 3 | 42.16 | 26.98 | 124 | | 0 | | 0 | 151 |
| 57 | C-2 | Form stem walls | 500 | SF | 0.097 | 49 | 47.9 | 4.65 | 2,323 | 1.19 | 595 | | 0 | 4,024 |
| | | Finish tops | 50 | SF | | 0 | | 0.19 | 10 | 0.03 | 2 | | 0 | 15 |
| | | Concrete accessories & equipment | 4.6 | CY | | 0 | | 0.00 | 0 | 2 | 9 | | 0 | 18 |
| 61 | | Snap ties | 42.00 | C | | 0 | | 0.00 | 0 | 93 | 3,906 | | 0 | 7,812 |
| 81 | 1 CEFI | Break and patch snap ties | 500 | SF | 0.015 | 8 | 46.8 | 0.70 | 351 | 0.04 | 20 | | 0 | 468 |
| | | Form oil & hardware | 4.6 | SF | | 0 | | 0.00 | 0 | 0.12 | 1 | | 0 | 1 |
| | | Pump concrete | 4.9 | CY | | 0 | | 0.00 | 0 | 15 | 74 | | 0 | 147 |
| | | **Total Stem Walls** | | | | | | | | | | | | **14,402** |
| | | **Columns** | | | | | | | | | | | | |
| The Guide | | Buy concrete - 4000 psi | 20.5 | CY | 0 | 0 | | 0.00 | 0 | 180.15 | 3,693 | | 0 | 7,386 |
| 78 | C-20 | Place concrete | 19.5 | CY | 0.711 | 14 | 42.16 | 29.98 | 585 | | 0 | | 0 | 713 |
| 54 | C-1 | Form Columns - 16'x16' 2 use | 1,755 | SF | 0.149 | 261 | 46.73 | 6.96 | 12,220 | 1.27 | 2,229 | | 0 | 19,366 |
| | | Finish tops | 39 | SF | 0 | 0 | | 0.19 | 7 | 0.03 | 1 | | 0 | 11 |
| | | Concrete accessories & equipment | 19.5 | CY | 0 | 0 | | 0.00 | 0 | 2 | 39 | | 0 | 78 |
| | | Form oil & hardware | 19.5 | SF | 0 | 0 | | 0.00 | 0 | 0.12 | 2 | | 0 | 5 |
| | | Pump concrete | 20.5 | CY | 0 | 0 | | 0.00 | 0 | 15 | 308 | | 0 | 615 |
| | | **Total Conc Columns** | | | | | | | | | | | | **27,465** |
| | | **Reinforcing** | | | | | | | | | | | | |
| 71 | 4 RODM | Columns/Walls #3 - #7 | 15.40 | TONS | 10.667 | 164 | 54.30 | 579.22 | 8,920 | 940 | 14,476 | | 0 | 39,834 |
| 71 | 4 RODM | Columns/Walls #8 - #18 | 3.00 | TONS | 13.913 | 42 | 54.30 | 755.48 | 2,266 | | 0 | | 0 | 2,765 |
| 72 | C-5 | Unload and sort | 18.4 | TONS | 0.56 | 10 | 53.89 | 30.18 | 555 | | 0 | | 0 | 677 |
| | | Accessories | 18.4 | TONS | | 0 | | 0.00 | 0 | 70 | 1,288 | | 0 | 2,576 |
| | | **Total Reinforcing** | | | | | | | | | | | | **45,853** |
| | | | | | | | | | **113,922** | | **117,247** | | **0** | |

| **Assignment Summary** | |
|---|---|
| Total CIP walls full height | 142,739 |
| Total stem walls | 14,402 |
| Total Conc Columns | 27,465 |
| Total reinforcing | 45,853 |
| | **230,460** |

# RECAP

Project: Samma Senior Apartments
Location: Bothell, WA
Architect: Third Place Design Cooperative

Date: 4/25/2022
Estimator: Eui Jeong

***Conc. Superstructure - PT Deck***

| Concrete Assignment | | | | | Labor | | | | | Material | | Equipment | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit E Cost | Equipment Cost | Total Cost |
| | | **PT Deck Concrete** | | | | | | | | | | | | |
| The Guide | | Buy concrete - _4000_ psi | 423.00 | CY | | 0 | | 0.00 | 0 | 180.15 | 76,203 | | 0 | 152,407 |
| 79 | | Place concrete | 403.00 | CY | 0.049 | 20 | 42.16 | 2.07 | 836 | | 0 | | 0 | 1,020 |
| 56 | | Edge Form | 651 | LF | 0.150 | 48 | | 2.99 | 1,946 | 0.2 | 130 | | 0 | 2,635 |
| | | Finish Concrete | 9,234 | SF | 0.014 | 129 | 44.25 | **0.06** | 573 | | 0 | | 0 | 698 |
| | | Concrete accessories & equipment | 403.00 | CY | | 0 | | 0.00 | 0 | **2** | 806 | | 0 | 1,612 |
| | | Form oil & hardware | 9,234 | SF | | 0 | | 0.00 | 0 | **0.12** | 1,108 | | 0 | 2,216 |
| | | Pump concrete | 423.00 | CY | | 0 | | 0.00 | 0 | | 0 | **15** | 6,345 | 6,345 |
| | | Sacreed | 9,234 | SF | | 0 | | 0.05 | 462 | 0.015 | 139 | | 0 | 840 |
| | | soffit Form | 9,234 | SF | 0.092 | 850 | 44.25 | 4.07 | 37,592 | 2.01 | 18,560 | | 0 | 82,982 |
| | | | | | | | | | | | | | | **250,756** |
| | | **Pt Deck Reinforcing** | | | | | | | | | | | | |
| | | Reinforcing #3 - #8 | 3.3 | tons | 11.03 | 36 | 54.3 | 598.93 | 1,976 | 940 | 3,102 | | 0 | 8,615 |
| | | Rebar accessories | 3.3 | tons | | 0 | | 0.00 | 0 | 70 | 231 | | 0 | 462 |
| | | Unload and sort | 3.3 | Tons | 0.56 | 2 | 53.8 | 30.13 | 99 | | 0 | | 0 | 121 |
| | | Post Tension Cable | 8,709 | Pounds | | 0 | 42.16 | 0.00 | 0 | 1.6 | 13,935 | | 0 | 27,870 |
| | | **TOTALS** | | | | | | | | | | | | **37,068** |
| | | | | | | | | | **53,051** | | **228,429** | | **6,345** | |

| **Assignment Summary** | |
|---|---|
| Total PT Deck | 250,756 |
| Total PT Deck Reinforcing | 37,068 |
| | **287,825** |

# RECAP

Project: Samma Senior Apartments
Location: Bothell, WA
Architect: Third Place Design Cooperative

Date: 4/25/2022
Estimator: Conner Chan

***Site. Conc Walls***

| Concrete Assignment | | | | | Labor | | | | | Material | | Equipment | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit E Cost | Equipment Cost | Total Cost |
| | | **Retaining/Planter - Footing** | | | | | | | | | | | | |
| The Guide | | Buy concrete - 4500 psi | 30 | CY | | 0 | | 0.00 | 0 | 181.15 | 5,435 | | 0 | 10,869 |
| 79 | C-20 | Place concrete | 29 | CY | 0.427 | 12 | 42.16 | 18.00 | 515 | | 0 | | 0 | 628 |
| 55 | C-1 | Form Footings | 816 | SFCA | 0.135 | 110 | 47.92 | 6.47 | 5,279 | 0.52 | 424 | | 0 | 7,289 |
| | | Finish tops | 561 | SF | | 0 | | 0.19 | 107 | 0.03 | 17 | | 0 | 164 |
| | | Concrete accessories & equipment | 29 | CY | | 0 | | 0.00 | 0 | 2 | 57 | | 0 | 114 |
| | | Form oil & hardware | 29 | SF | | 0 | | 0.00 | 0 | 0.12 | 3 | | 0 | 7 |
| | | Pump concrete | 30 | CY | | 0 | | 0.00 | 0 | 15 | 450 | | 0 | 900 |
| | | **Total CIP Walls - Full height** | | | | | | | | | | | | **19,971** |
| | | **Retaining/Planter - Walls** | | | | | | | | | | | | |
| The Guide | | Buy concrete - 4500 psi | 47.0 | CY | | 0 | | 0.00 | 0 | 181.15 | 8,514 | | 0 | 17,028 |
| 79 | C-20 | Place concrete | 45.0 | CY | 0.640 | 29 | 42.16 | 26.98 | 1,214 | | 0 | | 0 | 1,481 |
| 57 | C-2 | Form Walls - job built ply 8' high 2 uses | 3,815 | SF | 0.11 | 420 | 47.9 | 5.27 | 20,101 | 1.64 | 6,257 | | 0 | 37,037 |
| | | Finish tops | 238 | SF | | 0 | | 0.19 | 45 | 0.03 | 7 | | 0 | 69 |
| | | Concrete accessories & equipment | 45.0 | CY | | 0 | | 0.00 | 0 | 2 | 90 | | 0 | 180 |
| 61 | | Snap ties | 318.00 | C | | 0 | | 0.00 | 0 | 93 | 29,574 | | 0 | 59,148 |
| 81 | 1 CEFI | Break and patch snap ties | 3,815 | SF | 0.015 | 57 | 46.8 | 0.70 | 2,678 | 0.04 | 153 | | 0 | 3,573 |
| | | Form oil & hardware | 45.0 | SF | | 0 | | 0.00 | 0 | 0.12 | 5 | | 0 | 11 |
| | | Pump concrete | 47.0 | CY | | 0 | | 0.00 | 0 | 15 | 705 | | 0 | 1,410 |
| | | **Total Stem Walls** | | | | | | | | | | | | **119,937** |
| | | **Reinforcing** | | | | | | | | | | | | |
| 71 | 4 RODM | Footings/Walls #3 - #7 | 3.4 | TONS | 10.667 | 36 | 54.30 | 579.22 | 1,969 | 940 | 3,196 | | 0 | 8,795 |
| 72 | C-5 | Unload and sort | 3.4 | TONS | 0.56 | 2 | 53.89 | 30.18 | 103 | | 0 | | 0 | 125 |
| | | Accessories | 3.4 | TONS | | 0 | | 0.00 | 0 | 70 | 238 | | 0 | 476 |
| | | **Total Reinforcing** | | | | | | | | | | | | **9,396** |
| | | | | | | | | | **39,053** | | **110,250** | | **0** | |

| **Assignment Summary** | |
|---|---|
| Total Retaining/Planter - Footing | 19,971 |
| Total Retaining/Planer - Wall | 119,937 |
| Total reinforcing | 9,396 |

**149,304**

# RECAP

Project: Samma Senior Apartments
Location: Bothell, WA
Architect: Third Place Design Cooperative

