

CONSTRUCTION COST ESTIMATE BREAKDOWN

CONTRACTOR						ADDRESS								
						TOTAL MATERIAL COST						\$	153,736	
						TOTAL LABOR COST						\$	418,686	
						SUBTOTAL						\$	572,422	
						SALES TAX						10.30%	\$ 15,835	
						LABOR BURDEN						10.00%	\$ 41,869	
						OVERHEAD & PROFIT						25.00%	\$ 143,106	
						BONDING						2.00%	\$ 15,465	
						CONTINGENCY / WASTAGE						5.00%	\$ 28,621	
						PROPOSED PROJECT AMOUNT						\$	817,317	
						TOTAL MANHOURS							9502.98	
DATE	PROJECT NAME	SCOPE OF WORK				PROJECT LOCATION								
10/10/2022	23 N BROADWAY MULTI-FAMILY RESIDENTIAL BUILDING	COMPLETE SITE WORKS EXCEPT CONCRETE & ASPHALT TOPPING, CURB & LANDSCAPING.				23 N BROADWAY TACOMA, WA 98403.								
LINE NO.	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST	LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P	
	31.00-01	MOBILIZATION & DEMOBILIZATION	SUBTOTAL MATERIAL		\$ -		SUBTOTAL LABOR		\$ 16,000			\$ 16,000	\$ 22,832	
1		ALLOWANCE PROVIDED FOR MOBILIZATION & DEMOBILIZATION	LS	1						\$9,500.00	\$9,500.00	\$9,500.00		
2		CRANE WILL BE PROVIDED BY GENERAL CONTRACTOR. THE LIFT DIRECTOR, QUALIFIED RIGGER/SIGNALMAN SHALL BE PROVIDED BY SUBCONTRACTOR (WOOD FRAMER, CONCRETE, ROOFER, SIDER, ETC).	LS	1						\$6,500.00	\$6,500.00	\$6,500.00		
	31.00-02	TRAFFIC CONTROL	SUBTOTAL MATERIAL		\$ -		SUBTOTAL LABOR		\$ 2,450			\$ 2,450	\$ 3,496	
3		ALLOWANCE PROVIDED FOR TRAFFIC CONTROL	LS	1						\$2,450.00	\$2,450.00	\$2,450.00		
	31.00-03	SITE DEMOLITION	SUBTOTAL MATERIAL		\$ 813		SUBTOTAL LABOR		\$ 31,946			\$ 32,759	\$ 46,749	
		DEMOLITION												
4	WO2.0	1: REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT	SF	2683			0.075	201.20	\$38.94	\$2.92	\$7,835.42	\$7,835.42		
5		2: REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT	SF	3169			0.078	247.17	\$38.94	\$3.04	\$9,625.58	\$9,625.58		
6		4: MODIFY & REMOVE PART OF EXISTING ROCKERY TO ACCOMODATE PROPOSED IMPROVEMENTS NOTE: PROTECT ROCKERY WHERE PRESENT ON ADJACENT PROPERTY	SF	21			0.070	1.50	\$38.94	\$2.73	\$58.47	\$58.47		
7		SU4/WO3.3: REMOVE & REPLACE CEMENT CONCRETE SIDEWALK NOTE: REPLACEMENT NOT IN SCOPE, DEMOLISH ONLY	SF	1253			0.082	102.74	\$38.94	\$3.19	\$4,001.12	\$4,001.12		
8		16: REMOVE & DISPOSE OF EXISTING RETAINING WALL ASSUMED HT: 4'-0" WALL LENGTH: 232 LF	SF	926			0.080	74.11	\$38.94	\$3.12	\$2,885.98	\$2,885.98		
9		16: REMOVE & DISPOSE OF EXISTING CONCRETE WALL ASSUMED HT: 3'-0" WALL LENGTH: 9 LF	SF	27			0.080	2.16	\$38.94	\$3.12	\$84.12	\$84.12		
10		3: REMOVE AND DISPOSE OF EXISTING CURB	LF	114			0.235	26.68	\$38.94	\$9.15	\$1,039.15	\$1,039.15		
11		18: REMOVE EXISTING PAVEMENT STRIPING	LF	189			0.048	9.07	\$38.94	\$1.87	\$353.38	\$353.38		
12		31: REMOVE EXISTING CHAIN LINK FENCE	LF	20			0.165	3.26	\$38.94	\$6.43	\$127.03	\$127.03		
