University of Washington
Department of Construction Management CM 431 Capstone Spring 2022

B4.2 Transmittal - Grading Rubric

Names: Eui Jeong, Conner Chan

Team: 27

Date: 5/23/22

Item #	Description			Point Deduction
	Turned in on time?	Y ☐	N ☐	☐
	Process and Format (1pts)			
a.	Followed required format	Y ☐	N ☐	☐
b.	Transmital, Title Page and Table of Contents included	Y ☐	N ☐	

Comments:

	Section 1. One Page Summary (1pts)			
a.	Quantities and pricing included tie-together with GC and Detailed Estimate	Y ☐	N ☐	☐
b.	All B3.5 instructors comments have been incorporated	Y ☐	N ☐	
c.	Identical copy included with B4.1 Section 3A	Y ☐	N ☐	

Comments:

	Section 2. General Conditions (1pts)			
a.	Quantities and pricing included tie-together with detailed estimate	Y ☐	N ☐	☐
b.	All B2.3 and B3.5 instructors comments have been incorporated	Y ☐	N ☐	
c.	Identical copy included with B4.1 Section 3C	Y ☐	N ☐	

Comments:

Section 3. Subcontractor List (1pts)

a. Quantities and pricing included tie-together with detailed estimate ..... Y ☐ N ☐ ☐

b. All B3.5 instructors comments have been incorporated..... Y ☐ N ☐

c. Identical copy included with B4.1 Section 3B ..... Y ☐ N ☐

Comments:

Section 4. Pricing Recapitulation (6pts)

a. Included all pricing recapitulation pages ..... Y ☐ N ☐ ☐

b. All B3.5 comments from the instructor have been incorporated..... Y ☐ N ☐

c. Estimate is 100% complete and all of the quantities and pricing are properly calculated and the complete estimate tie-together. There are not be any gaps .. Y ☐ N ☐

d. Including an updated Estimate Assumption Sheet that discuss the assumptions the team used in preparing the estimate. (B3.5) ..... Y ☐ N ☐

Comments:

Section 5. Sub/Supplier Quotations (5pts)

a. Included all subcontractor and/or supplier quotations utilized in the estimate utilized in the estimate ..... Y ☐ N ☐ ☐

b. Quotations where complete with backup as needed ..... Y ☐ N ☐

c. Pricing tied-together with detailed estimate ..... Y ☐ N ☐

Comments:

It is determined by your instructor that your estimate is complete and you are allowed to proceed to B5 Final Presentation **Y** ☐ **N** ☐

Approved by:	**Date:**	**Score:**	**of Points Possible:**
			of 15

Overall Comments:

Final Estimating Book

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

Section 1: One page Summary

B.4

1. **Detailed Estimate Summary**

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**	

Section 2: General Conditions

B.4

1. General Conditions Estimate

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					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
		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

Section 3: Subcontractor List

B.4

1. **Subcontractor lists with their scopes and budget**

Samma Senior Apt. – Subcontractor List

Division 02 – Demolition - ***DEMOLITITON MAN ($36,000)***

Division 03 – Concrete

THE PERSIMMON TREE CONSTRUCTION (Self Perform) ($1,008,729.87)

Division 06 – Woods, Plastics, Composites

THE PERSIMMON TREE CONSTRUCTION (Self Perform) ($1,659,925.00)

Division 07 – Thermal & Moisture Protection

Waterproofing – ***TBD ($48,503.00)***

Building Insulation – ***INSULATION 4 LESS ($65,369.00)***

Roofing – ***TACOMA ROOFING ($215,686.00)***

Siding/Window Install – ***AVA SIDING ($996,030.00)***

Division 08 – Openings

Window Supplier – ***VPI WINDOWS ($160,655.03)***

THE PERSIMMON TREE CONSTRUCTION (Self Perform) ($192,911.10)