Date: 4/25/2022
Estimator: Conner Chan

***Division 6***

| Concrete Assignment | | | | | Labor | | | | | Material | | Equipment | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit E Cost | Equipment Cost | Total Cost |
| | | **Rough Carpentry** | | | | | | | | | | | | |
| | | **Wall Framing:** | | | | | | | | | | | | |
| | | **Plates -** | | | | | | | | | | | | |
| 187 | 2 Carp | 2x4 (PT), pneumatic nailed | 0.10 | MBF | 23.881 | 2 | 49.25 | 1176.14 | 118 | 1240 | 124 | | 0 | 391 |
| 187 | 2 Carp | 2x6 (PT), pneumatic nailled | 1.25 | MBF | 17.778 | 22 | 49.25 | 875.57 | 1,094 | 1270 | 1,588 | | 0 | 4,510 |
| 187 | 2 Carp | 2x8 (PT), pneumatic nailed | 0.80 | MBF | 11.675 | 9 | 49.25 | 574.99 | 460 | 1300 | 1,040 | | 0 | 2,641 |
| 187 | 2 Carp | 2x4, pneumatic nailed | 1.09 | MBF | 23.881 | 26 | 49.25 | 1176.14 | 1,282 | 620 | 676 | | 0 | 2,916 |
| 187 | 2 Carp | 2x6, pneumatic nailled | 13.80 | MBF | 17.778 | 245 | 49.25 | 875.57 | 12,083 | 635 | 8,763 | | 0 | 32,267 |
| 187 | 2 Carp | 2x8, pneumatic nailed | 11.58 | MBF | 11.675 | 135 | 49.25 | 574.99 | 6,658 | 650 | 7,527 | | 0 | 23,177 |
| | | **Studs -** | | | | | | | | | | | | |
| 187 | 2 Carp | 2x4, pneumatic nailed | 11.20 | MBF | 14.493 | 162 | 49.25 | 713.78 | 7,994 | 620 | 6,944 | | 0 | 23,641 |
| 187 | 2 Carp | 2x6, pneumatic nailled | 55.60 | MBF | 13.333 | 741 | 49.25 | 656.65 | 36,510 | 635 | 35,306 | | 0 | 115,154 |
| 187 | 2 Carp | 2x8, pneumatic nailed | 54.47 | MBF | 15.333 | 835 | 49.25 | 755.15 | 41,133 | 650 | 35,406 | | 0 | 120,993 |
| | | **Blocking -** | | | | | | | | | | | | |
| 180 | 1 Carp | 2x4, pneumatic nailed | 0.15 | MBF | 38.095 | 6 | 24.63 | 938.28 | 141 | 620 | 93 | | 0 | 358 |
| 180 | 1 Carp | 2x6, pneumatic nailled | 1.20 | MBF | 29.63 | 36 | 24.63 | 729.79 | 876 | 635 | 762 | | 0 | 2,592 |
| 180 | 1 Carp | 2x8, pneumatic nailed | 0.57 | MBF | 29.63 | 17 | 24.63 | 729.79 | 417 | 650 | 372 | | 0 | 1,253 |
| | | **Sheathing -** | | | | | | 0.00 | | | | | | |
| 191 | 2 Carp | 3/4" CDX PLY (Floor) | 29,579 | SF | 0.01 | 296 | 49.25 | 0.49 | 14,568 | 0.94 | 27,804 | | 0 | 73,381 |
| 191 | 2 Carp | 5/8" CDX (Floor) | 9,922 | SF | 0.01 | 99 | 49.25 | 0.49 | 4,887 | 0.78 | 7,739 | | 0 | 21,440 |
| 192 | 2 Carp | 15/32" (Wall) | 19,125 | SF | 0.014 | 268 | 49.25 | 0.69 | 13,187 | 0.63 | 12,049 | | 0 | 40,185 |
| | | **TJI -** | | | | | | | | | | | | |
| 193 | F-5 | 15' to 24' Span, 50 psf live load | 29,844 | SF | 0.13 | 3,880 | 49.75 | 6.47 | 193,016 | 1.9 | 56,704 | | 0 | 348,887 |
| | | **GL/PSL/LSL -** | | | | | | | | | | | | |
| 194 | F-3 | GL - 5 1/2 x 6 | 72 | EA | 1.5 | 108 | 50.54 | 75.81 | 5,458 | 230 | 16,560 | | 0 | 39,779 |
| 194 | F-3 | GL - 5 1/2 x 7 1/2 | 6 | EA | 1.5 | 9 | 50.54 | 75.81 | 455 | 230 | 1,380 | | 0 | 3,315 |
| 194 | F-3 | PSL - 3 1/2 x 11 7/8 | 45 | EA | 1.75 | 79 | 50.54 | 88.45 | 3,980 | 230 | 10,350 | | 0 | 25,556 |
| 194 | F-3 | PSL - 5 1/4 x 11 7/8 | 69 | EA | 1.75 | 121 | 50.54 | 88.45 | 6,103 | 230 | 15,870 | | 0 | 39,185 |
| 194 | F-3 | PSL - 7 x 11 7/8 | 6 | EA | 1.75 | 11 | 50.54 | 88.45 | 531 | 230 | 1,380 | | 0 | 3,407 |
| 194 | F-3 | PSL - 7 x 14 | 6 | EA | 1.75 | 11 | 50.54 | 88.45 | 531 | 230 | 1,380 | | 0 | 3,407 |
| 194 | F-3 | LSL - 1 3/4 x 11 7/8 | 111 | EA | 1.75 | 194 | 50.54 | 88.45 | 9,817 | 230 | 25,530 | | 0 | 63,037 |
| | | **Anchor Bolts -** | | | | | | | | | | | | |
| 65 | 1 Carp | Anchor Bolts (W6-2W2) | 445 | Set | 0.45 | 200 | 24.63 | 11.08 | 4,932 | 22 | 9,790 | | 0 | 25,597 |
| | | **Tension Rod** | | | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | | 0 | 0 |
| 180 | 2 Carp | Tensions Rod System | 372 | CT | 5 | 1,860 | 24.63 | 123.15 | 45,812 | 425 | 158,100 | | 0 | 372,090 |
| | | | | | | | | | **502,691** | | **886,471** | | **0** | |
| | | **Total Rough Carpentry - Full height** | | | | | | | | | | | | **1,389,162** |
| | | **Finish Carpentry** | | | | | | | | | | | | |
| 196 | 1 Carp | 1" x 3 1/2" Base (Dwelling Units) | 7,883 | LF | 0.033 | 260 | 24.63 | 0.81 | 6,407 | 1.57 | 12,376 | | 0 | 32,569 |
| | | 1" x 6" Window Wills | 783 | LF | 0.033 | 26 | 24.63 | 0.81 | 636 | 1.57 | 1,229 | | 0 | 3,235 |
| | | 1" x 2 1/4" Casing (Doors) | 1,303 | LF | 0.033 | 43 | 24.63 | 0.81 | 1,059 | 1.57 | 2,046 | | 0 | 5,383 |
| | | Wood Base (Halls/Stairs) | 2,619 | LF | 0.033 | 86 | 24.63 | 0.81 | 2,129 | 1.57 | 4,112 | | 0 | 10,821 |
| | | | | | | | | | **12,482** | | **39,526** | | **0** | |
| | | **Total Finish Carpentry - Full height** | | | | | | | | | | | | **52,009** |
| | | **Plam Countertops** | | | | | | | | | | | | |
| 440 | 1 Carp | Unit Countertops | 1,520 | LF | 0.267 | 406 | 24.63 | 6.58 | 9,996 | 39 | 59,280 | | 0 | 130,755 |
| | | | | | | | | | **12,195** | | **118,560** | | **0** | |
| | | | | | | | | | | | | | | **130,755** |

**Assignment Summary**

| | |
|---|---|
| Total Rough Carpentry | 1,389,162 |
| Total Finish Carpentry | 52,009 |
| Total Plam Countertops | 130,755 |
| | **1,571,925** |

# RECAP

Project: Samma Senior Apt.
Location: 17816 Bothell Way NE Bothell, WA 98011
Architect: Third Place Design co-operative

Date: 4/26/2022
Estimator: Conner Chan

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | **Demolition** | | | | | | | | | | | | |
| Phone Bid | | Demo of ext pavement | | LS | | 0 | | 0.00 | 0 | | 0 | | 25,000 | 25,000 |
| Phone Bid | | Demo of ext pavement | | LS | | 0 | | 0.00 | 0 | | 0 | | 5,000 | 5,000 |
| Phone Bid | | Asbestos survey | | LS | | 0 | | 0.00 | 0 | | 0 | | 4,000 | 4,000 |
| Phone Bid | | Install Stabilzed Construction entrance | | LS | | 0 | | 0.00 | 0 | | 0 | | 3,000 | 3,000 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | **TOTALS** | | | | 0 | | 0.00 | 0 | | 0 | | 37,000 | 37,000 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | | | | | | | | | | | | | 0 |

# RECAP

Project: Samma Senior Apt.
Location: Bothell, WA
Architect: Third Place Design Co-operative

Date: 4/25/2022
Estimator: Conner Chan

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | **Division 7** | | | | | | | | | | | | |
| Insualtion 4 less | | Building Insulation | 46,692 | SF | | 0 | | 0.00 | 0 | | 0 | $ 1.40 | 65,369 | 65,369 |
| Tacoma Roofing | | TPO Roof | 14,999 | SF | | 0 | | 0.00 | 0 | | 0 | $ 14.38 | 215,686 | 215,686 |
| The Guide | | Waterproofing: | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| The Guide | | Dampproofing | 490 | SF | | 0 | | 0.00 | 0 | | 0 | $ 1.60 | 784 | 784 |
| The Guide | | Fluid-Applied Waterproofing | 3,740 | SF | | 0 | | 0.00 | 0 | | 0 | $ 5.55 | 20,757 | 20,757 |
| The Guide | | Bentonite Waterproofing | 408 | SF | | 0 | | 0.00 | 0 | | 0 | $ 5.00 | 2,040 | 2,040 |
| The Guide | | Vehicular Traffic Coating | 50 | SY | | 0 | | 0.00 | 0 | | 0 | $ 3.43 | 172 | 172 |
| The Guide | | Water Repellants | 5,500 | SF | | 0 | | 0.00 | 0 | | 0 | $ 4.50 | 24,750 | 24,750 |
| | | Fiber Cement Siding: | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | Exterior System | 22,621 | SF | | 0 | | 0.00 | 0 | | 0 | $ 30.00 | 678,630 | 678,630 |
| | | Windows | 281 | EA | | 0 | | 0.00 | 0 | | 0 | $ 400.00 | 112,400 | 112,400 |
| | | **TOTALS** | | | | | | | 0 | | 0 | | 1,120,587 | 1,120,587 |

# RECAP

Project: Samma Senior Apartments
Location: Bothell, WA
Architect: Third Place Design Cooperative

Date: 4/25/2022
Estimator: Conner Chan

***Division 08***

| Concrete Assignment | | | | | Labor | | | | | Material | | Equipment | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit E Cost | Equipment Cost | Total Cost |
| | | **Hollow Meal Doors & Frames & Hardware** | | | | | | | | | | | | |
| | | **Frames -** | | | | | | | | | | | | |
| 266 | 2 Carp | Standard Hollow Metal - 36-6'8" Single | 86.00 | Ea | 1 | 86 | 49.25 | 49.25 | 4,236 | 149 | 12,814 | | 0 | 30,795 |
| 266 | 2 Carp | Double Hollow Metal - 6' wide | 10.00 | Ea | 1.143 | 11 | 49.25 | 56.29 | 563 | 203 | 2,030 | | 0 | 4,747 |
| | | Standard Wood Door | | | | | | | | | | | | |
| | | **Doors -** | | | | | | | | | | | | |
| 266 | 2 Carp | Standard Hollow Metal - 2'-8" x 6'-8" Single | 106.00 | Ea | 0.889 | 94 | 49.25 | 43.78 | 4,641 | 340 | 36,040 | | 0 | 77,742 |
| 272 | 2 Carp | Smooth wood door/frame (ollow core) | 86.00 | Ea | 0.941 | 81 | 49.25 | 46.34 | 3,986 | 55 | 4,730 | | 0 | 14,322 |
| 302 | 1 Carp | Door Hardware | 192.00 | Ea | 0.667 | 128 | 24.63 | 16.42 | 3,154 | 140 | 26,880 | | 0 | 57,607 |
| | | | | | | | | | **20,226** | | **164,988** | | **0** | |
| | | **Total** | | | | | | | | | | | | **185,214** |

| **Assignment Summary** | |
|---|---|
| Total Doors/Frames/Hardware | 185,214 |
| | **185,214** |

# RECAP

Project: Samma Senior Apt.
Location: Bothell, WA
Architect: Third Place Design Co-operative

Date: 4/25/2022
Estimator: Conner Chan

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | **Division 9** | | | | | | | | | | | | |
| United Seattle | | GWB & Texture | 199,378 | SF | | 0 | | 0.00 | 0 | | 0 | $ 3.00 | 598,134 | 598,134 |
| | | Non-structural metal frmaing (16 Gauge): | | | | | | | | | | | | |
| The Guide | | 3 1/2" Studs | 250.00 | LF | | 0 | | 0.00 | 0 | | 0 | $ 215.09 | 53,773 | 53,773 |
| The Guide | | 6" Studs | 481.00 | LF | | 0 | | 0.00 | 0 | | 0 | $ 241.80 | 116,306 | 116,306 |
| Great Floors | | Resilient flooring | 29,878 | SF | | 0 | | 0.00 | 0 | | 0 | $ 7.50 | 224,085 | 224,085 |
| Great Floors | | Self Leveling Cement (Gypcrete) | 39,482 | SF | | 0 | | 0.00 | 0 | | 0 | $ 5.00 | 197,410 | 197,410 |
| Great Floors | | Tile Carpeting | 577 | SY | | 0 | | 0.00 | 0 | | 0 | $ 45.00 | 25,965 | 25,965 |
| Great Floors | | Sheet Floring | 4,411 | SF | | 0 | | 0.00 | 0 | | 0 | $ 7.00 | 30,877 | 30,877 |
| Great Floors | | Coved Base | 2,552 | LF | | 0 | | | | | 0 | $ 2.10 | 5,359 | 5,359 |
| Great Floors | | Floor Protection | 1 | LS | | 0 | | 0.00 | 0 | | 0 | $ 25,000.00 | 25,000 | 25,000 |
| | | Painting & Coating: | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| United Seattle | | *•Walls/Ceilings* | 181,253 | SF | | 0 | | 0.00 | 0 | | 0 | $ 1.00 | 181,253 | 181,253 |
| United Seattle | | *•Doors* | 251 | EA | | 0 | | 0.00 | 0 | | 0 | $ 240.00 | 60,240 | 60,240 |
| United Seattle | | *•Millwork* | 9,500 | LF | | 0 | | 0.00 | 0 | | 0 | $ 4.30 | 40,850 | 40,850 |
| | | **TOTALS** | | | | | | | 0 | | 0 | | 1,559,252 | 1,559,252 |