13		5: REMOVE & DISPOSE OF STORM DRAINAGE YARD DRAINS W/ PIPING NOTE: CAP PIPE IN RIGHT OF WAY	EA	1			5.650	5.65	\$38.94	\$220.03	\$220.03	\$220.03		
14		24: REMOVE AND DISPOSE OF EXISTING SIGNAGE	EA	1			0.325	0.33	\$38.94	\$12.66	\$12.66	\$12.66		
15		8: COORDINATE GAS METER AND PIPING REMOVAL W/ PUGET SOUND ENERGY	LOC	1	\$484.11	\$484.11	2.275	2.28	\$59.62	\$135.63	\$135.63	\$619.74		
			SAWCUT LINE											
16		WO2.0-WO3.2	SAWCUT LINE	LF	496			0.035	17.37	\$106.13	\$3.71	\$1,843.80	\$1,843.80	
17			SAWCUT FULL DEPTH & PROTECT UNDERLYING UTILITIES	LF	13			0.048	0.60	\$106.13	\$5.09	\$63.68	\$63.68	
		PROTECTION												
18	WO2.0-WO3.2	7: PROTECT EXISTING CHAIN LINK FENCE	LF	9	\$1.22	\$10.50	0.022	0.19	\$50.16	\$1.10	\$9.48	\$19.98		
19		10: PROTECT EXISTING TREES TO REMAIN	EA	3	\$24.45	\$73.35	0.697	2.09	\$50.16	\$34.96	\$104.89	\$178.24		
20		13: PROTECT EXISTING POWER POLE, GUY WIRES, OVERHEAD LINES AND STREET LIGHT	EA	1	\$24.55	\$24.55	2.080	2.08	\$38.94	\$81.00	\$81.00	\$105.55		
21		14: REMOVE & DISPOSE OF EXISTING TREES	EA	10			2.850	28.50	\$38.94	\$110.99	\$1,109.86	\$1,109.86		
22		19: PROTECT EXISTING SEWER CLEANOUT W/ ADAPTER SKIRT & GEOTEXTILE FABRIC & RETRIEVAL STRAP NOTE: FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 1/3 FULL	EA	3	\$73.35	\$220.05	2.000	6.00	\$38.94	\$77.89	\$233.66	\$453.71		
23		20: PROTECT EXISTING SIGNAGE	EA	3			0.375	1.13	\$38.94	\$14.60	\$43.81	\$43.81		

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DATE	PROJECT NAME			SCOPE OF WORK			PROJECT LOCATION									
10/10/2022	23 N BROADWAY MULTI-FAMILY RESIDENTIAL BUILDING			COMPLETE SITE WORKS EXCEPT CONCRETE & ASPHALT TOPPING, CURB & LANDSCAPING.			23 N BROADWAY TACOMA, WA 98403.									
LINE NO.	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL COST	LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P			
							UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST					
24		21: PROTECT EXISTING POWER POLE BOX	EA	3			2.080	6.24	\$38.94	\$81.00	\$243.00	\$243.00				
25		22: PROTECT EXISTING LIGHT POLE	EA	1			2.080	2.08	\$38.94	\$81.00	\$81.00	\$81.00				
26		23: PROTECT EXISTING WATER METER	EA	2			2.000	4.00	\$38.94	\$77.89	\$155.77	\$155.77				
27		29: PROTECT EXISTING LIGHT RAIL POLES	EA	2			2.080	4.16	\$38.94	\$81.00	\$162.00	\$162.00				
ROTATION & RELOCATION																
28	WO2.0-WO3.2	5: ROTATE EXISTING SIGN TO FACE THE DIRECTION OF THE PROPOSED PARKING STALLS	EA	4			4.850	19.40	\$49.16	\$238.44	\$953.78	\$953.78				
29		4: RELOCATE EXISTING SIGN	EA	4			2.450	9.80	\$49.16	\$120.45	\$481.80	\$481.80				
31.00-04 SITE CONCRETE CSTC (CRUSHED SURFACING TOP COURSE)			SUBTOTAL MATERIAL			\$ 2,907	SUBTOTAL LABOR			\$ 4,226	\$ 7,133	\$ 10,188				
ASPHALT PAVEMENT																
