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SINGLE FAMILY ADDITION/REMODELING

12615 SE 25TH PL, BELLEVUE WA 98005

OWNER

ARCHITECT

ADDENDA

Addendum Issued: NONE

Please review any Addendum issued after Date
03/13/2025

ID: 1697 (B)

BIDDER NAME: _____

99 ESTIMATORS

S#	DWG #	DETAIL #	CSI NO	DESCRIPTION	QTY.	UNIT	LABOR			MATERIAL (\$Per Unit)	EQUIPMENT (\$Per Unit)	COMPOSITE RATE/UNIT	TOTAL COST
							MHrs/ Unit	\$/Hour	(\$Per Unit)				
010000				DIVISION 01 - GENERAL REQUIREMENTS									
1				MOBILIZATION	1	LS							
2				BOND & INSURANCE	1	LS							
3				SUPERVISION	1	LS							
4				SUBMITTALS & SAMPLES	1	LS							
5				TEMPORARY FACILITIES & CONTROLS	1	LS							
6				PROJECT SCHEDULE	1	LS							
7				CLOSEOUT PROCEDURES	1	LS							
8				PERMITS	1	LS							
				Subtotal									
020000				DIVISION 02 - EXISTING CONDITIONS									
020700				SELECTIVE REMOVALS AND DEMOLITION									
9	A2.00			Remove existing floor finish.	1020	SF							
10				Remove existing GWB Ceiling.	1020	SF							
11				Remove existing roof.	750	SF							
12				(4" THK) Remove existing GWB Interior Wall.	250	SF							
13				(6" THK) Remove existing GWB Exterior wall.	805	SF							
14				Remove existing roof rafter.	200	LF							
15				(4"H) Remove existing wall base.	205	LF							
				Subtotal									
021000				SITE PREPARATION									
16	A1.01			Concrete paver	80	SF							
022000				EARTHWORK									
17	S2.1			Footing excavation.	425	CF							
18				Footing backfill.	80	CF							
19				Surplus export material.	345	CF							
				Subtotal									
030000				DIVISION 03 - CONCRETE									
033000				CAST IN PLACE CONCRETE									
				(16"Wx1'H) CONCRETE FOOTING									
20	S2.1			Compaction of sub-grade.	210	SF							
21				Formwork.	206	SF							
22				Rebar's (Grade 60)	250	LB							
23	S2.1			Concrete footing. (f'c = 3000 PSI)	154	CF							
				(2'Wx1'8"H) CONCRETE FOOTING									
24				Compaction of sub-grade.	60	SF							
25	S2.1			Formwork.	58	SF							
26				Rebar's (Grade 60)	155	LB							
27				Concrete footing. (f'c = 3000 PSI)	96	CF							
				(4' SQ.x1'H) CONCRETE FOOTING PAD (2 EA)									
28	S2.1			Compaction of sub-grade.	125	SF							
29				Formwork.	96	SF							
30				Rebar's (Grade 60)	155	LB							
31	S2.1			Concrete footing. (f'c = 3000 PSI)	96	CF							
				CONCRETE WALL									
32				Formwork.	426	SF							
33	S2.1			Rebar's (Grade 60)	320	LB							
34				(8" THK) Concrete wall. (f'c = 3000 PSI)	142	CF							
				Subtotal									
060000				DIVISION 05- METALS									
142				Steel 6x6x1/4 C channel.	100	LF							
				Subtotal									
060000				DIVISION 06 - WOOD, PLASTIC AND COMPOSITES									
061053				WOOD FRAMING									
36	S2.1 to S2.3			(4x4) P.T Wood post. (7 EA)	65	LF							
37				(6x6) P.T Wood post. (27 EA)	250	LF							
38				(2x4) Blocking.	270	LF							
39				(2x4) Ceiling soffit framing.	395	LF							
40				(2x10) P.T Ledger.	95	LF							
41				(3x6) P.T Sill plate w/ 3"x3"x0.229"	105	LF							
42				(4x6) Header beam.	20	LF							
43				(4x8) Header beam.	20	LF							
44				(4x10) Beam.	20	LF							
45				(6x10) Beam.	25	LF							
46				(3.5x11.875) PSL Beam.	35	LF							
47				(5.25x11.875) PSL Beam.	150	LF							
48				(7x11.875) PSL Beam.	50	LF							
49				(5.5x15) GLB Beam.	45	LF							
50				(2x12) Wood stringer.	45	LF							
51				(2x12) Stair landing joists	20	LF							
52				(2x6) Floor joists.	20	LF							
53				(2x8) Floor joists.	25	LF							
54				(2x10) Floor joists.	395	LF							
55				(2x10) Deck joists.	45	LF							
56				(11-875") TJI110 Floor joists.	665	LF							
57				(11-875") TJI110 Roof joists.	1090	LF							
58				HDU2	6	EA							
59				HDU4	6	EA							
60				HDU8	2	EA							
61				Type BC60, Post base.	11	EA							
62				Type ABU44Z, Post base.	7	EA							
63				Type ABU66Z, Post base.	2	EA							
64				LCE Post cap.	8	EA							
65				ECCQ66SDS2.5	7	EA							
66				ECCLRQ66SDS2.5	1	EA							
67				ECCQ7.1-SDS2.5	2	EA							
68				CCQ7.1-6SDS2.5	2	EA							
69				CCQ666SDS2.5	3	EA							
70				SIMPSON HGU5.50-SDS	2	EA							
71				SIMPSON MSTC28	4	EA							
72				SIMPSON HUC412	2	EA							
73				SIMPSON HU612	2	EA							
74				SIMPSON H2.5A	87	EA							
75				Joist hanger.	205	EA							