# RECAP

Project: Samma Senior Housing
Location: 17816 BOTHELL WAY NE, BOTHELL, WA 98011
Architect: Third Place Design Coop

Date: 4/18/2022
Estimator: Euiseok Jeong

inflation/city recap is included in master

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit L Cost | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | **Visual Display Surfaces** | | | | | | | | | | | | |
| | | **Plywood Tackboard 4' x 8** | 4 | EA | 1.143 | 5 | 49.5 | 56.58 | 226 | 277 | 1,108 | | | 1,521 |
| | | **TOTALS** | | | | | | | 226 | | 1,108 | | | 1,521 |

# RECAP

Project: Samma Senior Housing
Location: 17816 BOTHELL WAY NE, BOTHELL, WA 98011
Architect: Third Place Design Coop

Date: 4/18/2022
Estimator: Euiseok Jeong

inflation/city recap is included in master

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | **Signage System** | | | | | | | | | | | | |
| | | **Freestanding monument sign** | 1 | EA | | | | | | | | | | |
| | | Parking lot EV Charge signages | 3 | EA | 0.571 | 2 | 49.25 | 28.12 | 84 | 33.5 | 101 | | | 185 |
| | | Type A-1 Room number signages (5"x 9") | 4 | EA | 0.571 | 2 | 49.25 | 28.12 | 112 | 33.5 | 134 | | | 246 |
| | | Type A-2 Room number signages (5"x 9") | 4 | EA | 0.571 | 2 | 49.25 | 28.12 | 112 | 33.5 | 134 | | | 246 |
| | | Type A-3 Room number signages (5"x 9") | 4 | EA | 0.571 | 2 | 49.25 | 28.12 | 112 | 33.5 | 134 | | | 246 |
| | | Type B Stairway Identification | 10 | EA | 0.571 | 6 | 49.25 | 28.12 | 281 | 33.5 | 335 | | | 616 |
| | | Type C Elevator Hoist way | 5 | EA | 0.571 | 3 | 49.25 | 28.12 | 141 | 33.5 | 168 | | | 308 |
| | | Type D Disable signs | 8 | EA | 0.571 | 5 | 49.25 | 28.12 | 225 | 33.5 | 268 | | | 493 |
| | | Type E Disable signs | 8 | EA | 0.571 | 5 | 49.25 | 28.12 | 225 | 33.5 | 268 | | | 493 |
| | | Type F Critical Area Signages | 4 | EA | 0.571 | 2 | 49.25 | 28.12 | 112 | 33.5 | 134 | | | 246 |
| | | Type G Fire lane Parking Signes | 11 | EA | 0.571 | 6 | 49.25 | 28.12 | 309 | 33.5 | 369 | | | 678 |
| | | Type H Cast letter Sign - SAMMA | 2 | EA | 0.267 | 1 | 49.25 | 13.15 | 26 | 355 | 710 | | | 736 |
| | | Type H Cast letter Sign - 5 Digit Address | 3 | EA | 0.267 | 1 | 49.25 | 13.15 | 39 | 355 | 1,065 | | | 1,104 |
| | | **TOTALS** | 67 | | | | | | 1,781 | | 3,819 | | | 6,384 |

# RECAP

Project: Samma Senior Housing
Location: 17816 BOTHELL WAY NE, BOTHELL, WA 98011
Architect: Third Place Design Coop

Date: 4/18/2022
Estimator: Euiseok Jeong

inflation/city recap is included in master

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | Toilet | 76 | EA | 2.286 | 174 | | 113.00 | 8,588 | 750 | 57,000 | | | 65,588 |
| | | Bathtub | 76 | EA | 2 | 152 | | 390.00 | 29,640 | 98.5 | 7,486 | | | 37,126 |
| | | Toiel Paper holder | 76 | EA | 2 | 152 | | 98.50 | 7,486 | 390 | 29,640 | | | 37,126 |
| | | Towel Bar | 77 | EA | 0.348 | 27 | | 17.15 | 1,321 | 44.5 | 3,427 | | | 4,747 |
| | | Shower curtail rod | 77 | EA | 0.615 | 47 | | 28.00 | 2,156 | 30.5 | 2,349 | | | 4,505 |
| | | Frameless Mirrors | 77 | EA | 0.4 | 31 | | 47.00 | 3,619 | 19.7 | 1,517 | | | 5,136 |
| | | Grab Bars | 77 | EA | 0.348 | 27 | | 29.50 | 2,272 | 17.9 | 1,378 | | | 3,650 |
| | | Robe hook | 77 | EA | 0.083 | 6 | | 21.00 | 1,617 | 4.1 | 316 | | | 1,933 |
| | | Toilet paper dispenser | 1 | EA | 0.267 | 0 | | 19.85 | 20 | 13.15 | 13 | | | 33 |
| | | Rool Paper Towel Dispenser | 2 | EA | 0.333 | 1 | | 25.00 | 50 | 16.4 | 33 | | | 83 |
| | | Mop and Broom Holder | 1 | EA | 0.4 | 0 | | 19.70 | 20 | 80 | 80 | | | 100 |
| | | Sanity Napkin dispostal | 1 | EA | 1.231 | 1 | | 60.50 | 61 | 180 | 180 | | | 241 |
| | | Diaper changing station | 1 | EA | 0.8 | 1 | | 39.50 | 40 | 243 | 243 | | | 283 |
| | | folding child seat | 1 | EA | 2.581 | 3 | | 144.00 | 144 | 590 | 590 | | | 734 |
| | | Jumbo Roll toilet paper dispenser | 1 | EA | 0.8 | 1 | | 39.50 | 40 | 320 | 320 | | | 360 |
| | | Paper towel dispenser | 1 | EA | 0.8 | 1 | | 39.50 | 40 | 320 | 320 | | | 360 |
| | | waste receptable | 1 | EA | 0.8 | 1 | | 39.50 | 40 | 320 | 320 | | | 360 |
| | | electric hand dryer | 1 | EA | 2 | 2 | | 98.50 | 99 | 655 | 655 | | | 754 |
| | | Seat cover dispenser | 1 | EA | 0.4 | 0 | | 13.15 | 13 | 19.85 | 20 | | | 33 |
| | | **TOTALS** | | | | | | | 57,262 | | 105,886 | | | 185,988 |

# RECAP

Project: Samma Senior Housing
Location: 17816 BOTHELL WAY NE, BOTHELL, WA 98011
Architect: Third Place Design Coop

Date: 4/18/2022
Estimator: Euiseok Jeong

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | Fire Extinguishers | 12 | | | | | | | 296 | 3,552 | | | 3,552 |
| | | Fire Extinguisher Cabinets | 12 | | | | | 106.00 | 1,272 | 163 | 1,956 | | | 3,228 |
| | | **TOTALS** | | | | | | | 1,272 | | 5,508 | | | 7,729 |

# RECAP

Project: Samma Senior Apt.
Location: Bothell, WA
Architect: Third Place Design Co-operative

Date: 4/25/2022
Estimator: Conner Chan

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | **Division 12** | | | | | | | | | | | | |
| The Guide | | Window Treatments | 3,740 | SF | | 0 | | 0.00 | 0 | | 0 | 3.77 | 14,100 | 14,100 |
| The Guide | | Casework: | | Units | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | residential Units | 76 | Units | | 0 | | 0.00 | 0 | | 0 | 3,350 | 254,600 | 254,600 |
| | | Common Area | 1 | Unit | | 0 | | 0.00 | 0 | | 0 | 10,000 | 10,000 | 10,000 |
| | | **TOTALS** | | | | | | | 0 | | 0 | | 278,700 | 278,700 |

# RECAP

Project: Samma Senior Apt.
Location: Bothell, WA
Architect: Third Place Design Co-operative

Date: 4/25/2022
Estimator: Conner Chan

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | **Division 14** | | | | | | | | | | | | |
| | | **142123 - Electric Traction Elevators** | | | | | | | | | | | | |
| The Guide | | Machine-Room-less Elevators -North Elevator | 5 | Stops | | 0 | | 0.00 | 0 | | 0 | 189,260 | 946,300 | 946,300 |
| The Guide | | Machine-Room-less Elevators -South Elevato | 5 | Stops | | 0 | | 0.00 | 0 | | 0 | 189,260 | 946,300 | 946,300 |
| | | **149182 - Trash Chutes** | | | | | | | | | | | | |
| Zesbaugh | | | 1 | LS | | | | | | | | | 34,542 | 34,542 |
| | | **TOTALS** | | | | | | | 0 | | 0 | | 1,927,142 | 1,927,142 |

# RECAP

Project: Samma Senior Apt.
Location: Bothell, WA
Architect: Third Place Design Co-operative

Date: 4/25/2022
Estimator: Conner Chan

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | **Fire Protection** | | | | | | | | | | | | |
| Johansen | | Fire Hydrant | 3 | ct | | 0 | | 0.00 | 0 | | 0 | 1,723 | 5,169 | 5,169 |
| Johansen | | 6" DCVA | 1 | ct | | 0 | | 0.00 | 0 | | 0 | 2,400 | 2,400 | 2,400 |
| Johansen | | PIV | 1 | ct | | 0 | | 0.00 | 0 | | 0 | 1,800 | 1,800 | 1,800 |
| | | **Sanitary Sewer** | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| Johansen | | SSCO | 1 | ct | | 0 | | 0.00 | 0 | | 0 | 3,725 | 3,725 | 3,725 |
| Johansen | | 6" PVC Pipe | 65 | LF | | 0 | | 0.00 | 0 | | 0 | 48 | 3,120 | 3,120 |
| | | **Storm Drain** | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| Johansen | | SDCO | 3 | ct | | 0 | | 0.00 | 0 | | 0 | 555 | 1,665 | 1,665 |
| Johansen | | Patio Drain CO | 4 | ct | | 0 | | 0.00 | 0 | | 0 | 555 | 2,220 | 2,220 |
| Johansen | | Type 1 CB | 4 | ct | | 0 | | 0.00 | 0 | | 0 | 1,494 | 5,974 | 5,974 |
| Johansen | | Type 2 CB | 3 | ct | | 0 | | 0.00 | 0 | | 0 | 3,600 | 10,800 | 10,800 |
| Johansen | | 4" PVC Pipe | 940 | LF | | 0 | | 0.00 | 0 | | 0 | 28 | 26,593 | 26,593 |
| Johansen | | 8" PVC Pipe | 540 | LF | | 0 | | 0.00 | 0 | | 0 | 32 | 17,523 | 17,523 |
| Johansen | | 12" PVC Pipe | 62 | LF | | 0 | | 0.00 | 0 | | 0 | 53 | 3,286 | 3,286 |
| | | **TOTALS** | | | | | | | 0 | | 0 | | 84,275 | 84,275 |

Project: Samma Senior Apt.
Location: Bothell, WA
Architect: Third Place Design Co-operative