30	WO3.0-WO3.2	GRIND AND OVERLAY OF ASPHALT AS: - 6" CSTC - SUBGRADE COMPACTED TO 95% OF MAX. DENSITY	SF	3129	\$0.93	\$2,906.93	0.014	43.80	\$96.49	\$1.35	\$4,226.37	\$7,133.31				
31.00-05 TESC (TEMPORARY EROSION & SEDIMENT CONTROL)			SUBTOTAL MATERIAL			\$ 1,948	SUBTOTAL LABOR			\$ 888	\$ 2,837	\$ 4,054				
SANDBAGS																
31	WO3.0-WO3.2	TESC. SANDBAGS NOTE: SAND BAGS MAY ONLY BE IN RIGHT OF WAY WHEN SIDEWALK CLOSURES ARE PERMITTED.	LF	9	\$0.73	\$6.60	0.025	0.23	\$38.94	\$0.97	\$8.76	\$15.36				
FENCING																
32	WO3.0-WO3.2	12: 4'-0"H TEMPORARY CONSTRUCTION FENCE AS: - 4'-0"H CONSTRUCTION FENCE MATERIAL IN CONT. ROLLS - 2"X2"X6'-0"H WOODEN/METAL STAKES@ 4'-0" O.C.	LF	389	\$3.61	\$1,402.93	0.037	14.38	\$50.16	\$1.86	\$721.53	\$2,124.46				
33		INSTALL CHAIN LINK FENCE AND MATCH INTO EXISTING CHAIN LINK FENCE	LF	22	\$24.45	\$538.88	0.143	3.15	\$50.16	\$7.17	\$158.10	\$696.98				
31.00-06 CLEAR & GRUB			SUBTOTAL MATERIAL			\$ -	SUBTOTAL LABOR			\$ 2,531	\$ 2,531	\$ 3,612				
34		ALLOWANCE PROVIDED FOR CLEARING & GRUBBING	LS	1			65.000	65.00	\$38.94	\$2,531.26	\$2,531.26	\$2,531.26				
31.00-07 CUT & FILL			SUBTOTAL MATERIAL			\$ -	SUBTOTAL LABOR			\$ 163,263	\$ 163,263	\$ 232,977				
MASS GRADING FOR BUILDING																
35	G101, SH2.0	TOTAL CUT FOR SITE	CY	697.1			0.683	476.15	\$38.94	\$26.60	\$18,542.34	\$18,542.34				
36		TOTAL FILL	CY	44.9			0.443	19.88	\$38.94	\$17.25	\$774.25	\$774.25				
37		HAUL-OFF	CY	652.3			0.215	140.24	\$38.94	\$8.37	\$5,461.14	\$5,461.14				
31.00-08 HAUL EXCAVATED TO EXPORT			SUBTOTAL MATERIAL			\$ -	SUBTOTAL LABOR			\$ 46,793	\$ 46,793	\$ 66,773				
HAUL-OFF																
38	WO3.0-WO3.2	HAUL-OFF EXTRA MATERIAL FOR CONSTRUCTION FENCE	CY	0.5			0.425	0.21	\$38.94	\$16.55	\$8.28	\$8.28				
39		HAUL-OFF EXTRA MATERIAL FOR POWER LINE	CY	4.6			0.425	1.96	\$38.94	\$16.55	\$76.13	\$76.13				
40		HAUL-OFF EXTRA MATERIAL FOR SANITARY/SEWER LINE	CY	188.2			0.425	79.99	\$38.94	\$16.55	\$3,114.82	\$3,114.82				
41	WO4.0	HAUL-OFF EXTRA MATERIAL FOR APARTMENT BUILDING NOTE: ASSUME WINTER EXPORT (WET MATERIAL) AS WELL.	CY	5206.7			0.215	1119.43	\$38.94	\$8.37	\$43,593.53	\$43,593.53				
31.00-09 MISC. ELECTRICAL TRENCHING OUTSIDE BUILDINGS			SUBTOTAL MATERIAL			\$ 3,102	SUBTOTAL LABOR			\$ 3,501	\$ 6,603	\$ 9,432				

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					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE			TOTAL COST	
		ELECTRICAL LINE TRENCHING												
		POWER LINE												
42		ELECTRICAL POWER LINE	LF	62	\$20.78	\$1,292.88	0.185	11.51	\$56.70	\$10.49	\$652.58	\$1,945.46		
		TRENCHING												
43	WO3.0-WO3.2	EXCAVATION PROVIDED FOR POWER LINE	CY	23.0			1.698	38.99	\$38.94	\$66.12	\$1,518.41	\$1,518.41		
44		BACKFILL PROVIDED FOR POWER LINE	CY	18.4			0.903	16.59	\$38.94	\$35.17	\$646.00	\$646.00		
		MISC.												