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							MHrs/ Unit	\$/Hour	(\$Per Unit)				
	A2.01 & A2.02			TYPE W1, GWB EXTERIOR WALL (262 LF):									
76				(2x6) Wood studs @ 16" O.C	1830	LF							
77				(2x6) Top & Bottom track.	786	LF							
	A2.01 & A2.02			TYPE W2, GWB EXTERIOR WALL (9 LF):									
78				(2x6) P.T Wood studs @ 16" O.C	75	LF							
79				(1x2) P.T Wood Furring strips @ 24" O.C	55	LF							
80				(2x6) P.T Top & Bottom track.	27	LF							
	A2.01 & A2.02			TYPE W3, GWB WALL (100 LF):									
81				(2x6) Wood studs @ 16" O.C	700	LF							
82				(2x6) Top & Bottom track.	300	LF							
	A2.01 & A2.02			TYPE W4, GWB WALL (69 LF):									
83				(2x4) Wood studs @ 16" O.C	490	LF							
84				(2x4) Top & Bottom track.	207	LF							
	A2.01 & A2.02			TYPE W5, GWB WALL (18 LF):									
85				(2x6) Wood studs @ 16" O.C	135	LF							
86				(2x6) Top & Bottom track.	54	LF							
	A2.01 & A2.02			TYPE W6, GWB WALL (22 LF):									
87				(2x4) Wood studs @ 16" O.C	165	LF							
88				(2x4) Top & Bottom track.	66	LF							
	A2.01 & A2.02			TYPE W7, GWB WALL (22 LF):									
89				(2x4) Wood studs @ 16" O.C	165	LF							
90				(2x4) Top & Bottom track.	66	LF							
	A2.01 & A2.02			TYPE W8, GWB WALL (3 LF):									
91				(2x4) Wood studs @ 16" O.C	30	LF							
92				(2x4) Top & Bottom track.	9	LF							
	A2.01 & A2.02			GWB UNDERCOUNTER WALL (20 LF):									
93				(2x4) Wood studs @ 12" O.C	65	LF							
94				(2x4) Top & bottom track.	40	LF							
			061000	ROUGH CARPENTRY									
95				(24"Wx10"H) WSW, Shearwall panel.	1	EA							
96				(3/4") Undercountertop plywood sheathing.	90	SF							
97				(15/32") Shearwall sheathing.	1275	SF							
98				(23/32") STRUCT-1 T&G OSB Floor sheathing.	1600	SF							
99				(23/32") STRUCT-1 T&G OSB Roof sheathing.	1515	SF							
	A2.01 & A2.02			TYPE W1, GWB EXTERIOR WALL (262 LF):									
100				(1/2", 1-Layer) Plywood sheathing.	2020	SF							
	A2.01 & A2.02			TYPE W2, GWB EXTERIOR WALL (9 LF):									
101				(1/2", 1-Layer) Plywood sheathing.	170	SF							
	A2.01 & A2.02			GWB UNDERCOUNTER WALL (20 LF):									
102				(3/4", 1-Layer) Plywood sheathing.	120	SF							
			062000	FINISH CARPENTRY									
103				Wood slats wall.	60	SF							
104				VG FIR panel.	5	SF							
105				(11"Wx36"L) Wood tread.	15	EA							
			064100	ARCHITECTURAL WOOD CASEWORK									
106				(1'-3-1/4"Lx2'Dx2'10"H) Base cabinet. (1 EA)	4	SF							
107				(1'-5-3/4"Lx2'Dx2'10"H) Base cabinet. (1 EA)	5	SF							
108				(1'-6-1/2"Lx2'Dx2'10"H) Base cabinet. (1 EA)	5	SF							
109				(2'Lx2'Dx2'10"H) Base cabinet. (1 EA)	6	SF							
110				(2'-4-1/4"Lx2'Dx2'10"H) Base cabinet. (1 EA)	7	SF							