# RECAP

Date: 4/25/2022
Estimator: Conner Chan

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | **Division 32** | | | | | | | | | | | | |
| | | **321200 - Asphalt Paving** | | | | | | | | | | | | |
| | | Asphalt Paving | | | | | | | | | | | | |
| Lakeridge Bid | | 3" HMA Only | 1 | LS | | 0 | | 0.00 | 0 | | 0 | | 42,900 | 42,900 |
| The Guide | | Crsuhed rock base course | 703 | CY | | 0 | | 0.00 | 0 | | 0 | 55 | 38,665 | 38,665 |
| | | | | | | | | | | | | | | |
| | | **321600 - Cement Conc. Curbs, Pavinf, sidewalks** | | | | | | | | | | | | |
| The Guide | | Conc. Curbs | 879 | LF | | 0 | | 0.00 | 0 | | 0 | 25 | 21,975 | 21,975 |
| The Guide | | Cement Conc. Pavement | 64 | SF | | 0 | | 0.00 | 0 | | 0 | 13 | 832 | 832 |
| The Guide | | Cement Conc. Sidewalks | 3,866 | SF | | 0 | | 0.00 | 0 | | 0 | 13 | 50,258 | 50,258 |
| The Guide | | Precast Wheel Stops | 11 | CT | | 0 | | 0.00 | 0 | | 0 | 225 | 2,475 | 2,475 |
| | | | | | | | | | | | | | | |
| | | **321700 - Pavement Markings** | | | | | | | | | | | | |
| | | Striping | 1,119 | LF | | 0 | | 0.00 | 0 | | 0 | 10 | 11,190 | 11,190 |
| | | Stencils | 34 | CT | | 0 | | 0.00 | 0 | | 0 | 200 | 6,800 | 6,800 |
| | | | | | | | | | | | | | | |
| | | **Landscaping/Irrigation** | | | | | | | | | | | | |
| The Guide | | Irrigation | 9,268 | SF | | 0 | | 0.00 | 0 | | 0 | 0.90 | 8,341 | 8,341 |
| The Guide | | Rough Grading | 9,268 | SF | | 0 | | 0.00 | 0 | | 0 | 0.09 | 834 | 834 |
| The Guide | | Fine Grading | 9,268 | SF | | 0 | | 0.00 | 0 | | 0 | 0.13 | 1,205 | 1,205 |
| The Guide | | Soil Placement | 95 | CY | | 0 | | 0.00 | 0 | | 0 | 32.00 | 3,040 | 3,040 |
| The Guide | | Gravel Surfacing | 60 | SY | | 0 | | 0.00 | 0 | | 0 | 19.53 | 1,172 | 1,172 |
| The Guide | | Plants/Trees: | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| The Guide | | Pots - Groundcover | 981 | EA | | 0 | | 0.00 | 0 | | 0 | 2.85 | 2,796 | 2,796 |
| The Guide | | 1 Gallon Shrubs | 20 | EA | | 0 | | 0.00 | 0 | | 0 | 9.00 | 180 | 180 |
| The Guide | | 2 Gallon Shrubs | 483 | EA | | 0 | | 0.00 | 0 | | 0 | 12.00 | 5,796 | 5,796 |
| The Guide | | 5 Gallon Shrubs | 304 | EA | | 0 | | 0.00 | 0 | | 0 | 26.00 | 7,904 | 7,904 |
| The Guide | | 2" Caliber Trees | 21 | EA | | 0 | | 0.00 | 0 | | 0 | 375.00 | 7,875 | 7,875 |
| The Guide | | 8" caliber Trees | 13 | EA | | 0 | | 0.00 | 0 | | 0 | 800.00 | 10,400 | 10,400 |
| The Guide | | 6' Trees | 12 | EA | | 0 | | 0.00 | 0 | | 0 | 200.00 | 2,400 | 2,400 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | **323119 - Fences and Gates** | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| The Guide | | Fence/Gate/Hardware (Allowance) | 32 | LF | | 0 | | 0.00 | 0 | | 0 | 150 | 4,800 | 4,800 |
| | | | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| | | **323319 - Site Furnishings** | | | | 0 | | 0.00 | 0 | | 0 | | 0 | 0 |
| The Guide | | Plaza Benches | 8 | EA | | 0 | | 0.00 | 0 | | 0 | 600 | 4,800 | 4,800 |
| The Guide | | Front Entry Benches | 4 | EA | | 0 | | 0.00 | 0 | | 0 | 900 | 3,600 | 3,600 |
| The Guide | | Pre-Manufactured Planters | 1 | EA | | 0 | | 0.00 | 0 | | 0 | 3,500 | 3,500 | 3,500 |
| The Guide | | Bike Racks | 4 | EA | | 0 | | 0.00 | 0 | | 0 | 500 | 2,000 | 2,000 |
| | | **TOTALS** | | | | | | | 0 | | 0 | | 245,738 | 245,738 |

# RECAP

Project: Samma Senior Apt.
Location: Bothell, WA
Architect: Third Place Design Co-operative

Date: 4/22/2022
Estimator: Conner Chan

| Work Item here | | | | | Labor | | | | | Material | | Subcontract Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RSM Page # | Crew No. | Description | Qty | Unit | UMH | Man Hours | Wage Rate | Unit L Cost | Labor Cost | Unit M Cost | Material Cost | Unit SC Cost | Sub Cost | Total Cost |
| | | **Division 31** | | | | | | | | | | | | |
| Johansen | | Mass Excavation | 697 | CY | | 0 | | 0.00 | 0 | | 0 | 8 | 5,576 | 491,480 |
| Johansen | | Export Soils | 680 | CY | | 0 | | 0.00 | 0 | | 0 | 20 | 13,600 | 13,600 |
| Johansen | | Grading | 38,856 | SF | | 0 | | 0.00 | 0 | | 0 | 0.4 | 15,542 | 15,542 |
| RS Means 616 | | Hand Grade | 10,067 | SF | | 0 | | 0.00 | 0 | | 0 | 2 | 20,134 | 20,134 |
| The guide | | SOG Cap Break | 99 | CY | | 0 | | 0.00 | 0 | | 0 | 55 | 5,445 | 5,445 |
| The guide | | Vapor barrier under slab | 6,520 | SF | | 0 | | 0.00 | 0 | | 0 | 0.10 | 652 | 652 |
| The guide | | Clear and Grub | 38,856 | SF | | 0 | | 0.00 | 0 | | 0 | 0.34 | 13,211 | 13,211 |
| | | **TOTALS** | | | | | | | 0 | | 0 | | 74,160 | 560,064 |

# BID PROPOSAL

**Samma Senior Apt.**

Phone/Verbal Quote ☑ Subcontractor Bid ☐

Email/Paper Bid ☐ Material Quote ☐

Date 4/26/22

Time

Firm Demolition Man Inc Job

Phone 206 763 3366 Union Merit Shop

City WBE MBE Yes

Estimator John Quoted by John Bondability

Prices Valid Until Bond Premium Included

| Spec Section | Bid Item/Inclusions | Amount |
|---|---|---|
| | Demo ext bldg | 25,000 |
| | Demo Ext Pavement | 5,000 |
| | Asbestos survey | 4,000 |
| | Additional: stabilized construction entrance/silt fence | 3000 |
| | | |
| | | |
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| | | |

Addenda Nos. Thru

**BASIC BID** $ 37000

Per Plans and Specs Installed Erected Only

Furnish Only FOB: Jobsite Trucks Other

Weight Delivery Time

| List Exclusions and Clarifications | List Alternates or Unit Prices | $ Amount |
|---|---|---|
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Received By Conner Chan Date &Time 4/26/22 3:20 pm

Attached Bid or Quote Details ☐

***For Capstone Purposes only. Not used to prepare Bid or Quote***

# BID PROPOSAL

**Samma Senior Apt.**

Phone/Verbal Quote ☑ Subcontractor Bid ☐

Email/Paper Bid ☐ Material Quote ☐

Date 4/29/22

Time 1:00

Firm Ava Siding Job

Phone 206 571 2636 Union Merit Shop

City WBE MBE

Estimator Quoted by Viktor Bondability

Prices Valid Until Bond Premium Included

| Spec Section | Bid Item/Inclusions | Amount |
|---|---|---|
| | Ceraclad Siding Rough $/SF | 30-35 |
| | Window Install $/EA | 380-480 |
| | | |
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Addenda Nos. Thru

**BASIC BID** $

Per Plans and Specs Installed Erected Only

Furnish Only FOB: Jobsite Trucks Other

Weight Delivery Time

| List Exclusions and Clarifications | List Alternates or Unit Prices | $ Amount |
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Received By Conner Chan Date &Time 4/29/22 1:00 pm

Attached Bid or Quote Details ☐

***For Capstone Purposes only. Take a look at the information provided to prepare Bid or Quote***

# BID PROPOSAL

**Samma Senior Apt.**

Phone/Verbal Quote ☑ Subcontractor Bid ☐

Email/Paper Bid ☐ Material Quote ☐

Date 4/26/22

Time 2:00 pm

Firm Insualtion 4 Less Job

Phone 253 426 7212 Union Merit Shop

City WBE MBE

Estimator Quoted by Cecil Bondability

Prices Valid Until Bond Premium Included

| Spec Section | Bid Item/Inclusions | Amount |
|---|---|---|
| | Mixed use Apt. Bldg $/SF | 1.40 |
| | Includes fire caulking | |
| | | |
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| | | |

Addenda Nos. Thru

**BASIC BID** $

Per Plans and Specs Installed Erected Only

Furnish Only FOB: Jobsite Trucks Other

Weight Delivery Time

| List Exclusions and Clarifications | List Alternates or Unit Prices | $ Amount |
|---|---|---|
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Received By Conner Chan Date &Time 4/29/22 2:00 pm

Attached Bid or Quote Details ☐

***For Capstone Purposes only. Do not use to prepare Bid or Quote***

# BID PROPOSAL

**Samma Senior Apt.**

Phone/Verbal Quote ☑ Subcontractor Bid ☐

Email/Paper Bid ☐ Material Quote ☐

Date 4/29/22

Time 1:00

Firm Tacoma Roofing Job _____

Phone 2532017843 Union _____ Merit Shop _____

City _____ WBE _____ MBE _____

Estimator _____ Quoted by Jeff Bondability _____

Prices Valid Until _____ Bond Premium Included _____

| Spec Section | Bid Item/Inclusions | Amount |
|---|---|---|
| | TPO Roofing System Rough $/SF | 14.38 |
| | | |
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| | | |

Addenda Nos. _____ Thru _____ **BASIC BID** $

Per Plans and Specs _____ Installed _____ Erected Only _____

Furnish Only _____ FOB: Jobsite _____ Trucks _____ Other _____

Weight _____ Delivery Time _____

| List Exclusions and Clarifications | List Alternates or Unit Prices | $ Amount |
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Received By Conner Chan Date &Time 4/29/22 1:00 pm

Attached Bid or Quote Details ☐

***For Capstone Purposes only. Take Look used to prepare Bid or Quote***

# BID PROPOSAL

**Samma Senior Apt.**

Phone/Verbal Quote ☑ Subcontractor Bid ☐

Email/Paper Bid ☐ Material Quote ☐

Date _____

Time_____

Firm Great Floors Job_____

Phone 425 251 0210 Union_____ Merit Shop_____

City _____ WBE_____ MBE_____

Estimator _____ Quoted by John Brooks Bondability_____

Prices Valid Until _____ Bond Premium Included _____

| Spec Section | Bid Item/Inclusions | Amount |
|---|---|---|
| | Resilient Flooring avg $/SF | 7.50 |
| | Gypcrete avg $/SF | 5.00 |
| | Tile Carpeting avg $/SY | 45 |
| | Sheet Flooring Linoleum $/SF | 7.00 |
| | 4" Coved Base $/LF | 2.10 |
| | Optional: Floor Protection (Ram board/Plastic) LS | 25,000 |
| | | |
| | | |
| | | |
| | | |

Addenda Nos._____ Thru_____ **BASIC BID** $

Per Plans and Specs _____ Installed _____ Erected Only _____

Furnish Only _____ FOB: Jobsite _____ Trucks _____ Other _____

Weight _____ Delivery Time _____

| List Exclusions and Clarifications | List Alternates or Unit Prices | $ Amount |
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Received By Conner Chan Date &Time 4/26/22 11:30 am

Attached Bid or Quote Details ☐

***For Capstone Purposes only. Do not use to prepare Bid or Quote***

# BID PROPOSAL

**Samma Senior Apt.**

Phone/Verbal Quote ☑ Subcontractor Bid ☐

Email/Paper Bid ☐ Material Quote ☐

Date _____

Time_____

Firm United Seattle Job_____

Phone 425 948 5623 Union_____ Merit Shop_____

City _____ WBE_____ MBE_____

Estimator _____ Quoted by Paul Bondability_____

Prices Valid Until _____ Bond Premium Included _____

| Spec Section | Bid Item/Inclusions | Amount |
|---|---|---|
| | GWB/Texture $/SF | 3.00 |
| | Painting Interior $/SF (Walls/Ceilings) | 1.00 |
| | Painting Doors $/Ea | 240 |
| | Painting Trim $/LF | 4.30 |
| | Entire Siding System incl WRB etc | 30-50 |
| | *Note: All ballpark estimates off the top of his head | |
| | | |
| | | |
| | | |
| | | |

