

Project:	KCHA - Trailhead Apartments	DD Estimate	Date: 6/20/2025	Date: 2/14/2025	Opportunity Center	LEO and Caregiver Units	South Parcel Site / Utilities						
				Schematic Estimate	9584	3798							
				-	5.64%	2.64%							
Estimate No:	2												
Div #	Division	Misc. Information	Quant	Unit	Unit Cost	Subtotal	Total	Subtotal	Total	Delta	Total	Total	Total
10000	General Requirements					2,600,514		2,547,541	52,973		146,669.0	68,654	30,202
10000	General Requirements					2,600,514		2,547,541	52,973				
20000	Existing Conditions	Weeks = 99	1	ls	2,600,514	2,600,514		538,206	(253,072)		16,082	7,528	
24100	Existing Conditions					285,134		538,206	(253,072)				
X		Clearing	81,956	sqft	1.50	122,934							
X		Demolition - Site Structures	1	ls	162,200	162,200							145,980
X		Hazardous Materials Abatement		exclcd	-	-							
X		Contaminated Soil/Oil Tank Removal		exclcd	-	-							
30000	Concrete					10,669,303		10,624,245	45,058				
31000	Concrete - SUB-STRUCTURE					10,359,919		10,234,085	125,825		2,452,191	122,247	
X		Concrete - Structure	151,876	sqft	62.14	9,437,100							
X		Weather Protection	151,876	sf	0.35	53,157							
X		Concrete Trade Supervision	1	ls	275,576	275,576							
X		Horizontal & Vertical Control	1	ls	86,878	86,878							
X		Equipment	1	ls	189,972	189,972							
X		Clean-up and Drop Boxes	1	ls	305,245	305,245							
X		Safety	1	ls	11,983	11,983							
35000	Concrete Topping Slabs					299,393		380,160	(80,767)				
X		Gyp-Concrete	127106	sf	2.36	299,393							
36000	Grouting					10,000		10,000	-		564		
X		Misc Grouting	1	allw	10,000	10,000							
40000	Masonry					511,727		1,101,996	(590,269)		28,861		
42000	Brick					511,727		368,037	143,690				
X		Brick Veneer	7315	sf	69.96	511,727							
42200	CMU Masonry					-		542,515	(542,515)				
X		CMU Wall - Standard		sf	-	-							
44000	Stone					-		159,842	(159,842)				
X		Precast Stone Coping		sf	-	-							
50000	Metals					1,085,356		1,002,536	82,820		61,214	28,653	
51000	Structural Steel					258,561		196,897	59,664				
X		Structural Steel	1	ls	91,412	91,412							
X		Elevator Steel	2	ea	46,458	92,915							
X		Includes Pit Ladders and Grates											
X		Steel Trade Supervision	1	ls	18,400	18,400							
X		Horizontal & Vertical Control	1	ls	6,206	6,206							
X		Equipment	1	ls	17,437	17,437							
X		Clean-up and Drop Boxes	1	ls	21,803	21,803							
X		Safety	1	ls	8,388	8,388							
55000	Metal Fabrications					828,795		805,639	23,156				
X		Steel Canopy	1927	sqft	121.40	233,935							
X		Steel Stairs w/Gdr & Wall Rails	1	ls	30,237	30,237							
X		L4 Steel Picket Guardrails and Security Gates	114	lf	251.58	28,680							
X		Metal Screen Wall w/ 2 Gates	278	sf	450.00	125,100							
X		Steel Security Gate and Barrier Gate	2	ea	8,900	17,800							
X		At Stair 1 and Stair 2											
X		Steel Railings	183	lf	85.31	15,611							
X		Roof Mechanical Screen	0	ls	120,120	-							
X		Misc. Metal Fabrications	251621	sqft	1.50	377,432							
58000	Expansion Control					-		-					
X		Premanufactured Assembly		lf	250.00	-							
60000	Wood & Plastics					7,715,044		8,045,574	(330,530)				
61000	Rough Carpentry					5,193,339		4,980,448	212,872				
X		Rough Carpentry	140111	sf	32.32	4,528,200							
X		Wood Material Escalation	1	ls	452,820								
X		10% - Not Included in Total											
X		Canopy Sheathing	1	ls	25,000	25,000							
X		Rough Carpentry Trade Supervision	1	ls	196,840	196,840							
X		Horizontal & Vertical Control	1	ls	93,084	93,084							
X		Equipment	1	ls	122,577	122,577							
X		Survey	1	ls	-	-							
X		Clean-up and Drop Boxes	1	ls	218,032	218,032							
X		Safety	1	ls	9,586	9,586							
62000	Finish Carpentry					628,988		1,016,891	(395,905)		16,394		
X		Unit Millwork	159	units	1,029	163,562							
X		FJP - Wood Base in Units Excluded											
X		Common Area Millwork	32841	sf	2.01	65,968							
X		Finish Carpentry Trade Supervision	1	ls	128,800	128,800							
X		Horizontal & Vertical Control	1	ls	-	-							
X		Equipment	1	ls	100,448	100,448							
X		Survey	1	ls	-	-							
X		Clean-up and Drop Boxes	1	ls	152,622	152,622							
X		Safety	1	ls	9,586	9,586							
67000	Siding & Trim					1,854,024		1,939,035	(85,011)		104,567	48,946	
X		Scaffold for Siding	99878	sf	6.00	599,266							
X		Hardi-Siding w/ Wood Trim	82400	sf	15.23	1,254,758							
68000	Decks & Railings					46,714		109,200	(62,486)				
X		Deck Structures and Railings	3	ea	15,571	46,714							
70000	Thermal & Moisture Protection					3,486,340		4,159,285	(672,945)				
71000	Waterproofing					654,000		717,638	(63,638)		38,886	17,266	
X		Underlab Waterproofing Mat Slab	42073	sf	9.55	402,000							
X		Cetco Ultraseal AB											
X		Underlab Waterproofing Elevator Pits	2	ea	25,000	50,000							
X		Underlab Waterproofing Warranty	1	ls	33,000	33,000							
X		W.P. Plaza Deck	12056	sf	14.02	169,000							
71900	Building Envelope Moisture Barrier					769,450		673,038	87,412		42,889	20,076	
X		Mock-Ups	1	ls	10,000	10,000							
X		Building Wrap	92563	sf	5.76	533,180							
X		WRB at Canopy Locations	1927	sf	10.00	19,270							
X		Air Barrier Test Prep	1	ls	10,000	10,000							
X		Project Skin Doctor	47	wks	4,000	188,000							
72000	Insulation					817,768		1,301,940	(484,172)		46,122	21,589	
X		Building Insulation	251621	sf	3.25	817,768							
X		Rigid Insulation at Foundation		sf	4.25	-							
X		Garage Lid Insulation		sf	3.50	-							
72500	Firestopping					205,488		173,800	106,688		15,932	7,458	
X		Top and Bottom of Wall Firestopping	111510	sf	1.25	139,388							
X		Penetrations	3180	ea	45.00	143,100							
75000	Membrane Roofing					690,000		982,881	(292,881)		38,916	18,216	
X		Roofing - 2015 SBS	31251	sf	22.08	690,000							
75700	Traffic Coating					28,000		-	28,000				
X		Traffic Coating	2097	sf	13.35	28,000							
76000	Flashing & Sheet Metal					140,404		194,709	(54,305)		7,919	3,707	
X		Downspouts	1087	lf	25.00	27,175							
X		Parapet Copings		lf	-	-							
X		Included in Div. 67000	251621	sf	0.45	113,229							
79000	Joint Sealant					113,229		115,079	(1,850)		6,386	2,989	
X		Interior	251621	sf	0.15	37,743							
X		Exterior	251621	sf	0.30	75,486							
80000	Doors & Windows					3,682,950		3,986,078	(303,128)				
81000	Common Doors & Frames					206,847		77,947					
X		Single Doors	136	ea	1,521	206,847							
X		Double Doors		ea	-	-							
82000	Unit Doors					584,670		1,019,055	(434,385)				
X		Unit Entry	159	ea	1,489	236,748							6,250
X		WD Doors - Timely Frames											9,185
X		Unit Interior Doors	933	ea	372.91	347,922							
83000	Special Doors					315,773		175,340	140,833				
X		Overhead Garage Doors	4	ea	53,206	212,823							
X		Includes Loading and Trash Doors											
X		Coiling Grilles		sf	65.00								
X		Access Doors	318	ea	325.00	103,350							2,728
84000	Storefront Assemblies					5							