111				(2'5"Lx2'Dx2'10"H) Base cabinet. (1 EA)	7	SF							
112				(1'4"Lx2'Dx2'1"H) Base cabinet. (1 EA)	3	SF							
113				(1'-7-3/4"Lx2'Dx2'1"H) Base cabinet. (1 EA)	4	SF							
114				(2'-1-1/2"Lx2'Dx2'1"H) Base cabinet. (1 EA)	6	SF							
115				(2'-6-1/2"Lx2'Dx2'10"H) Base cabinet. (2 EA)	15	SF							
116				(3'-10-1/2"Lx2'Dx2'10"H) Base cabinet. (1 EA)	11	SF							
117				(4'8"Lx1'8"Dx2'10"H) Vanity base cabinet. (1 EA)	13	SF							
118				(7'3"Lx1'8"Dx2'10"H) Vanity base cabinet. (1 EA)	21	SF							
119				(1'-4"Lx2'Dx2'-4-1/2"H) Wall cabinet. (1 EA)	3	SF							
120				(1'4"Lx2'Dx1'-3-3/4"H) Wall cabinet. (1 EA)	2	SF							
121				(1'4"Lx2'Dx2'-10-1/4"H) Wall cabinet. (1 EA)	4	SF							
122				(1'-7-3/4"Lx2'Dx3'-8-1/2"H) Wall cabinet. (1 EA)	6	SF							
123				(1'-7-3/4"Lx2'Dx2'-10-1/4"H) Wall cabinet. (1 EA)	5	SF							
124				(2'-1-1/2"Lx2'Dx2'-10-1/4"H) Wall cabinet. (1 EA)	6	SF							
125				(2'-6-1/2"Lx2'Dx3'8"H) Wall cabinet. (2 EA)	19	SF							
126				(3'-10-1/2"Lx2'Dx2'-10-1/4"H) Wall cabinet. (1 EA)	11	SF							
127				(4'2"Lx2'Dx2'-3-1/4"H) Wall cabinet. (1 EA)	10	SF							
128				(4'5"Lx2'Dx2'-10-1/4"H) Wall cabinet. (1 EA)	13	SF							
129				(2'Wx2'Dx2'10"H) Pull out drawer. (2 EA)	12	SF							
130				(1'2"Lx2'Dx9"H) Closet. (1 EA)	11	SF							
131				LINEN Closet.	10	SF							
132				(20"D) Book shelves.	135	LF							
133				(16"D) Wood shelves.	5	LF							
134				Clothing rod.	30	LF							
				Subtotal									
			070000	DIVISION 07 - THERMAL AND MOISTURE PROTECTION									
				ROOFING									
135				(R-38) Value batt insulation.	1515	SF							
136				Waterproofing membrane	1515	SF							
137				(1/2") MDO Plywood sheathing.	1585	SF							
138				(60 MIL) PVC Membrane roofing.	1585	SF							
139				(R-38) Floor batt insulation.	585	SF							
140				(3-1/2") Floor batt insulation.	1280	SF							
141				(4") ICYNENE PROSEAL V3 closed cell spray-foam insulation.	70	SF							
142				(R-10) Batt insulation.	70	SF							
143				Metal flashing.	100	LF							
144				Drip edge flashing.	100	LF							
145				Metal pan flashing.	100	LF							
146				22 GA. Cap flashing.	40	LF							
147				(1'2"W) Aluminum flashing	157	LF							
148				(8"W) Aluminum flashing	43	LF							
	A2.01 & A2.02			TYPE W1, GWB EXTERIOR WALL (262 LF):									
149				(6") R-21 Batt insulation.	2020	SF							
	A2.01 & A2.02			TYPE W3, GWB WALL (100 LF):									
150				(6") R-21 Batt insulation.	555	SF							
	A2.01 & A2.02			TYPE W4, GWB WALL (100 LF):									
151				(4") Batt insulation.	465	SF							
	A2.01 & A2.02			TYPE W5, GWB WALL (18 LF):									
152				(6") R-21 Batt insulation.	120	SF							