45		TACOMA POWER VAULT WITH POLE 554	EA	1	\$733.50	\$733.50	4.125	4.13	\$56.70	\$233.90	\$233.90	\$967.40		
46		POWER POLE	EA	1	\$1,075.80	\$1,075.80	6.897	6.90	\$65.28	\$450.22	\$450.22	\$1,526.02		
	31.00-11	FOOTING EXCAVATION & BACKFILL												
		SUBTOTAL MATERIAL			\$ 4,600									
		SUBTOTAL LABOR							\$ 22,287			\$ 26,888	\$ 38,383	
		EXCAVATION												
47	WO3.0-WO3.2	EXCAVATION PROVIDED FOR CONSTRUCTION FENCE	CY	1.4			1.698	2.29	\$38.94	\$66.12	\$89.31	\$89.31		
48		EXCAVATION PROVIDED FOR SANITARY/STORM PIPING	CY	235.2			1.698	399.34	\$38.94	\$66.12	\$15,551.47	\$15,551.47		
		BACKFILL												
49		BACKFILL PROVIDED FOR CONSTRUCTION FENCE	CY	0.9			0.903	0.78	\$38.94	\$35.17	\$30.40	\$30.40		
50	WO3.0-WO3.2	BACKFILL PROVIDED FOR SANITARY/STORM PIPING AS: - CDF OR COMPACTED STONE BACKFILL ABOVE PIPE ZONE - 12" PIPE ZONE BEDDING	CY	188.1	\$24.45	\$4,600.22	0.903	169.90	\$38.94	\$35.17	\$6,616.24	\$11,216.47		
	31.00-12	WATER/FIRE												
		SUBTOTAL MATERIAL			\$ 2,275									
		SUBTOTAL LABOR							\$ 2,971			\$ 5,246	\$ 7,493	
		PIPING												
51	WO3.0-WO3.2	4" OR 6" DOMESRIC WATER/FIRE LINE	LF	111	\$20.54	\$2,274.79	0.500	55.38	\$53.65	\$26.83	\$2,971.14	\$5,245.93		
	31.00-13	BUILDING SLAB CAPILLARY BREAK												
		SUBTOTAL MATERIAL			\$ 9,550									
		SUBTOTAL LABOR							\$ 10,910			\$ 20,460	\$ 29,226	
		CAPILLARY BREAK												
52		BUILDING SLAB ON GRADE CAPILLARY BREAK	SF	9964	\$0.96	\$9,549.90	0.025	249.10	\$43.80	\$1.09	\$10,910.27	\$20,460.16		
	31.00-15	FINISH GRADE FOR LANDSCAPE & SITE HARDSCAPE												
		SUBTOTAL MATERIAL			\$ 2,252									
		SUBTOTAL LABOR							\$ 934			\$ 3,185	\$ 4,553	
		PEBBLE MULCH												
53	S108	1"DIA X 3" PEBBLE MULCH AT ROOF PLANTERS	SF	2398	\$0.94	\$2,251.56	0.010	23.98	\$38.94	\$0.39	\$933.89	\$3,185.45		
	31.00-16	OTHER MISC.												