Addenda Nos._____ Thru_____ **BASIC BID** $

Per Plans and Specs _____ Installed _____ Erected Only _____

Furnish Only _____ FOB: Jobsite _____ Trucks _____ Other _____

Weight _____ Delivery Time _____

| List Exclusions and Clarifications | List Alternates or Unit Prices | $ Amount |
|---|---|---|
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| | | $ |

Received By Conner Chan Date &Time 12:00 pm

Attached Bid or Quote Details ☐

*Complete Site Development Contracts - Commercial - Residential*

TO: Conner Chan

ATTN: Conner

DATE: 4/26/2022
PHONE: 425-628-1026
FAX:
E-MAIL: cchan888@uw.edu
PROJECT: Samma Senior Housing
TERMS: Net 30 Days

# Samma Senior Housing

17816 Bothell Way NE
Bothell, WA

## Onsite Scope: Pave Approx. 2,068 SY Parking Lot

**Per Plan Page C3.0 Dated 10.15.21*

| | Quantity | Units | Unit Price | | Extension |
|---|---|---|---|---|---|
| 1) Grade Prepared "Ready To Pave" By Others | | | | | |
| 2) Place & Compact 3" HMA Cl. 1/2" (1 Lift) | 1 | LS | $40,400.00 | = | $40,400.00 |
| *Includes 1 Paving Moblization* | | | **Sub-Total:** | | **$40,400.00** |

## Offsite Scope: Patch Approx. 36 SY R.O.W.

**Per Plan Page C3.0 Dated 10.15.21*

| | | | | | |
|---|---|---|---|---|---|
| 1) Sub-Grade Prepared "Ready To Pave" By Others | | | | | |
| 2) Place & Compact 3" HMA Cl. 1/2" (1 Lift) | 1 | LS | $2,500.00 | = | $2,500.00 |
| *To Be Completed With Onsite Mobilization* | | | **Sub-Total:** | | **$2,500.00** |

**Total: $42,900.00**

**Options/Notes:** **Prevailing Wages & Union Wages Excluded. Use Tax Included For R.O.W. Only**

1) Additional Paving Mobilization After 1 Callout — $2,500.00
2) Grade Rental - 4 HR Min — $350/HR
3) Traffic Control / Nights & Weekend Work Excluded
4) Quote Based On Current Asphalt Prices - Subject To Escalation At Time Of Pave

**Standard Exclusions Unless Otherwise Stated Above:**

1 Sales Tax/Permits & Fees/Bond/Safety Training/Badging/Material Testing/Traffic Control/Night & Weekend/Survey or Staking
2 Utility Adjustments/Curbing/Striping/Layout/Patching Unless Listed Above/Soil Sterilization/Railroad Insurance/UNION
3 Fog or Crack sealling/Sealcoating/Additional mobilizations $2500.00 ea./Grade rental @ $350.00 per hr.
4 Prepared grade, by others, shall be "Ready to receive" Crushed rock / ATB or HMA
5 Lakeridge Paving is not responsible for slow moving and/or ponding water in areas which do not provide Industry Standard minimum slope of 1%
6 This document and the exclusions/inclusions listed above shall be included as an appendix to any subcontract between Lakeridge Paving Co,LLC. And the general contractor.
7 Material pricing is subject to change,and shall be adjusted by documented material costs from suppliers

PLUS WASHINGTON STATE SALES TAX OR RESALE CERTIFICATE

**WE CANNOT BE RESPONSIBLE FOR SUBGRADE FAILURE**

*** No Work Started Until Signed Contract Received. ** Price Void after 30 Days**

The undersigned agrees to pay Lakeridge Paving Company L.L.C., interestof1.5% per month or at maximum rate allowed by law, if less, on any past due accounts, plus reasonable attorney's fees and costs incurred in collection of said account.

By: _____

Date: _____

LAKERIDGE PAVING COMPANY L.L.C.

By: _____

Blake Lucky
Project Manager

206-396-0816
blakel@lakepav.com

## RE: University of Washington Students Case Study: RFP – Samma Senior Apt.

Jacob Obrigewitsch <jobrigewitsch@johansencci.com>

Thu 4/7/2022 7:44 AM

To: Conner M. Chan <cchan888@uw.edu>

Cc: eui0050@gmail.com <eui0050@gmail.com>

Connor,

Here's some unit pricing for some of the civil work;

- Earthwork:
  - Mass Excavation: **$8.00 per CY**
  - Export of Spoils for Mass Ex: **$20.00 per TCY**
  - Grading: **$0.40 per SF**
- Utilities:
  - Fire Protection:
    - Hydrant Assembly: **$1723 per EA**
    - 6" Double Check Valve: **$2400 per EA**
    - PIV: **$1800 per EA**
  - Sanitary Sewer:
    - SSCO: **$3725 per EA**
    - 6" PVC Pipe: **$48 per LF**
  - Storm Drain:
    - SDCO: **$555 per EA**
    - Type 1 CB: **$1493.53 per EA**
    - Type 2 CB: **$3600 per EA**
    - 4" PVC Pipe Footing Drain: **$28.29 per LF**
    - 8" PVC Pipe: **$32.45 per LF**
    - 12" PVC Pipe: **$53 per LF**

Let me know if you need any other pricing or have any other civil related questions. Otherwise, best of luck to you both with the rest of capstone!

Thank you,

***Jacob Obrigewitsch***
**Field Engineer**
**Johansen Construction Company**

JOHANSEN
CONSTRUCTION COMPANY

jobrigewitsch@johansencci.com
253-294-0501|cell|360.829.6493|office|360.829.5473|fax|
P.O. Box 674 Buckley, WA 98321
www.johansencci.com

Quality Windows

| Customer ID # | Order Number |
|---|---|
| 398 | 107330 |

**Samma Senior Apt.**

# Quotation

| Customer Job Name | Date |
|---|---|
| Samma Senior Apts/UW Student/4.27/STC35 | 04/29/2022 |

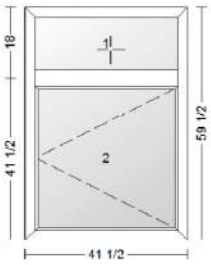
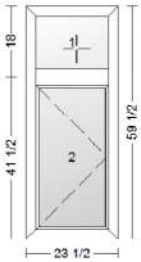
Customer PO Number

17816 Bothell Way NE Bothell, WA 98011

**Bill to:**
VPI Project Quotes
3420 E. Ferry Avenue
Spokane WA 99202

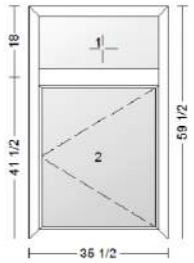
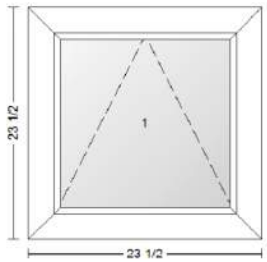
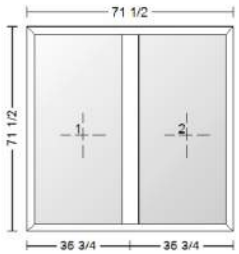
**Ship to:**
VPI Project Quotes
3420 E. Ferry Avenue
Spokane WA 99202

**Quotation 107330 Samma Senior Apts/UW Student/4.27/STC35 Date: 04/29/2022 Page: 1**

| Item# | Qty | Description | Unit Price | Total |
|---|---|---|---|---|
| 1<br>W1 HL FAV1 | 80 |  <br>Endurance, CA/HL-U, 511, 41 1/2 X 59 1/2,<br>white, Nail Fin ,<br>Interior Hardware Color: White,<br>Grey Mesh,<br>*SEND Screens at a Later Date*,<br>Fresh Air Vent, FAV in Field2, FAV QTY: 1,<br>WOCD Limiter,<br>17.15 sqft, 102.50 lbs, Test Under Review<br>F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>F:2, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>NFRC:, UFac:0.18, SHGC:0.21, VT:0.39, CPD:VPI-A-19-02858-00004 | 655.23 | **52,418.40** |
| 2<br>W2 HR FAV1 | 156 |  <br>Endurance, CA/HR-U, 511, 23 1/2 X 59 1/2,<br>white, Nail Fin ,<br>Interior Hardware Color: White,<br>Grey Mesh,<br>*SEND Screens at a Later Date*,<br>Fresh Air Vent, FAV in Field2, FAV QTY: 1,<br>WOCD Limiter,<br>9.71 sqft, 58.80 lbs, CW55<br>F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>F:2, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>NFRC:, UFac:0.18, SHGC:0.21, VT:0.39, CPD:VPI-A-19-02858-00004 | 513.47 | **80,101.32** |

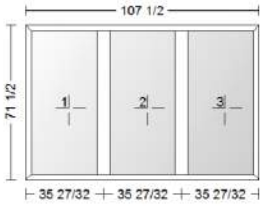
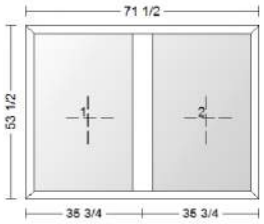
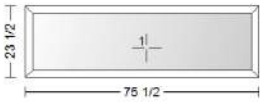
**Handing and bar placement is viewed from the outside looking in and is measured to center of bar.**

**VPI and its Contract Carriers do not participate in handling or offloading windows and doors.**

| Item# | Qty | Description | Unit Price | Total |
|---|---|---|---|---|
| 3<br>W3 HL FAV1 | 19 |  <br>Endurance, CA/HL-U, 511, 35 1/2 X 59 1/2,<br>white, Nail Fin ,<br>Interior Hardware Color: White,<br>Grey Mesh,<br>*SEND Screens at a Later Date*,<br>Fresh Air Vent, FAV in Field2, FAV QTY: 1,<br>WOCD Limiter,<br>14.67 sqft, 87.94 lbs, CW55<br>F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>F:2, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>NFRC:, UFac:0.18, SHGC:0.21, VT:0.39, CPD:VPI-A-19-02858-00004 | 607.98 | **11,551.62** |
| 4<br>W4 FAV1 | 14 |  <br>Endurance, AWN, 511, 23 1/2 X 23 1/2,<br>white, Nail Fin ,<br>Interior Hardware Color: White,<br>Grey Mesh,<br>*SEND Screens at a Later Date*,<br>Fresh Air Vent, FAV in Field1, FAV QTY: 1,<br>-4 Inch Limiter-,<br>3.84 sqft, 24.60 lbs, CW60<br>F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>NFRC:, UFac:0.18, SHGC:0.21, VT:0.39, CPD:VPI-A-20-02850-00004 | 331.90 | **4,646.60** |
| 5<br>W5 FAV1 | 8 |  <br>Endurance, 2H-PW, 511, 71 1/2 X 71 1/2,<br>white, Nail Fin,<br>NO SCREENS,<br>Fresh Air Vent, FAV in Field1, FAV QTY: 1,<br>Wide T-bar,<br>35.50 sqft, 200.34 lbs, LC40<br>F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>F:2, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>NFRC:, UFac:0.17, SHGC:0.27, VT:0.50, CPD:VPI-A-18-02692-00004 | 876.98 | **7,015.84** |

