

Project: **Plymouth Housing - 501 Rainier - SD Estimate - Revised to 84 Units****Conceptual Estimate**

Date: 9/11/2017

Date: 6/20/2017

Alt. D Conceptual Estimate 9/7/17 Plan Revision

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Estimate No: 4

Div #	Division	Misc. Information	Quant	Unit	Unit Cost	Subtotal	Total	Subtotal	Total	Delta
10000	General Requirements					834,241		853,519	(19,278)	
10000	General Requirements					834,241		853,519		
Revised 9/8	X	General Requirements- Estimate	1	ls	834,240.67	834,241				
20000	Existing Conditions					71,065		91,003	(19,938)	
24100	Existing Conditions					71,065		91,003		
X		Clearing	15,026	sf	2.50	37,565				
X		Demolition - Buildings	4,935	sf	6.79	33,500				
X		Asbestos Abatement		excl		-				
X		Contaminated Soil/Oil Tank Removal		excl		-				
30000	Concrete					1,525,166		1,360,756	164,410	
33000	Cast-in-Place Concrete--SUB-STRUCTURE					1,442,618		1,237,296		
Revised 9/8	X	Concrete Structure	27,263	sqft	42.70	1,164,130				
Revised 9/8	X	Horizontal & Vertical Control	27,263	sf	0.65	17,721				
X		Self Erecting Tower Crane	5	month	25,000.00	125,000				
Revised 9/8	X	Personnel/Mtl Hoist - Single Car		month	27,500.00	-				
Revised 9/8	X	Concrete Equipment	27,263	sf	0.35	9,542				
Revised 9/8	X	Weather Protection	27,263	sf	0.20	5,453				
X		General Concrete Items	27,263	sf	4.43	120,773				
35000	Concrete Topping Slabs					70,547		111,460		
Revised 9/8	X	Gyp-Crete				64,636				
Revised 9/8	X	Sealer	39412	sf	0.15	5,912				
X						-				
36000	Grouting					12,000		12,000		
X		Misc Grouting	1	ls	12,000.00	12,000				
X						-				
40000	Masonry					19,409		79,133	(59,724)	
42000	Masonry					19,409		79,133		
X		Masonry	606	sf	30.53	18,500				
X		Brick Sealer	606	sf	1.50	909				
50000	Metals					311,381		410,842	(99,461)	
51000	Structural Steel					37,593		42,057		
X		Structural Steel FOB	3	tons		-				
X		Structural Steel Erect	3	tons		-				
Revised 9/8		Allowance for Storefront re-inforcement	3696	lbs	3.50	12,936				
X		General Metals Items	1	ls	24,656.64	24,657				
55000	Metal Fabrications					273,789		368,785		
X		Steel Fabrications	1	ls	225,490.00	225,490				
X		Steel Guardrails Galvanized	250	lf		-				
X		Canopies	1488	sqft		-				
X		Elevator Pit Sump Grate	2	ea		-				
X		Elevator Pit Ladders	2	ea		-				
X		Elevator Sill Angles	16	ea		-				
X		Sunshades	0	ea		-				