		SUBTOTAL MATERIAL			\$ 82,246									
		SUBTOTAL LABOR							\$ 51,935			\$ 134,181	\$ 191,728	
		STRIPING												
54	WO3.0-WO3.2	4" WIDE PAINT STRIPE PER CITY STANDARDS	LF	366	\$0.83	\$304.41	0.040	14.65	\$41.07	\$1.64	\$601.58	\$905.99		
55		1'-6"W PAVEMENT STRIPING PER CITY DTANDARDS	LF	93	\$2.20	\$203.55	0.060	5.55	\$41.07	\$2.46	\$227.94	\$431.48		
		ROCKERY WALL												
56	WO3.0-WO3.2	7' CONSTRUCT 2'-0"W X 7'-0"H OFF-SITE ROCKERY WALL WALL LENGTH: 13 LF	SF	91	\$15.16	\$1,379.47	0.540	49.14	\$44.34	\$23.94	\$2,178.63	\$3,558.10		
		SHORING												

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SOLDIER PILES													
57	SH2.0-SH5.2	WP1: W16X36 PILE (1 EA) SIZE: 24"DIA X 30.5' L	LF	31	\$53.79	\$1,640.60	0.065	1.98	\$80.87	\$5.26	\$160.33	\$1,800.93	
58		WP2: W16X36 PILE (1 EA) SIZE: 24"DIA X 30.0' L	LF	30	\$53.79	\$1,613.70	0.065	1.95	\$80.87	\$5.26	\$157.70	\$1,771.40	
59		WP3: W14X30 PILE (1 EA) SIZE: 24"DIA X 28.5' L	LF	285	\$46.46	\$13,239.68	0.062	17.73	\$80.87	\$5.03	\$1,434.12	\$14,673.80	
60		WP4: W14X30 PILE (1 EA) SIZE: 24"DIA X 28.0' L	LF	28	\$46.46	\$1,300.74	0.062	1.74	\$80.87	\$5.03	\$140.90	\$1,441.64	
61		WP5: W14X30 PILE (1 EA) SIZE: 24"DIA X 27.5' L	LF	28	\$46.46	\$1,277.51	0.062	1.71	\$80.87	\$5.03	\$138.38	\$1,415.89	
62		WP6: W14X30 PILE (1 EA) SIZE: 24"DIA X 27.0' L	LF	27	\$46.46	\$1,254.29	0.062	1.68	\$80.87	\$5.03	\$135.86	\$1,390.15	
63		WP7: W14X30 PILE (1 EA) SIZE: 24"DIA X 27.0' L	LF	27	\$46.46	\$1,254.29	0.062	1.68	\$80.87	\$5.03	\$135.86	\$1,390.15	
64		WP8: W14X30 PILE (1 EA) SIZE: 24"DIA X 26.0' L	LF	26	\$46.46	\$1,207.83	0.062	1.62	\$80.87	\$5.03	\$130.83	\$1,338.66	
65		WP9: W14X30 PILE (1 EA) SIZE: 24"DIA X 31.0' L	LF	31	\$46.46	\$1,440.11	0.062	1.93	\$80.87	\$5.03	\$155.99	\$1,596.10	
SOIL NAILS													
66	SH2.0-SH5.2	#7 BAR, SOIL NAILS (70 LF)	LBS	143	\$0.80	\$114.52	0.008	1.14	\$36.19	\$0.29	\$41.34	\$155.86	
67		#8 BAR, SOIL NAILS (1836 LF)	LBS	4902	\$0.67	\$3,308.05	0.008	39.22	\$36.19	\$0.29	\$1,419.10	\$4,727.15	
68		#9 BAR, SOIL NAILS (24 LF)	LBS	82	\$0.86	\$70.23	0.008	0.65	\$36.19	\$0.29	\$23.62	\$93.85	
VERTICAL SUPPORTS													
69	SH2.0-SH5.2	W12X16 VERTICAL ELEMENT/COLUMN (33 EA) SIZE: 18"DIA X 16.0'L	LF	528	\$24.94	\$13,167.79	0.064	33.64	\$80.87	\$5.15	\$2,720.39	\$15,888.18	
LAGGING & DRAINAGE BOARD													
70	SH2.0-SH5.2	4"THK, TREATED HEM-FIR NO.2 OR BETTER, TIEBACK WOOD LAGGING	SF	4482	\$3.37	\$15,122.28	0.075	336.14	\$49.16	\$3.69	\$16,525.92	\$31,648.19	
71		16"W, VERTICAL GEOCOMPOSITE DRAINAGE BOARD STRIP (FILTER GEOTEXTILE AGAINST SOIL FACE)	SF	668	\$4.03	\$2,696.89	0.095	63.51	\$49.16	\$4.67	\$3,122.26	\$5,819.14	
MISC.													
72	SH2.0-SH5.2	PL 1/2" X 9" X 9" CONNECTION PLATES	EA	110	\$63.57	\$6,992.70	0.325	35.75	\$80.87	\$26.28	\$2,891.20	\$9,883.90	
73		1-1/2" DIA WEEP HOLE FOR PVC WEEP PIPES	EA	32	\$24.45	\$782.40	0.525	16.80	\$80.87	\$42.46	\$1,358.66	\$2,141.06	
FOOTING DRAIN													
74		4" PERFORATED DRAIN TILE WRAPPED IN CRUSHED STONE WITH FILTER FABRIC	LF	425	\$1.80	\$764.80	0.096	40.80	\$43.49	\$4.18	\$1,774.53	\$2,539.33	
MISC.													