**Handing and bar placement is viewed from the outside looking in and is measured to center of bar.**

**VPI and its Contract Carriers do not participate in handling or offloading windows and doors.**

| Item# | Qty | Description | Unit Price | Total |
|---|---|---|---|---|
| 6<br>W6 FAV1 | 2 |  <br>Endurance, 3H-PW, 511, 107 1/2 X 71 1/2,<br>white, Nail Fin,<br>NO SCREENS,<br>Fresh Air Vent, FAV in Field1, FAV QTY: 1,<br>E^2 Reinf,<br>Wide T-bar,<br>53.38 sqft, 298.35 lbs, Test Under Review<br>F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>F:2, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>F:3, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>NFRC:, UFac:0.17, SHGC:0.27, VT:0.50, CPD:VPI-A-18-02692-00004 | 1,446.59 | **2,893.18** |
| 7<br>W7 FAV1 | 1 |  <br>Endurance, 2H-PW, 511, 71 1/2 X 53 1/2,<br>white, Nail Fin,<br>NO SCREENS,<br>Fresh Air Vent, FAV in Field1, FAV QTY: 1,<br>Wide T-bar,<br>26.56 sqft, 149.79 lbs, CW50<br>F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>F:2, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>NFRC:, UFac:0.17, SHGC:0.27, VT:0.50, CPD:VPI-A-18-02692-00004 | 693.32 | **693.32** |
| 8<br>W8 FAV1 | 1 |  <br>Endurance, PW, 511, 75 1/2 X 23 1/2,<br>white, Nail Fin,<br>NO SCREENS,<br>Fresh Air Vent, FAV in Field1, FAV QTY: 1,<br>12.32 sqft, 71.10 lbs, CW40<br>F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA<br>NFRC:, UFac:0.17, SHGC:0.27, VT:0.50, CPD:VPI-A-18-02692-00004 | 344.75 | **344.75** |
| 9 | 2 | Freight Surcharge | 500.00 | **1,000.00** |

Total Qty: 281

**All deliveries shall be freight on board**
**All dimensions listed are net.**

| | | |
|---|---|---|
| **Net Price** | | **160,665.03** |
| WA Tax Exempt | 0.00% | 0.00 |
| **Total Quotation** | **USD** | **160,665.03** |

**This quotation is valid for 90 days. Any changes made within this 90-day period will reflect the most current pricing.**

**Due to current economic conditions and supply chain constraints, VPI expects pricing escalation up to 11% by the end of 2022. Please consider the following situations when evaluating your pricing:**

**Handing and bar placement is viewed from the outside looking in and is measured to center of bar.**

**VPI and its Contract Carriers do not participate in handling or offloading windows and doors.**

- **If your project will not fully ship by the end of 2022 and does not include our May 2nd price increase, please use an 11% escalation factor.**
- **If your quotation already reflects our May 2nd price increase, please use a 6% escalation factor for any deliveries that ship in 2023.**

**VPI reserves the right to make changes to these conditions due to unforeseeable economic circumstances but will do everything in our power to mitigate accordingly.**

**Handing and bar placement is viewed from the outside looking in and is measured to center of bar.**

**VPI and its Contract Carriers do not participate in handling or offloading windows and doors.**

# KULCHIN
## Foundation Drilling Co.

Date: November 22, 2021

To: Synergy Inc.

Attn: Ron Auld

From: Pete Helseth

Re: **Samma Senior Housing**
**Drilling Proposal - UPDATE**

*Design & Construction*
*Shoring and Underpinning*
*Drilled Shafts*
*Soil Nailing*
*Tiebacks*
*Micro Piles*
*GeoThermal*
*Hillside Drilling*
*Limited Overhead*
*Landslide Stabilization*
*Dewatering*

Thank you for the opportunity to be of service on this project. Towards the goal of achieving the safest, fastest, and most cost-effective construction of the required shoring work, this proposal follows:

**Drilled Foundation Pile Installation:**

Installation of a permanent foundation piles in Bothell, Washington

**Drilled Shaft Foundation Installation:**

- Labor, equipment and materials to furnish and install a drilled shaft foundation system.
- 128 Each 18" diameter drilled shafts to a depth of 60 LF feet from bottom of excavation. An approximate total of 7,680 ± LF
- Rebar Cages as described. Shafts to be backfilled with a minimum **4,000** PSI Concrete included (125% of theoretical included (629 ± CY)
- One Mobilization for continuous uninterrupted work.

**Excluded Scope:**

- Survey, monitoring, layout, shoring system removals, formal as–built drawings and easements.
- Excavation, demolition and access as required, level equipment benching, overhead or underground obstructions not noted in borings.
- Permits, inspections and testing. (other than noted above inclusions)
- Locating, protecting and relocating utilities. Investigate onsite man-holes, vaults, etc. Potholing for verification by others, If Required
- Handling and removal of drill spoils
- Natural and Manmade obstructions, known or unknown.

PO Box 99667
Lakewood, WA 98496

**Excluded Scope Continued:**

- De – silting pond or storage tank for drill water if required. (Unless noted)
- Dumpster for Site trash and Lagging ends.
- Traffic Control other than for our work (Loading and un-loading)
- Sales Tax
- Contaminated soil, water or hazardous material.
- Concrete Washout Facility, Dumpster for site trash.
- Dewatering "Pumps or Sumps" for incidental seepage or perched water
- All tanks and tank cleaning.
- Monitoring of adjacent structures. Associated recharge wells or settlement due to dewatering.

**Quotation Basis:**

- This proposal is based upon review of the following information and our Standard Conditions attached.
- Foundation Drawings by IL Gross Dated 10.15.2021
- Geotechnical information by PBS Dated 5.4.2020
- Clarification on RFI No. 4 – 11.18.2021

**Pricing Quotation Drilling Scopes:**

| | |
|---|---|
| **Drilled Foundation Piles:** | **$699,950.00 Lump Sum** |
| **Foundation Pile Additional Piles:** | **$4,800.00 Per Each** |
| **Foundation Pile Additional footage:** | **$80.00 Per Lineal Foot*** |
| **No additional rebar in this number, Center bar only* | |
| **Foundation Pile Deductive footage:** | **$15.00 per Lineal Foot** |

We trust this proposal meets with your approval. Please feel free to contact us at (253) 888-4284 to discuss this matter in greater detail. We look forward to your call and working with you on this project.

Sincerely,

**KULCHIN – FOUNDATION DRILLING CO.**

Pete Helseth
Senior Project Manager – Estimator

Attachment: Standard Conditions

**KULCHIN – Foundation Drilling Company**

Attachment to Proposal Dated 11.22.2021

Page 1 of 2 Standard Conditions / Samma Senior Apartments

*The following are **Included** and will be provided as follows:*

1. Performance of the work on a straight time basis, with reimbursement for directed overtime work. Schedule duration to be agreed to by contractor & Kulchin Drilling Co.
2. One Mobilization to the project site is included to allow performance of the work in a continuous and uninterrupted manner. (Unless otherwise agreed to in proposal)
3. Performance of extra work only after agreement in writing including scope, cost, schedule and mark-up of 15% overhead and 10% profit.
4. Structural concrete will be placed in accordance with ACI 336.1. Non-Structural concrete will be place by free-fall technique.
5. Excavation shoring systems will be installed to a minimum tolerance of 1% times the vertical height. (Unless otherwise specified in drawings)
6. Unless specified as permanent, excavation-shoring systems are temporary and require the construction of a permanent lateral support structure.
7. Insurance, Indemnity, Additional Insured as stated below:
   The maintenance of Insurance coverage for workers compensation as required by law and General Liability of $1.0/2.0 million aggregate w/2.0 umbrella is provided. In addition; $1.0 million pollution coverage and 1 million auto. Additional coverage limits will be quoted upon request. Insurance updated and on file 24/7-365 days year in City of Seattle. All incidents are subject to review by our insurance carrier and if required by subcontract, Indemnification of the Prime Contractor and/or Owner (And no others) with respect to any claim arising directly from our own negligence while performing the work is limited to the proportionate share of our fault.
8. Backfill behind lagging to be an approved material by Geo-tech. Lean mix or CDF may be placed on initial lift to seal annulus behind lagging.

*The following are **Excluded** and/or are to be performed by others:*

1. Safe access to the work for labor, material and equipment. Access includes ladder, stairwells, and level, clear, unobstructed, all-weather work pads, at subgrade elevations, and prior to cap of footing excavation.
2. Shotcrete rebound removal, to be left at base of wall and removed by others. Shotcrete overbreak (i.e. we have included 4" add'l beyond the designed thickness) additional shotcrete used will be charged at $250.00 per CY (Purchased & Placed)
3. Layout, survey and engineering as required, testing, inspection, monitoring, permits, notices, on-site licenses, easements, permission to encroach, as-builts, bonds, coordination and scheduling of other subcontractors insuring a continuous and safe operation. Kulchin will work *with* contractor and/or owner to achieve all of the above.
4. On site setup & fabrication area for erection and storage of equipment and materials.
5. The location, protection, relocation or removal and repair of utilities, either underground or overhead or other obstructions such as pavement and sidewalks, which interfere with the drilling work. All side sewers to be located and a balloon cap or similar placed between P/L & main line outside possible drill interference. (This work done by others)
6. Drilling spoils handling and disposal (wet or dry) performed as needed and disposal of other drill related onsite waste products. Kulchin will handle own construction waste by placing in dumpster provided by others. (Excess concrete, wood, Shotcrete excluded)
7. Should pumping of drilling fluids or water be required, they will be pumped to a de-silting basin or storage tank provided by others within 100 feet of the work. Cleaning and de-silting is by others. (Unless otherwise agreed in contract)
8. Traffic control, barricades, flagmen, street cleaning, fences, and handrails to be provided, relocated and maintained. ( We will flag and maintain street for our work)
9. Sufficient source of water, electric, lighting, dumpster and sanitary facilities w/l 200feet

Standard Conditions Page 2

10 Dewatering, casing, shoring or hand excavation (unless stated as included in the proposal). Onsite native soil will be used to backfill wood lagging. If alternative material required this will be placed at $225.00 CY (We include 2" backfill behind lagging with CDF or Geotechnical engineer of record / City of Seattle approved material)

11. Coring or rock drilling (and repair of tools damaged thereby) and obstruction drilling defined as a drilling rate being less than one foot in five minutes with conventional earth augers. The use of a rock auger, core barrels, air tooling or other special tools is excluded. (*Unless indicated in borings*)

12. For *below* grade (top of shaft) concrete pour / cutoff situations, hole covers are to be provided, installed and maintained by others. Removal of this remaining casing is excluded.

13. Removal or de-tensioning of shoring system elements. (Negotiate with contract scope)

14. Reinforcing steel tied and supplied within our crane's picking radius, including spacers, dobies, and cross bracing necessary to maintain the cage's integrity during normal picking and setting operations.

15. Anchors, studs, dowels, embeds, key-way forms.

16. If underwater concrete placement is required, the concrete will be tremie placed by either gravity or pump method maintaining an industry standard head of concrete to insure the integrity of the shaft up to the pour cut-off elevation.

17. Unless negligent, KULCHIN-Foundation Drilling Company Inc. assumes no responsibility or liability for cracking or settlement of any existing streets, sidewalks, curbs, gutters, utilities, pavement, structures or any other damage resulting from the performance of the work or that caused by vibration of equipment. Monitoring by others.

18. Contaminated or hazardous conditions are beyond the scope of this proposal.

19. Liquidated or consequential damages are excluded and may not be assessed unless specifically agreed to in writing.

20 .All taxes (sales, local, state, federal or other governmental agency).

*Additional Provisions:*

Progress payments are to be paid monthly. These may include ordered, fabricated or stored materials costs. Interest may be charged on late payments to the fullest extent allowable by law. **Retention is to be 5% maximum, and full payment including retention is to be made within 45 days after completion of our work**. (Contract negotiation)

Any controversy or claim arising out of or relating to this agreement, including breech thereof, shall be settled by arbitration according to the Construction Industry Arbitration Rules of the American Arbitration Association. Judgments therein by the Arbitrator may be entered in any court having jurisdiction. The prevailing party shall be entitled to its attorney fees and costs.

Should conditions be encountered in the performance of KULCHIN-Foundation Drilling Company's work which differs from those (A) indicated by the contract documents, or (B) ordinarily encountered and generally recognized as inherent in work of the character provided in the contract, an equitable adjustment and the time extension will be made to cover the resulting cost and time impact.

These General Conditions are to be attached to and become part of any contract agreement entered in, and shall take precedence over any conflicting provisions.

Unless specifically stated in the proposal, the proposal shall remain in effect for **45 days** from the bid date unless accepted in writing or by contract.

*Revised Dec 1, 2012*

4/11/22

Attn: Euiseok Jeong, Conner Chan

Re: The Persimmon Tree Samma Senior Housing

Thank you for the opportunity to provide our schematic design electrical budget for the above referenced project. This proposal is based on the following documents and as indicated in the scope of work below.

As provided by Mr. Jeong and Mr. Chan:

a) Overview – QTO Narrative Summary Division 26 Electrical
b) Overview – QTO Narrative Summary Division 27 Communications

This proposal is valid for 90 days.