S#	DWG #	DETAIL #	CSI NO	DESCRIPTION	QTY.	UNIT	LABOR			MATERIAL (\$Per Unit)	EQUIPMENT (\$Per Unit)	COMPOSITE RATE/UNIT	TOTAL COST
							MHrs/ Unit	\$/Hour	(\$Per Unit)				
120000				DIVISION 12 - FURNISHING									
218	A2.01 to A5.02			Solid surface countertop.	90	SF							
219				Quartz countertop.	25	SF							
220				Quartz backsplash.	35	SF							
221				Living room Sectional sofa set	1	EA							
222				(3'5"X2") Living table	1	EA							
223				Living single sofa	2	EA							
224				(3'x9'8") Dinning table w/ 6 chairs	1	EA							
225				Island counter chair	3	EA							
226				Gym bench	1	EA							
227				(4'7"L) bench w/ shoe store	1	EA							
228				(3'5"L) bench w/ shoe store	1	EA							
229				Snooker table complete	1	EA							
230				Double bed w/ 2 side table	1	EA							
231				Nursery room chair	1	EA							
232				(2'3"X7'2") Desk	1	EA							
233				Led tv (Owner furnish/ Contractor install)	1	EA							
234				(3'8"L) Blackend Steel LTG	1	EA							
235				Bedroom single sofa	1	EA							
				Subtotal									
150000				DIVISION 15 - HEATING, VENTILATING, AND AIR- CONDITIONING (HVAC)									
236				Exhaust Fan	4	EA							
237				Intermittent Range Exhaust Vent, With Manual Switches, 100 CFM Exhaust Rates.	1	EA							
238				Gas Furnace	1	EA							
239				Air handling unit w/ Condensing unit. (3 ton)	2	EA							
240				kitchen exhaust hood	1	EA							
241				Allowances for air tranfer devices	1	LS							
242				Allowances for metal ducts	1	LS							
				Subtotal									
150000				DIVISION 15 - PLUMBING									
243				(3") BACKFLOW PREVENTER - ZURN	2	EA							
244				CIRCULATING PUMP	1	EA							
245				EXPANSION TANK	1	EA							
246				FCO - FLOOR CLEANOUT - MANUF: CECO, MODEL: 906- 3"	5	EA							
247				FD-1 - FLOOR DRAIN W/ 6" POLISHED BRONZE STRAINER, CAST IRON BODY DOUBLE DRAINAGE, CLAMPING FLANGE , JR SMITH, MODEL 2005-B	6	EA							
248				GAS SHUTT OFF VALVE	10	EA							
249				Water Closet	2	EA							
250				Lavatory	2	EA							
251				Shower head w/ trim	2	EA							
252				Two compartment Kitchen Sink	1	EA							
253				Electric Heat Pump Water Heater	1	EA							
254				Bath Tub	1	EA							
255				(4") Roof drain	2	EA							
256				Downspout	46	LF							
257				(1/2") SHUTT OFF VALVE	10	EA							
258				(1") BALL VALVE	3	EA							
				DOMESTIC WATER PIPING COPPER TYPE "L"									
259				(1") COLD WATER PIPE	120	LF							
260				(1") HOT WATER PIPE	120	LF							
261				(1-1/2") COLD WATER PIPE	40	LF							