Opportunity Center LEO and Caregiver Units South Parcel Site / Utilities

5.64%

2.64%

(0)

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Div #	Division	Misc. Information	Quant	Unit	Unit Cost	Subtotal	Total	Subtotal	Total	Delta	Total	Total	Total
TOTAL							\$ 73,462,396	\$ 78,097,612		(4,635,216)	5,207,444	1,541,016	853,195
Per SF							\$ 291.96	\$ 305.39	\$ (13.43)		\$ 543.35	\$ 405.74	
Per Unit							\$ 462,028	\$ 494,289	\$ (32,261)		\$	\$ 1,541,016	

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.

Standard Exclusions:

- Plan Check Fee
 - Building Permit
 - Fire Protection Permit
 - Plumbing Permit
 - HVAC Permit
 - Electrical Permit
 - Bonds
 - Master Use Permits & Fees
 - Assessments
 - Sanitary Sewer Connection Fees
 - Storm Sewer Connection Fees
 - Water Meter & Tap
 - Water Connection Fees
 - Mitigation Fees & Expenses
 - Impact Fees
 - Electric Utility Company Connection Fees
 - Survey
 - Smoke Control Design
- Engineering
 - Special Inspections
 - Testing
 - Cost Certification
 - Rock Excavation
 - Placement of Transformer into Building
 - Overhead hazards/utilities located off-site
 - Underground Obstructions and/or Conditions That Hinder Construction
 - Performance & Payment Bond
 - All-Risk Insurance
 - Hazardous Material Abatement
 - Any Warranty Beyond Manufacturers Warranty
 - Subcontractor/Suppliers Individual Lien Releases
 - Printing Cost(s) for Architects Plans & Specifications
 - Project Photographs
 - Premium for LEED certification
 - SWPPS Plan

Project Specific Inclusions / Exclusions:

- Project security/guards (except during regular business hours on Monday thru Friday)
- Wood products are price variable commodities and the cost varies from day-to-day. This estimate is based on "today's" market prices. Accordingly, the actual cost at the time of purchase/delivery may decrease or increase. The contract shall include an article establishing the process to satisfy these variable cost(s).
- Project Based on Washington State Residential Prevailing Wages
- South Building Wetland Restoration Excluded
- South Building Construction Excluded
- Opportunity Center TI is Shell and Core Only
- Assumes June 2026 Start Date - This is due to ground water levels and seasonal fluctuations

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