## Pricing

Total.....$1,753,505

## Scope of Work

Provide and install the following electrical systems:

### Division 26

26 00 10 Electrical Provisions
26 05 50 Common Work Results for Electrical
26 05 20 Wire and Cable
26 05 26 Grounding and Bonding for Electrical Systems
26 05 30 Raceways and Boxes
26 05 24 Underground Ducts and Manholes
26 05 23 Identification for Electrical Systems
26 08 00 Commissioning or Electrical Systems
26 24 13 Switchboards
26 27 15 Cabinets and Enclosures
26 27 26 Wiring Devices
26 28 13 Fuses
26 28 15 Safety Switches

5614 – 7th Avenue South • Seattle, WA 98108-2644
www.veca.com • 206-436-5200 • 800-974-VECA

26 43 10 Surge Protective Devices (SPD)
26 51 00 Interior Lighting
26 56 00 Exterior Lighting
26 71 13 Electrical Utility Services

**Division 27**

27 05 00 Common Work Results for Comm System
27 05 26 Ground and Bonding for Comm System Cables
27 05 28 Hangars and Supports for Comm System Cable
27 05 30 Conduits and Backboxes for Comm System
27 05 53 Identification for Comm System Infrastructure
27 11 00 Comm Equip Room Fittings
27 13 00 Comm Backbone Cabling
27 15 00 Comm Cabling System
27 16 00 Owner Furnished Contractor Installed Comm Equip
27 41 30 CATV Distribution System

**Division 28**

28 05 00 Common Work Results for Electr Safety & Security
28 05 30 Conduits for Backboxes for Electronic Safety.
28 31 02 Analog Addressable Fire Alarm System
28 47 01 Area of Rescue Communication System

## Exclusions and Clarifications

### Clarifications

1. We have excluded any costs associated with the CDC or other Government Health Related protocols
2. VECA reserves the right to negotiate contract terms and conditions
3. We have not included material escalation
4. Due to recent global political developments VECA electric and technologies LLC cannot be held liable for price increases due to import fees, tariffs, material delays and the like on products and services that have not been contractually previously approved, released and shipped. Price increases due to import fees, tariffs, material delays and the like shall be equitably adjusted by change order in accordance with the procedures of the contract documents.
5. Please note this budget is not meant for competitive analysis, but provided as an opinion of probable electrical construction cost based on the limited information available as of the date of this proposal, reasonable judgment, and experience of cost data for similar projects
6. Pricing is based on working a 40-hr ST only schedule
7. We have based our wages on the current IBEW LU 46 contract wages, through 2023.

### We have not included the following in our proposal:

#### General

1. Payment and Performance bond
2. Overtime & Premium Time, our proposal is based on normal work weeks/hours
3. Washington State Sales Tax
4. USL&H Insurance
5. Special insurance requirements per the specifications

6. Utility Company charges & infrastructure
7. Escalation, pricing based on today's current market
8. Code updates or replacement of defective equipment associated with existing systems
9. Unforeseen or hidden conditions
10. Express delivery
11. Rigging

## Site

1. Excavation, backfill and spoils removal
2. Concrete encasement
3. Rebar and concrete for electrical duct banks
4. Excavation, backfill, gravel sub base and spoil removal for electrical vault installation
5. Handling or disposal of contaminated soils and/or water
6. Vault drains to catch basins
7. Cutting, demolition, patching, removal of concrete/asphalt
8. Landscape repairs
9. Auger, concrete, rebar, forming and grouting for concrete pole foundations
10. Dewatering
11. Staking/surveying
12. Locating of underground utilities
13. Relocation of underground utilities
14. Signalization
15. Traffic control

## Building

1. Temporary power and lighting
2. Fire and acoustic sealants
3. Concrete housekeeping pads
4. Trash removal from site We will remove rubbish to a central location on each floor for general contractor removal to GC provided dumpster on site
5. Cutting, patching & core drilling of all surfaces
6. Painting of any surfaces
7. Roof penetrations and sealing
8. Fire rated enclosures
9. Access doors, panels, and any/all fire rated doors
10. Furnishing of VFD's
11. Misc. concrete
12. Misc. steel
13. Composite crew clean-up
14. Cost of schedule delays or impacts caused by others
15. Job site security
16. Mock-ups
17. PCB ballast and lamps removal and disposal
18. Removal of PCB contaminated electrical equipment and oil
19. Furnishing and installation of heat tracing
20. Cathodic protection
21. Gate control equipment
22. Furnishing and installation of bollards
23. Lightning protection system

24. Concrete encasement of primary conduits
25. 2-hour shaft/enclosures or concrete encasement for life safety conduits/cables
26. Wall backing
27. Plywood back boards
28. BMS HVAC Equipment starters, control, control devices conduit and wire
29. Control wiring for unit hot and cold-water meters, by controls contractor
30. We have excluded removing nails from the structure after form removal
31. Waterproofing of any/all roof and siding penetrations
32. Electric Shades
33. Phased Occupancy
34. Installing appliance cords
35. 2 Hour protection and shafts

### Fire Alarm System

1. Installation of duct detectors & sampling tube
2. 2-hour shaft/enclosures or concrete encasement for life safety conduits/cables

### Communication Systems

1. Communications room equipment build-out
2. Backbone cabling
3. Horizontal cabling
4. Patch cord installation
5. Active and passive equipment
6. Plywood

### Low Voltage Systems

1. Nurse Call
2. Code Call
3. Public Address
4. Distributed antenna system (DAS)
5. Access Control System
6. Video Surveillance System
7. Audio Visual equipment and installation

If you have any questions, please feel free to contact me

Sincerely,

**Brian Taylor**
**Project Manager** | **Seattle**
**[D]** 206.436.5276
**[C]** 206.450.4153
brian.taylor@veca.com

MacDonald-Miller
FACILITY SOLUTIONS

# Samma Senior Apartments Mechanical, Plumbing, and Fire Proposal

April 18, 2022

MacDonald-Miller Facility Solutions is pleased to submit the following proposal for the Samma Senior Apartments Tower.

## ALL BASE BID INCLUSIONS:……$3,206,826

- **Base Bid Material Included;** Per project requirements, building standards, National-State-Local codes and industry standards
- **Base Bid Services;** HVAC/Plumbing permit intake fees, supervision, start-up, commissioning, and one-year warranty

- *Buildout HVAC **ONLY**:……$1,897,951*
  - Insulation and firestopping
  - Install all required duct to accommodate equipment noted on drawings
  - Install all required pipe to accommodate equipment noted on drawings
  - **NEBB certified TAB**
  - **Materials;** Per project requirements, building standards, National-Stat-Local codes and industry standards
  - **Services;** Mechanical permit fees, supervision, start-up, commissioning, and one-year warranty

- *Buildout Plumbing: **ONLY**:……$ 1,186,538*
  - Furnish and Install equipment as noted.
  - Furnish and Install fixtures as noted.
  - Furnish and Install piping as noted.
  - Furnish and Install kitchen piping. Final connections and kitchen equipment by others by others.
  - Install required waste, water and vent piping to accommodate the noted fixtures above
  - All waste & vent piping shall be cast iron, all water piping shall be L copper w/ press type fittings, all condensate piping shall be M copper w/ press type fitting; terminate all units at mop sink if possible

- *Buildout Fire Suppression: **ONLY**:……$122,337*
  - Furnish and Install sprinkler heads as noted.
  - Furnish and Install piping as noted for wet piping system.
  - All piping shall be L copper w/ press type fittings, all condensate piping shall be M copper w/ press type fitting.

**MacDonald-Miller Facility Solutions, Inc.**
PO Box 47983
Seattle, WA 98146
7717 Detroit Avenue SW
Seattle, WA 98106
206.763.9400

MacDonald-Miller
FACILITY SOLUTIONS

## DISCLAIMER/ASSUMPTIONS:

- MacDonald-Miller Facility Solutions will not guarantee the quoted price for more than 60 days
- This proposal assumes that the entire scope of work is to be completed during regular working hours Monday - Friday
- This proposal assumes an equipment/material laydown area in the space will be given for the duration of the project
- Piping, ductwork, and other appurtenances not shown on drawings are excluded
- This proposal assumes that any changes, upgrades or modifications will result in a change order to the main contract
- This proposal assumes all completed documents required for permit submission will be provided to MM

## SPECIFIC EXCLUSIONS:

- **Overtime, off-hours, and weekend work**
- **Demo and removal of any ductwork, piping, and appurtenances**
- **Fire Alarm**
- **Electrical work**
- **Escalation of material and equipment**
- **Kitchen equipment of any kind**
- **Work beyond 5' of building exterior**
- **Cutting / patching of walls, floors, or roofing**
- **Painting of any kind**
- **Dampers, actuators, and Louvers not shown on the drawings**
- **Warranty, upgrades, or repairs to existing systems**
- **Crane and hoisting costs unless specifically directed to include (add to base bid)**
- **Utility company charges and infrastructure**
- **Temporary power and lighting**
- **Fire and acoustical sealants**
- **Trash removal from site and dumpster fees**
- **Furnishing of VFD's starters, DDC/BMS control system pathway cabling, devices and commissioning complete**
- **PCB ballast and lamps removal and disposal**
- **Wall backing and plywood back boards**
- **Electrical metering / scanning for building load usage and any /all associated AIC calculations and adjustments**
- **Security door hardware**
- **Jobsite Security**
- **Sawcutting and backfill**
- **Fire rated enclosures and access doors**

MacDonald-Miller
FACILITY SOLUTIONS

- **Roof penetrations and sealing**
- **Communication rack build-out, data devices, access control devices except security door, intrusion devices, etc.**

## STANDARD EXCLUSIONS:

- Structural engineering; Structural reinforcement; Mechanical Equipment Screens
- Cost of schedule delays, impacts, or trade damage caused by others
- Roofing, patching, curb leveling, flashing or cutting of roof openings
- Concrete cutting, coring, patching, forming, rebar, breakout or replacement
- Cutting, patching, chase and framed openings unless specifically listed in above scope
- Upgrade/analysis of fire/life safety system
- Interlocks, tests, permits or fees associated with fire/ life safety alarms
- Electrical conduit, disconnects, starters, power or low voltage wiring not listed in above scope
- Temporary heating/cooling; gas meters or associated fees; Site utilities or site utility hook-ups
- Energy Management control system unless specifically listed in above scope
- Material and/or equipment cost escalation directly related to Section 232 of the Trade Expansion Act of 1962.
- Bid and or Performance Bonds and/or **Washington State Sales Tax** unless specifically listed above scope

Thank you for the opportunity to quote this work. If you have any questions, please do not hesitate to contact me.

Sincerely,

## TERMS AND CONDITIONS/CONSTRUCTION SERVICES

**Acceptance**

By authorizing MacDonald-Miller Facility Solutions, LLC. to provide the construction services contemplated by this Agreement, Customer agrees to the terms and conditions herein stated.

**Scope of Obligations**

MacDonald-Miller Facility Solutions, LLC. shall provide construction service when contracted for, pursuant to the attached proposal, purchase order or estimate of which these terms and conditions are a part.

**Obligations of Customer**

Customer shall extend all reasonable cooperation requested in terms of personnel; access to premises where work is to be performed; promptly providing information requested by contractor, and shall promptly notify MacDonald-Miller Facility Solutions, LLC. upon observation of any unusual or unsafe condition.

**Service Availability**

MacDonald-Miller Facility Solutions, LLC. agrees to provide construction service during normal business hours, i.e., 6:00am to 5:30 pm, Monday through Friday, holidays excepted. Agreed upon changes are at the hourly rate and terms, including vehicle charges or special assessments, then in effect by MacDonald-Miller Facility Solutions, LLC.

**Charges and Terms**

Payment is due within 30 days of the invoice date. Any balance due after 30 days shall bear interest at the maximum legal rate permitted from the invoice date.

**Taxes**

There will be added to all charges the amount of any present and future taxes or any other governmental charges now or hereafter imposed by existing or future laws with respect to any services rendered or materials supplied.

**Limitation of Liability**

MACDONALD-MILLER FACILITY SOLUTIONS, LLC. SHALL NOT BE LIABLE TO CUSTOMER FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTAL OR PUNITIVE DAMAGES, INCLUDING LOSS OF PROFIT OR GOODWILL, AS A RESULT OF ANY MATTER ARISING OUT OF OR RELATING TO THE CONSTRUCTION SERVICES PROVIDED UNDER THIS AGREEMENT AND/OR ITS SUBJECT MATTER WHETHER SUCH LIABILITY IS ASSERTED ON THE BASIS OF CONTRACT, TORT OR OTHERWISE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

The customer agrees that MacDonald-Miller Facility Solutions, LLC.'s liability thereunder for damage shall not exceed the amount paid for construction services and only if such damage is the result of MacDonald-Miller Facility Solutions, LLC.'s negligence or willful misconduct.