Division 09 – Finishes

Non-structural Metal Framing – ***TBD ($170,078.00)***

GWB/Painting – ***UNITED SEATTLE ($880,477.00)***

Flooring – ***GREAT FLOORS ($508,686.00)***

Division 10 – Specialties – ***TBD ($204,442.26)***

Division 11 – Equipment

Appliances – ***METROPOLITAN APPLIANCES ($284,083.00)***

Division 12 – Furnishings – ***TBD ($278,772.39)***

Division 13 – Special Construction

Traffic Signal – ***TBD ($75,000)***

Division 14 – Conveyance Equipment

Electric Traction Passenger Elevators ***– TBD ($1,892,600.00)***

Trash Chutes – ***Zesbaugh ($34,542.00)***

Division 21 – Fire Suppression *– MACDONALD MILLER ($122,337.00)*

Division 22 – Plumbing *– MACDONALD MILLER ($1,186,538.00)*

Division 23 – HVAC *– MACDONALD MILLER ($1,897,951.00)*

Division 26 – Electrical – *VECA* ($1,402,804.00)

Division 27 – Communications *– VECA ($175,350.50)*

Division 28 – Electronic Safety & Security*– VECA ($175,350.50)*

Division 31 – Earthwork

Earthwork/Site Preparation – ***JOHANSEN ($560,064.00)***

Auger cast Piles – ***KULCHIN DRILLING ($699,950.00)***

Division 32 – Exterior Improvements

Asphalt Paving – ***Lakeridge Paving ($81,565.00)***

Site concrete – ***TBD ($75,540.00)***

Landscaping/Irrigation – ***TBD ($70,643.00)***

Division 33 – Utilities *– JOHANSEN ($84,275.00)*

***Quotes were received by all Specialty Contractors listed**

Section 4: Pricing recapitulation

B.4

1. **All pricing recapitulation pages**
2. **Estimate Assumption Sheet**

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

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.

Section 5: Sub/Supplier Quatations

B.4

1. Subcontractor and/or supplier quatations

BID PROPOSAL

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

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
		$

Received By Conner Chan Date &Time 4/26/22 3:20 pm

Attached Bid or Quote Details ☐

For Capstone you must attach backup used to prepare Bid or Quote

BID PROPOSAL

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

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
		$

Received By Conner Chan Date &Time 4/29/22 1:00 pm

Attached Bid or Quote Details ☐

For Capstone you must attach backup used to prepare Bid or Quote

BID PROPOSAL

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	

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
	$

Received By Conner Chan Date &Time 4/29/22 2:00 pm

Attached Bid or Quote Details ☐

For Capstone you must attach backup used to prepare Bid or Quote

BID PROPOSAL

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

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
	$

Received By Conner Chan Date &Time 4/29/22 1:00 pm

Attached Bid or Quote Details ☐

For Capstone you must attach backup used to prepare Bid or Quote

BID PROPOSAL

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
		$

Received By Conner Chan Date &Time 4/26/22 11:30 am

Attached Bid or Quote Details ☐

For Capstone you must attach backup used to prepare Bid or Quote

BID PROPOSAL

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
		$

Received By Conner Chan Date &Time 12:00 pm

Attached Bid or Quote Details ☐

For Capstone you must attach backup used to prepare Bid or Quote

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

Customer ID #	Order Number
398	107330

Quotation

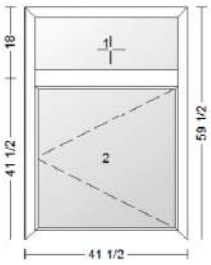
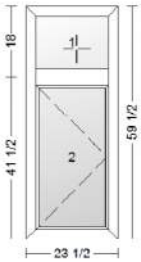
Customer Job Name	Date
Samma Senior Apts/UW Student/4.27/STC35	04/29/2022

Customer PO Number
17816 Bothell Way NE Bothell, WA 98011

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

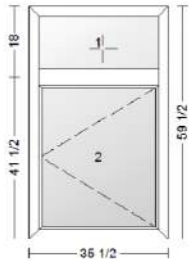
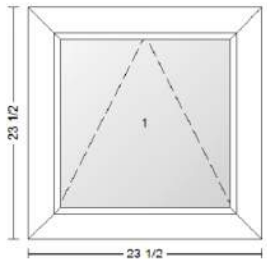
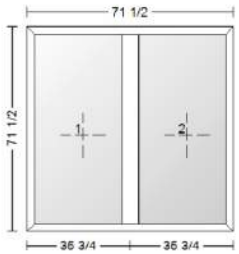
Ship to:
VPI Project Quotes
3420 E. Ferry Avenue
Spokane WA 99202