Revised 9/8	X	Misc. Metal Fabrications	56822	sqft	0.85	48,299	-		
60000		Wood & Plastics				2,055,281		2,332,034	(276,753)
61000		Rough Carpentry				1,175,690		1,524,471	
Revised 9/8	X	Material	See Clarifications	39593	sf	12.00	475,116	-	
Revised 9/8	X	Labor		39593	sf	10.50	415,727	-	
Revised 9/8	X	Equipment		39593	sf	0.25	9,898	-	
	X	Self Erecting Tower Crane		5	month	25,000.00	125,000	-	
	X	General Rough Carpentry Items		1	ls	149,949.64	149,950	-	
62000		Finish Carpentry				210,447		304,771	
Revised 9/8	X	Unit Millwork		84	units	504.02	42,338	-	
	X	Common Area Material & Labor		1	ls	31,775.00	31,775	-	
	X	Common Area Wainscot	FRP	5354	sf	7.24	38,780	-	
	X	General Finish Carpentry Items		1	ls	97,554.40	97,554	-	
67000		Siding & Trim				669,143		502,792	
Revised 9/8	X	Scaffold for Siding		27546	sf	4.75	130,843	-	
Revised 9/8	X	Siding	Metal Panels	1	ls	538,300.00	538,300	-	
70000		Thermal & Moisture Protection				704,463		739,954	(35,491)
71000		Waterproofing				83,500		76,608	
Revised 9/8	X	Waterproofing		1	ea	47,500.00	47,500	-	
	X	Dampproof Elevator Pit		1	ea	-	-	-	
	X	W.P. Foundation Walls		4263	sf	-	-	-	
Revised 9/8	X	W.P. Plaza Deck		1253	sf	28.73	36,000	-	
71900		Building Envelope Moisture Barrier				187,161		209,669	
Revised 9/8	X	Envelope Coordination		1	ls	14,049,438	47,614	-	
	X	Mock-Ups		1	ls	10,000.00	10,000	-	
Revised 9/8	X	Building Wrap		27546	sf	3.20	88,147	-	
	X	Air Barrier Test Prep	By Owner	1	ls	-	-	-	
	X	Project Skin Doctor		18	wks	2,300.00	41,400	-	
72000		Insulation				150,963		125,291	
Revised 9/8	X	Building Insulation		56822	sf	2.25	127,850	-	
Revised 9/8	X	Garage Lid Insulation	R30 Batt w/ Vinyl Face	8405	sf	2.75	23,114	-	
72500		Fireproofing				21,840		23,920	
Revised 9/8	X	Penetrations		1680	ea	13.00	21,840	-	
75000		Membrane Roofing				212,954		251,460	
Revised 9/8	X	Roofing		11561	sf	18.42	212,954	-	
	X	Tapered Rigid Insulation		11146	sf	-	-	-	
76000		Flashing & Sheet Metal				22,476		23,546	
	X	Parapet Copings		630	lf	16.00	10,080	-	
Revised 9/8	X	Other Flashing		27546	sf	0.45	12,396	-	
79000		Joint Sealants				25,570		29,460	
Revised 9/8	X	Interior		56822	sf	0.15	8,523	-	
Revised 9/8	X	Exterior		56822	sf	0.30	17,047	-	
	X					-	-	-	
80000		Doors & Windows				835,551		823,478	12,073
81000		Metal Doors & Frames				80,861		9,600	
	X	Common Area Doors		1	ls	80,861.00	80,861	-	
	X	Double Doors		2	ea	-	-	-	
82000		Wood Doors				180,636		205,980	
Revised 9/8	X	Unit Entry		84	ea	469.78	39,462	-	
Revised 9/8	X	Unit Passage		84	ea	213.03	17,895	-	
Revised 9/8	X	Unit Bi-Pass/Bi-Fold		84	ea	350.00	29,400	-	
	X	Common Area Single		12	ea	490.00	5,880	-	
83000		Special Doors				51,025		22,750	