To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor and its agents and employees from any claims, damages, losses and expenses including attorney’s fees to the extent caused by the negligent acts or omissions, or willful misconduct of the Owner.

Unless stated in writing, MACDONALD-MILLER FACILITY SOLUTIONS, LLC. DOES NOT MAKE ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

MacDonald-Miller Facility Solutions, LLC. shall not be responsible or liable for any loss, damages or delay in furnishing materials or failure to perform services when caused by fire, interruption of utility services, flood, acts of civil or military authorities, insurrection, terrorist act, riot, civil disorder, labor disturbances, or by any other cause which is unavoidable or beyond its control.

If the Contractor is delayed by any act or neglect of Owner or a separate Contractor employed by Owner, the time for completion shall be extended as necessary and an extension of time to compete the work does not preclude recovery of damages for delay by Contractor.

**Default**

If Customer does not pay any amount due thereunder, or breaches any of the terms of this Agreement, MacDonald-Miller Facility Solutions, LLC. may, in addition to any other legal remedies it may have, including the right to file a lien under state law, suspend work until payment is made.

**Term**

Prices will be subject to periodic changes due to change in labor and material rates.

**General**

Either party may terminate this Agreement at any time for failure of the other to comply with any of its terms and conditions, but termination shall not relieve Owner of the duty to pay for work performed by Contractor.

Customer represents that it has authority to enter into this Agreement. Owner warrants that to the best of its knowledge there are no unsafe conditions or hazardous materials or substances in, on, around or affecting the area where the work is to be performed.

This Agreement shall be governed by the laws of the State where the work was done. In the event any party shall bring suit or action against the other for relief arising out of this Agreement, the prevailing party shall have and recover against the other party all court costs, disbursements, and a reasonable attorney's fee. Customer consents to and agrees to jurisdiction and venue of any proceeding in the District or Superior Court of the State of Washington for King County at MacDonald-Miller Facility Solutions, Inc's election.

Making a final payment shall constitute a waiver of claims by the Owner except those arising from claims by third parties arising out of the contract, failure of the work to comply with the requirements of this contract, or manufacturer warranties passed on to the Owner by Contractor.

The Owner and Contractor shall commence all claims and causes of action against the other whether in contract, tort, breach warranty or otherwise arising out of or related to this contract within 365 days following Contractor’s completion of the work.

Any notice required by this Agreement shall be deemed received, delivered in person, or by facsimile or sent by mail.

ZESBAUGH, INC.
6323 204th St. SW, PO Box 1066, Lynnwood, WA 98046 Ph. 206-547-1900 / Fax 206-547-0223
WA State Contractors Llc. # ZESBAI*35301 Oregon CCB # 197994

| | | | | | |
|---|---|---|---|---|---|
| Project: | Samma Senior Apts | | | Date: | May 2, 2022 |
| Contractor: | | | Attn: | Conner Chan | |
| Bid Date: | | Addenda Ackn: | Email: | cchan888@uw.edu | |

**Subject to purchase by** See Below **, we propose to furnish the following:**

**SECTION 14 91 82: Trash Chutes**

Two (2) Trash Chute system manufactured by Chutes International shall be fabricated from 24" diameter 16 gauge aluminized steel with the following features:

1) Eight (8) 15" x 18" bottom hinged polished stainless steel5 lb pull ADA intake doors, 1-1/2 hr, UL "B" rated with lever style handles, electric interlocks, and master control switch
2) Discharge door shall be galvanized steel, horizontal accordion damper type "AC" held open by 165 degree fusible link, with 1-1/2 hr rated UL label.
3) Disinfecting and Sanitizing units with 15" X 15" stainless steel access doors with cylinder lock, designed and fabricated to match intake doors, for connection and installation by other trades.
4) Vents shall be full diameter, screened, curb mounted onto curb by others, aluminized steel with explosion cap extending a minimum of 4' above roof level.
5) Assemblies shall have 3/4" flushing spray head located above the top intake door for manual wash down by owner, to be connected to raw water supply by other trades.
6) Assemblies shall have 1/2" IPS fusible link fire sprinkle heads located in the chute at top floor, bottom floor and every other floor in-between per NFPA 82, for connection by other trades.
7) Floor frames shall have 1-1/2" x 3/16" angle welded to 3/16" flat bar stock for attachment to floor opening or ledger by contractor.
8) Manufacturer's standard sprayed on sound dampening coating and isolator pads at floor frames.
9) Rubber door baffles at each intake.

**COMPLETE, FURNISHED & INSTALLED ---------- $34,542.00**

**OPTIONS**

| | | | |
|---|---|---|---|
| **1)** | **Two - 2 cubic yd compaction and two - 2 cy non-compaction containers if shipped separately from chute ----------** | **ADD** | **$20,040.00** |
| **2)** | **Containers if shipped with the chutes ----------** | **ADD** | **$10,690.00** |

**PLEASE NOTE:**

**Due to current supplier policies and the volatility of steel and freight prices, this quote is good for 30 days only with release to fabrication/production within 90 days from the date of this quote.**

**Material pricing from chute manufacturer may be locked in for the duration of the project with a 50% deposit. Freight charges are not able to be locked in due to the volitile market. A change order may be required if freight charges are increased at time of shipment.**

**continued**



No sales tax included, unless specifically noted.
Material sales net 30 days
UNLOADING AND SAFE STORAGE OF MATERIALS AT JOBSITE BY OTHERS
This proposal is subject to mutually agreed terms and conditions.

**Price Volatility & Inflation.** GC acknowledges there may be unusual price volatility and/or a general inflation of prices for some of the materials, equipment, systems, and components to be used in Subcontractor's Work ("M & E"). The base prices for M & E used by Subcontractor to calculate the Subcontract Price will be made available upon award of contract. Subcontractor shall not be entitled to an increase in the Subcontract Price for M & E price adjustments unless the actual price for such M & E exceeds the base price listed and such price adjustments are approved by the GC. Subcontractor shall not be eligible for M & E price adjustments if no base prices are listed or for any M & E that does not have base prices established. Price adjustments for M & E shall be limited to the increased cost of the M & E, and not subject to markup for Subcontractor's overhead or profit. Price adjustments under this paragraph are available for M & E only, not for labor or any other aspects of Subcontractor's Work.

**ALSO NOTE:** The above quotation is based on Zesbaugh, Inc., standard insurance limits covering "your work". If waiver of subrogation and/or additional insured's is required, **ADD $200.00** to the above quotation ***per year*** of requirement.

**Standard lead time: 6 - 8 weeks after final approval and final field dimensions.**
**Shop drawing lead time: two weeks after receipt of contract.**
**Our quotation is based upon completing our scope of work with one mobilization.**

**QUALIFICATIONS**

NOTE: The above erected price is predicated on the following:

1. General contractor to unload material received at project and safely store at not cost to Zesbaugh, Inc.
2. Preparation of openings including structural supports or backing to receive chute, hardware and accessories, curb materials and its construction is by others.
3. Erection of chute assemblies does not include plumbing or electrical hookups necessary. All plumbing fittings, backflow preventer valve, connections and installation, field wiring, wire, conduit, fuses, disconnect switches and/or the wiring of any controls and accessories by others.
4. Special transitions from chute to compactor are not included in the above prices unless specifically mentioned.
5. Mounting and wiring of electrical/mechanical accessories, i.e. disinfecting units, chute janitors, interlock stations, etc. is by others.
6. Free, clear and unobstructed access to working area to be provided by contractor at time of installation.
7. Pricing based on standard curb size indicated per shop drawings. Oversized curbs will incur added costs.
8. Labor costs are based on installation at one continuous and uninterrupted sequence.
9. Layout for intake door location with centerline in two directions to be provided by general contractor.
10. No special frames, sills, miscellaneous angles, or access panels included, unless specifically noted above.
11. **Enclosing walls around chute are not to be erected until after chute installation**. At minimum, the face and side wall must be left open with no framing to interfere with chute installation.
12. General contractor is to provide wall construction per NFPA 82 requirements. Fire proofing between floors and/or surrounding walls of chute chase way is not included.
13. Master key of cylinders by others, if cylinder locks are provided.
14. Material and labor for connection to fire alarm or smoke detection system by others.
15. **Erection does not include installation of access doors, or intake door trim**. Installation is to be installed by forces erecting the walls in which these are mounted.
16. Bonds, permits and taxes not included.
17. Based on supplying standard one (1) year warranty.

**Based on shipment from the factory prior to 6 months from quotation date. Any adjustments in pricing for shipments beyond 6 months are the responsibility of the contractor.**

Estimator: Kent Merkley



No sales tax included, unless specifically noted.
Material sales net 30 days
UNLOADING AND SAFE STORAGE OF MATERIALS AT JOBSITE BY OTHERS
This proposal is subject to mutually agreed terms and conditions.

metropolitan appliance

# Quote

Samma Senior Apt.

**Number** 40831

**Date** 04/27/2022

**Page** 1

1749 First Avenue South
Seattle, WA 98134
Phone: (206) 623-8811
Fax: (206) 623-8816
www.metropolitanappliance.com

**Sold To:**
Customer # **4256281026**
CONNER CHAN
SAMMA SENIOR HOUSING
SEATLE, WA 98134

**Ship To:**
CONNER CHAN
SAMMA SENIOR HOUSING
SEATLE, WA 98134

| SalesPerson | PO Number | Tax Exempt # | Comment |
|---|---|---|---|
| Paul K. | | | |

| Terms | Ship Method |
|---|---|
| N30 | Metro Delivery |

**Model Numbers**

| Qty | Model Number | Brand, Model Description | Unit Amount | Extended |
|---|---|---|---|---|
| **DWELLING UNIT KITCHEN APPLIANCES** | | | | |
| 60 | JAS640RMSS | General Electric, 24" ELECTRIC SMOOTHTOP RANGE - STAINLESS | $1,099.00 | $65,940.00 |
| 16 | JD630SFSS | General Electric, 30" Drop in range, stainless | $1,715.00 | $27,440.00 |
| 76 | GPE12FSKSB | General Electric, 11.6 Cu Ft 24", LED, Glass, Estar | $1,089.00 | $82,764.00 |
| 76 | JVX5305SJSS | General Electric, 30" 2 Speed Energy Star Hood - ADA Compliant | $270.00 | $20,520.00 |
| 76 | PDT145SSLSS | General Electric, 18" FULLY INTEGRATED DISHWASHER-STAINLESS (ADA) | $782.00 | $59,432.00 |
| **COMMUNITY KITCHEN APPLIANCES** | | | | |
| 1 | JKD5000SNSS | General Electric, 27" DOUBLE WALL OVEN (CONVECTION/SELF CLEAN)-S/S | $2,739.00 | $2,739.00 |
| 1 | PHP9036DJBB | General Electric, 36" induction 5 burner cooktop-frameless w/bridge element | $1,775.00 | $1,775.00 |
| 1 | GTE18GSNRSS | General Electric, 18 CF E-STAR TOP FREEZER - STAINLESS | $769.00 | $769.00 |
| 1 | GDT226SSLSS | General Electric, ADA HT TOP CNTRL DISHWASHER-STAINLESS | $759.00 | $759.00 |
| **DELIVERY AND INSTALLATION** | | | | |
| 77 | PRO/B+-4W | 4 appliance package, full installation | $285.00 | $21,945.00 |

Unless otherwise indicated, all installation prices quoted are contingent upon appliance cutout and rough-in services being furnished as indicated in the manufacturer's specifications. Ask your salesperson if you have questions regarding scope of delivery and optional installation services. Install pricing is contingent upon delivery site meeting site preparedness requirements. A $300 labor recovery charge will apply to all delivery and installation events where work could not be performed due to site not being prepared for appliance installation.

Current manufacturing challenges have caused factory production estimates to be less predictable than we've previously been able to rely upon. Your Metropolitan Appliance Specialist is glad to furnish updates any time on your request. We're eager to be transparent in sharing factory production and shipping information and want you to understand the additional complexities that we are currently experiencing with timely supply. conditions.

**Summary**

| | |
|---|---|
| Sub Total | $284,083.00 |
| Taxable Sub Total | $284,083.00 |
| Tax 0.00% | $0.00 |
| Total | $284,083.00 |