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

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

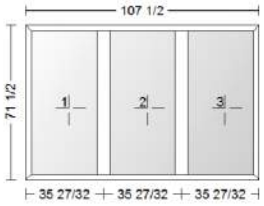
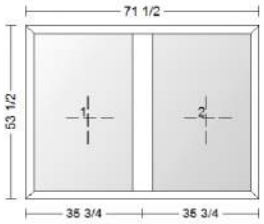
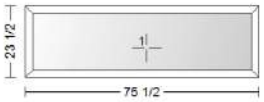
Handing and bar placement is viewed from the outside looking in and is measured to center of bar.

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

Item#	Qty	Description	Unit Price	Total
3 W3 HL FAV1	19	 Endurance, CA/HL-U, 511, 35 1/2 X 59 1/2, white, Nail Fin , Interior Hardware Color: White, Grey Mesh, *SEND Screens at a Later Date*, Fresh Air Vent, FAV in Field2, FAV QTY: 1, WOCD Limiter, 14.67 sqft, 87.94 lbs, CW55 F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA F:2, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA NFRC:, UFac:0.18, SHGC:0.21, VT:0.39, CPD:VPI-A-19-02858-00004	607.98	**11,551.62**
4 W4 FAV1	14	 Endurance, AWN, 511, 23 1/2 X 23 1/2, white, Nail Fin , Interior Hardware Color: White, Grey Mesh, *SEND Screens at a Later Date*, Fresh Air Vent, FAV in Field1, FAV QTY: 1, -4 Inch Limiter-, 3.84 sqft, 24.60 lbs, CW60 F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA NFRC:, UFac:0.18, SHGC:0.21, VT:0.39, CPD:VPI-A-20-02850-00004	331.90	**4,646.60**
5 W5 FAV1	8	 Endurance, 2H-PW, 511, 71 1/2 X 71 1/2, white, Nail Fin, NO SCREENS, Fresh Air Vent, FAV in Field1, FAV QTY: 1, Wide T-bar, 35.50 sqft, 200.34 lbs, LC40 F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA F:2, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA 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 W6 FAV1	2	 Endurance, 3H-PW, 511, 107 1/2 X 71 1/2, white, Nail Fin, NO SCREENS, Fresh Air Vent, FAV in Field1, FAV QTY: 1, E^2 Reinf, Wide T-bar, 53.38 sqft, 298.35 lbs, Test Under Review F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA F:2, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA F:3, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA NFRC:, UFac:0.17, SHGC:0.27, VT:0.50, CPD:VPI-A-18-02692-00004	1,446.59	**2,893.18**
7 W7 FAV1	1	 Endurance, 2H-PW, 511, 71 1/2 X 53 1/2, white, Nail Fin, NO SCREENS, Fresh Air Vent, FAV in Field1, FAV QTY: 1, Wide T-bar, 26.56 sqft, 149.79 lbs, CW50 F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA F:2, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA NFRC:, UFac:0.17, SHGC:0.27, VT:0.50, CPD:VPI-A-18-02692-00004	693.32	**693.32**
8 W8 FAV1	1	 Endurance, PW, 511, 75 1/2 X 23 1/2, white, Nail Fin, NO SCREENS, Fresh Air Vent, FAV in Field1, FAV QTY: 1, 12.32 sqft, 71.10 lbs, CW40 F:1, 3mm Triple Pane LoE3 / 5mm Clear, Arg, 1.3/8" OA 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

KULCHFD995QB (WA)
146010 (OR)

Phone 253-888-4284 • Fax 253-888-4283 • www.kulchin.com

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 Co.

*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

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

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

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**

- **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 Lic. # 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

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

metropolitan appliance

Quote

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