	X	Overhead Garage Doors	Three total	3	ea	12,708.33	38,125	-	
Revised 9/8	X	Access Doors	Unit valving & metering	86	ea	150.00	12,900	-	
							-	-	
84000		Storefront Assemblies					181,055		178,091
	X	Storefront		2647	sf	65.00	172,055	-	
	X	Alum Entry Doors		3	ea		-	-	
	X	Automatic Door Operators	Swing	2	ea	4,500.00	9,000	-	
85000		Windows					184,727		286,717
	X	Vinyl Windows		4302	sf	21.18	91,127	-	
Revised 9/8	X	Install Windows		208	each	450.00	93,600	-	
87000		Hardware					141,648		107,170
Revised 9/8	X	Unit Door Hardware	Schlage CS Series	84	ea	474.25	39,837	-	
Revised 9/8	X	Unit Passage	Schlage F Series	84	ea	195.00	16,380	-	
Revised 9/8	X	Unit Bi-Pass/Bi-Fold		84	ea	125.00	10,500	-	
	X	Common Area Single	Schlage AL Series	1	ea	74,931.00	74,931	-	
88000		Glass & Glazing					15,599		13,170
Revised 9/8	X	Common Area Doors	Various sizes, Firelite	20	ea	400.00	8,000	-	
Revised 9/8	X	Mirrors	Includes Install	1	ls	7,599.05	7,599	-	
90000		Finishes					1,436,180		1,684,670 (248,490)
91000		Metal Framing Systems					-		62,040
	X	Walls	Floor Area of Metal Framed Walls	9505	sf		-	-	
92500		Gypsum Drywall					933,149		1,126,853
Revised 9/8	X	Walls & Ceilings		47217	sf	15.85	748,510	-	
Revised 9/8	X	Lineal Soffits	Ducting along and through joist framing	0	lf	14.00	-	-	
	X	Dryout Heat		84	units	750.00	63,000	-	
	X	General Drywall Items		1	ls	103,341.44	103,341	-	
Revised 9/8	X	Drywall Repairs		1	ls	18,297.04	18,297	-	
95000		Acoustical					-		18,000
	X	Acoustical Ceilings			sf	4.50	-	-	
96000		Flooring					345,476		260,153
Revised 9/8	X	Flooring		46125	sf	7.49	345,476	-	
99000		Painting					157,555		217,624
Revised 9/8	X	Walls & Ceilings	Interior Painting	56822	sf	3.56	202,286	-	
Revised 9/8	X	Exterior Walls & Trim	Deduct for no exterior painting	-1	ls	44,731.00	(44,731)	-	
	X						-	-	
100000		Specialties					110,775		136,965 (26,190)
102000		Louvers & Vents					10,000		10,000
	X	Louvers		1	ls	10,000.00	10,000	-	
102600		Corner Guards					4,992		4,992
	X	Corner Guards		384	lf	13.00	4,992	-	
104000		Identifying Devices					19,825		20,225
Revised 9/8	X	Unit Signage		84	ea	50.00	4,200	-	
	X	Common Area Signage		75	ea	75.00	5,625	-	
	X	Building Identification	Allowance	1	allw	10,000.00	10,000	-	
105200		Fire Protective Devices					4,320		4,320
	X	Fire Extinguisher Cabinets		18	ea	145.00	2,610	-	
	X	Toilet & Bath Accessories	Common Area	1	ls	3,800.00	3,800	-	
Revised 9/8	X	Medicine Cabinet		84	ea	150.00	12,600	-	
Revised 9/8		Grab Bars in Units	Toilet & Tub	80	ea	120.00	9,600	-	
Revised 9/8		Grab Bars in Units	Toilet & Tub	4	ea	800.00	3,200	-	
	X	Tub/Shower Doors			ea	325.00	-	-	
109000		Closet Specialties					16,127		45,448
1101100		Window Washing Equipment					2,000		25,000
Revised 9/8	X	Roof Anchors	Not for window-washing mounting	8	ea	250.00	2,000	-	