262				(1-1/2") HOT WATER PIPE	55	LF							
263				(1/2") COLD WATER PIPE	60	LF							
264				(1/2") HOT WATER PIPE	50	LF							
265				(3/4") COLD WATER PIPE	210	LF							
266				(3/4") HOT WATER PIPE	210	LF							
267				(3/4") HOT WATER RETURN PIPE	220	LF							
				SANITARY PIPE PVC SCH 40									
268				(2") SANITARY PIPE	65	LF							
269				(2") VENT PIPE	210	LF							
270				(3") VENT PIPE	35	LF							
271				(3") SANITARY PIPE	120	LF							
272				(4") SANITARY PIPE	45	LF							
273				(1-1/2") VENT PIPE	70	LF							
				GAS PIPE BLACK STEEL									
274				(1-1/2") GAS PIPE	95	LF							
275				(1-1/4") GAS PIPE	80	LF							
276				(2") GAS PIPE	25	LF							
277				(2-1/2") GAS PIPE	23	LF							
278				(4") GAS PIPE	12	LF							
				Subtotal									
160000				DIVISION 16 - ELECTRICAL									
279				Smoke Detector With Carbon Monoxide Detector	8	EA							
280				Undercabinet led	4	EA							
281				Round LED Recessed Down Light	46	EA							
282				4 Feet LED Recessed Light	6	EA							
283				Directional Accent Light	3	EA							
284				High Ceiling Pendant Light	4	EA							
285				DATA RECEPTACLE	20	EA							
286				Shower Light	3	EA							
287				Soffit Light	1	EA							
288				Cabinet Strip Light	2	EA							
289				Reading Light	2	EA							
290				Cabinet Round Light	8	EA							
291				6 Feet LED Recessed Light	2	EA							
292				Dinning Pendant Light	3	EA							
293				Duplex receptacle	37	EA							
294				FIRE ALARM ADA AUDIBLE/VISIBLE DEVICE	7	EA							

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							MHrs/ Unit	\$/Hour	(\$Per Unit)				
295				FIRE ALARM CONTACT FOR KITCHEN HOOD AND EXHAUST	1	EA							
296				FIRE ALARM MANUAL PULL STATION	3	EA							
297				FLOOR BOX OF DUPLEX RECEPTACLE & TELE/DATA RECEPTACLE	1	EA							
298				GFI DUPLEX RECEPTACLE WEATHER PROOF	5	EA							
299				JUNCTION BOX	36	EA							
300				MOTORIZED SWITCH	8	EA							
301				NON FUSED DISCONNECT SWITCH	5	EA							
302				SINGLE POLE SWITCH	23	EA							
303				THREE POLE SWITCH	8	EA							
304				QUAD RECEPTACLE	3	EA							
305				TELE/DATA OUTLET	5	EA							
306				TELEVISION OUTLET	5	EA							
307				ELECTRICAL PANEL	2	EA							
308				ELECTRICAL BREAKERS	1	LS							
309				GROUNDING	1	LS							
310				WIRING & CONDUIT	1	LS							
				Subtotal									
				Total.									
				Add wastage of materials									
				Add Contractor's overhead & profit @ 25%									
				G.Total									



99 ESTIMATORS