75	WO3.0-WO3.2	8: BORING UNDER LIGHT RAIL TRACKS NOTE: COORDINATE W/ TACOMA PUBLIC UTILITIES AND SOUTH TRANSIT. CASING TO BE INSTALLED AND FURNISHED BY OWNER'S CONTRACTOR.	LF	81			0.095	7.73	\$38.94	\$3.70	\$301.22	\$301.22	
76		9: TRANSFORMER WELL	EA	1	\$5,819.10	\$5,819.10	65.591	65.59	\$52.18	\$3,422.50	\$3,422.50	\$9,241.60	
77		5,16: PROPOSED TACOMA WATER VAULT LOCATION W/ FIRE LINE AND CHECK VALVE	EA	4	\$464.55	\$1,858.20	2.850	11.40	\$59.62	\$169.91	\$679.63	\$2,537.83	
ALLOWANCES													

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							TOTAL LABOR COST					\$	418,686
							SUBTOTAL					\$	572,422
							SALES TAX					10.30%	\$ 15,835
							LABOR BURDEN					10.00%	\$ 41,869
							OVERHEAD & PROFIT					25.00%	\$ 143,106
							BONDING					2.00%	\$ 15,465
							CONTINGENCY / WASTAGE					5.00%	\$ 28,621
							PROPOSED PROJECT AMOUNT					\$	817,317
							TOTAL MANHOURS						9502.98
DATE	PROJECT NAME			SCOPE OF WORK			PROJECT LOCATION						
10/10/2022	23 N BROADWAY MULTI-FAMILY RESIDENTIAL BUILDING			COMPLETE SITE WORKS EXCEPT CONCRETE & ASPHALT TOPPING, CURB & LANDSCAPING.			23 N BROADWAY TACOMA, WA 98403.						
LINE NO.	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY			LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
78	ADDENDUM	ALLOWANCE PROVIDED FOR NEAT CUT OF PAD FOOTINGS INDISE BUILDING BUILDING AREA: 10488 SF	LS	1			42.250	42.25	\$38.94	\$1,645.32	\$1,645.32	\$1,645.32	
79		ALLOWANCE PROVIDED FOR REMOVAL OF SPOILS FOR SHORING BUILDING AREA: 10488 SF	LS	1			84.500	84.50	\$38.94	\$3,290.64	\$3,290.64	\$3,290.64	
80		ALLOWANCE PROVIDED FOR TEMP. ASPHALT PATCHING FOR UTILITIES UTILITIES : 808 LF	LS	1	\$1,975.56	\$1,975.56	37.814	37.81	\$38.94	\$1,472.59	\$1,472.59	\$3,448.15	
81		ALLOWANCE PROVIDED FOR UTILITIES BROUGHT VIA FLANGE UTILITIES : 808 LF	LS	1	\$2,445.00	\$2,445.00	31.525	31.53	\$38.94	\$1,227.66	\$1,227.66	\$3,672.66	
82		ALLOWANCE PROVIDED FOR MISC. DEWATERING OF UTILITIES AS NEEDED VIA TRASH PUMPS NOTE: PUMPED INTO TANKS PROVIDED BY US/OWNER.	LS	1			45.825	45.83	\$38.94	\$1,784.54	\$1,784.54	\$1,784.54	
83		ALLOWANCE PROVIDED FOR BORING & SLEEVES FOR WATERLINE INCLUDING POTHOLING UPFRONT WATERLINE: 111 LF	LS	1	\$180.93	\$180.93	38.240	38.24	\$38.94	\$1,489.14	\$1,489.14	\$1,670.07	
84		ALLOWANCE PROVIDED FOR EXCAVATION AND DEWATERING OF ROCK RETAINING WALLS INCLUDING ROCKERY WALLS ITSELF ROCKERY WALL: 91 SF (13'-0"L X 7'-0"H) RETAINING WALL: 230 LF	LS	1	\$831.30	\$831.30	29.445	29.45	\$38.94	\$1,146.66	\$1,146.66	\$1,977.96	
	31.00-17	SEWER											
		PIPING											