111100	Commercial Laundry Equipment					-	-	
	X	Washers	Excluded - By Owner	ea	5,000.00	-	-	
	X	Dryers	Excluded - By Owner	ea	3,500.00	-	-	
111700	Waste Handling Equipment					17,600	35,200	
Revised 9/8	X	Trash Compactors	by Owner	1	ea	-	-	
Revised 9/8	X	Trash Chutes		8	ftr	2,200.00	17,600	
114500	Residential Appliances					129,231	251,544	
Revised 9/8	X	Refer		86	ea	510.00	43,860	
Revised 9/8	X	Refer	21 CF	2	ea	690.00	1,380	
Revised 9/8	X	Range		86	ea	410.00	35,260	
Revised 9/8	X	Range Hood		86	ea	230.00	19,780	
Revised 9/8	X	Disposal		86	ea	85.00	7,310	
	X	Dishwasher		6	ea	440.00	2,640	
	X	Microwave		7	ea	175.00	1,225	
	X	Stacked Washer/Dryer		4	ea	1,177.00	4,708	
Revised 9/8	X	Delivery & Set-in-Place		363	ea	36.00	13,068	
	X					-	-	
120000	Furnishings					286,412	367,236	(80,824)
1230000	Cabinets					261,447	350,500	
Revised 9/8	X	Cabinets		84	units	2,371.61	199,215	
	X	Cabinets	Common Area	60	lf	95.00	5,700	
Revised 9/8	X	Countertops- Solid Surface		84	units	565.86	47,532	
	X	Countertops- Quartzite	Common Area	60	lf	150.00	9,000	
	X				lf	-	-	
1250000	Window Treatment					23,685	15,456	
	X	Window Blinds	1" Horizontal Mini-blinds	4302	sf	2.72	11,710	
	X	Roller Shades		1	ls	11,975.00	11,975	
1260000	Entrance Mats					1,280	1,280	
	X	Entrance Mats		64	sf	20.00	1,280	
130000	Special Construction					-	-	-
140000	Conveying Systems					368,880	403,000	(34,120)
142000	Elevators					368,880	403,000	
	X	Eco System Traction Elevator	3500 Lb @ 150 FPM T-K Equipment	2	each	182,940.00	365,880	
	X	Elevators Communication System		2	ea	1,500.00	3,000	
210000	Fire Suppression					194,924	214,127	(19,203)
210100	Fire Protection					194,924	214,127	
	X	Sprinkler Connection to 5' O/S Bldg		1	ea	2,500.00	2,500	
Revised 9/8	X	Fire Sprinklers at Finished Area	NFPA 13	48071	sf	3.90	187,424	
	X	Fire Sprinklers at Garage		8751	sf	-	-	
	X	Dry Standpipes	# Floors +1 for Roof- Each Location	16	ftr	-	-	
	X	Back-Flow Prevention Device		1	ea	5,000.00	5,000	
220000	Plumbing					1,284,278	1,472,000	(187,722)
220100	Plumbing					1,284,278	1,472,000	
Revised 9/8	X	Plumbing		84	units	15,289.02	1,284,278	
230000	HVAC					528,400	169,167	359,233
230100	HVAC					528,400	169,167	
Revised 9/8	X	HVAC		1	ls	443,400.00	443,400	
	X	Unit Ventilation	Structural adjustments to penetrate joists w/ Unit ducting + insulation	1	allow	10,000.00	10,000	
		Shop Ventilation ducting		1	allow	50,000.00	50,000	
		Class I Hood to roof ducting		1	allow	25,000.00	25,000	
	X	Common Area HVAC	Corridors, Lobby etc	9262	sf	-	-	
	X	Garage Ventilation		9605	sf	-	-	
	X					-	-	

260000	Electrical				1,739,723	1,482,291	257,432
262000	Underground Distribution				5,000	5,000	
	X Entrance Power	1	ls	5,000.00	5,000	-	
264000	Service & Building Wiring				1,726,200	1,240,169	
Revised 9/8	X Electrical	84	ea	20,550.00	1,726,200	-	
	X Garage	9605	sf		-	-	
	X Site Lighting	15026	sf		-	-	
265000	Light Fixtures				-	112,902	
	X Units	84	ea		-	-	
	X Common	9262	sf		-	-	
267000	Systems				-	114,400	
	X Fire & Communication	84	units		-	-	
	X Emergency Call	1	ea		-	-	
	X Emergency Call	84	units		-	-	
268000	Temporary Electrical				8,523	9,820	
Revised 9/8	X Temporary Power Installation	56,822	sf	0.15	8,523	-	
310000	Earthwork				1,240,463	538,835	701,628
312025	Excavation				618,013	465,335	
Revised 9/8	X Earthwork / Utilities	1	ls	458,989.00	458,989	-	
	X Mass Excavation - Haul Off-Site	5,059	tcy		-	-	
	X Mass Backfill - Imported Material	496	tcy		-	-	
	X Structural Excavation - Haul Off-Site	631	tcy		-	-	
	X Structural Backfill - Import Backfill	550	tcy		-	-	
	X Sub-Slab Granular Material	451	tcy		-	-	
	X Misc. Site Excavation	500	tcy		-	-	
	X Erosion Control	15,038	sf		-	-	
	X Dewatering	3	mnth	5,000.00	15,000	-	
	X Final Site Grading	15,038	sf	0.25	3,760	-	
	X General Earthwork Items	1	ls	140,264.80	140,265	-	
313000	Retaining/Shoring/Piling Systems				622,450	73,500	
	X Temporary Shoring - Soil Nailed	1500 sqft in previous estimate	4,750	sf	84.21	400,000	-
	X Block-Out/Stress/Patch Tie-Backs		30	ea	200.00	6,000	-
	X 8" Pipe Piling	Excluded last estimate - Included in current	117	each	1,850.00	216,450	-
320000	Exterior Improvements				251,627	280,449	(28,822)
3210000	Roads & Walks				122,447	95,549	
	X Asphalt Paving - Hwy, 3" CI B, 6" C.R.	1,400	sf	3.50	4,900	-	
	X Conc Paving Driveway - R.O.W	420	sf	9.00	3,780	-	
	X Conc Paving - On-Site	2,000	sf	8.50	17,000	-	
	X Concrete Street Panel Replacement	854	sf	25.00	21,344	-	
	X Curb & Gutter	303	lf	38.00	11,514	-	
	X Pre-Cast Wheel-Stops	10	ea	85.00	850	-	
	X Stripe & Symbols	8,751	sf	0.20	1,750	-	
	X Sidewalks - R.O.W	2,424	sf	7.45	18,059	-	
	X Handicap Ramp - Precast Insert	3	ea	650.00	1,950	-	
	X Concrete Stairs on Grade	450	lf-tread	36.00	16,200	-	
	X Pavers on Pedestals	1	ls	6,500.00	6,500	-	
Revised 9/8	X King/Rainier curb bulb	1	ls	8,000.00	8,000	-	
	X Permeable	1	ls	10,600.00	10,600	-	
323000	Site Improvements				28,046	84,900	
	X Bicycle Racks	2	ea	1,200.00	2,400	-	
	X Steel Pipe Bollard w/Ftg	10	ea	550.00	5,500	-	
	X Conc Planter Wall - Straight	364	sf	39.00	14,196	-	
	X Concrete ROW Block Seats	7	ea	850.00	5,950	-	

[illegible]

	Next	2,500,000				2,500,000	0.580%	14,500	0.580%	14,500	84
	Next	12,500,000				9,791,397	0.565%	55,321	0.565%	57,166	323
	Over	20,000,000				-	0.535%	-	0.535%	-	-
						SUB-TOTAL		15,776,822		16,074,625	(297,803)
State Sales Tax			Incl?	Y or N	n		9.60%	-	9.60%	-	-
						TOTAL		\$ 15,776,822		\$ 16,074,625	\$ (297,803)
						<i>Per SF</i>		\$ 277.65		\$ 245.54	\$ 32.11
						<i>Per Unit</i>		\$ 187,819.31		\$ 174,724.18	\$ 13,095.13
						Non-Residential Portion of above Estimate		\$ 923,930			
						Residential Portion of above Estimate		\$ 14,852,892			

This Conceptual Estimate does not establish any contractual sum; and any recipient of this Conceptual Estimate agrees that Walsh Construction Co. does not warrant and/or guarantee the sum; and any use by the recipient of the Conceptual Estimate shall be done at the sole risk of the recipient.

“Estimate Exclusions, Clarifications & Allowances”