85	WO3.0-WO3.2	8" PVC PROPOSED SEWER LINE	LF	15	\$51.36	\$762.76	0.776	11.52	\$53.65	\$41.63	\$618.13	\$1,380.89	
		MISC. STRUCTURES											
86	WO3.0-WO3.2	SANITARY SEWER MANHOLE SPECS: PRECAST CONCRETE MANHOLE W/ WATER RESISTANT COVER AND FRAME	EA	2	\$2,909.55	\$5,819.10	100.555	201.11	\$48.29	\$4,856.25	\$9,712.50	\$15,531.60	
	31.00-18	STORM											
		PIPING											
87		4" SDR 35 STORM DRAIN PIPE	LF	71	\$20.54	\$1,448.75	0.500	35.27	\$53.65	\$26.83	\$1,892.24	\$3,340.99	
88		6" PVC SDR 35 DRAIN PIPE	LF	43	\$31.79	\$1,362.62	0.612	26.24	\$53.65	\$32.84	\$1,407.74	\$2,770.37	
89		CONNECT 3" SDR 35 PIPE TO PERFORATED PIPE AT BASE OF ROCKERY	LF	14	\$18.78	\$253.50	0.403	5.45	\$59.62	\$24.05	\$324.68	\$578.17	
90	WO3.0-WO3.2	2"/WO-3.4: CHANNEL DRAIN SPECS: - PROVIDE NDS DURASLOPE CHANNEL DRAIN (DS-094N) OR APPROVED EQUAL - CHANNELS TO BE INSTALLED W/ BLANK GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR.	LF	24	\$66.99	\$1,599.12	0.133	3.18	\$53.65	\$7.15	\$170.71	\$1,769.83	
91		PROPOSED YARD DRAINS	LF	334	\$20.54	\$6,869.14	0.500	167.23	\$53.65	\$26.83	\$8,971.89	\$15,841.03	
92		10" ADS N-12 STORM DRAIN PIPE	LF	44	\$79.22	\$3,490.35	0.895	39.43	\$53.65	\$48.02	\$2,115.62	\$5,605.96	
93		6" ADS N-12 STORM DRAIN LINE	LF	91	\$31.79	\$2,895.30	0.612	55.75	\$53.65	\$32.84	\$2,991.17	\$5,886.46	
		MISC. STRUCTURES											
94		TYPE 1 STORM DRAIN CATCH BASIN	EA	5	\$2,909.55	\$14,547.75	100.555	502.78	\$48.29	\$4,856.25	\$24,281.25	\$38,829.00	
95		CONNECT TO 3" GALVANIZED METAL DOWNSPOUT WITH 3" TO 4" ADAPTER	EA	1	\$2.56	\$2.56	0.064	0.06	\$57.63	\$3.69	\$3.69	\$6.25	
96	WO3.0-WO3.2	STORM DRAIN MANHOLE TYPE 2 (48" DIA) SPECS: PPRECAST CONCRETE MANHOLE W/ WATER RESISTANT COVER AND FRAME	EA	1	\$2,909.55	\$2,909.55	100.555	100.56	\$48.29	\$4,856.25	\$4,856.25	\$7,765.80	
97		YARD DRAIN	EA	3	\$430.32	\$1,290.96	2.275	6.83	\$59.62	\$135.63	\$406.88	\$1,697.84	

CONSTRUCTION COST ESTIMATE BREAKDOWN

CONTRACTOR						ADDRESS								
						TOTAL MATERIAL COST						\$	153,736	
						TOTAL LABOR COST						\$	418,686	
						SUBTOTAL						\$	572,422	
						SALES TAX						10.30%	\$	15,835
						LABOR BURDEN						10.00%	\$	41,869
						OVERHEAD & PROFIT						25.00%	\$	143,106
						BONDING						2.00%	\$	15,465
						CONTINGENCY / WASTAGE						5.00%	\$	28,621
						PROPOSED PROJECT AMOUNT						\$	817,317	
						TOTAL MANHOURS							9502.98	

DATE	PROJECT NAME	SCOPE OF WORK	PROJECT LOCATION
10/10/2022	23 N BROADWAY MULTI-FAMILY RESIDENTIAL BUILDING	COMPLETE SITE WORKS EXCEPT CONCRETE & ASPHALT TOPPING, CURB & LANDSCAPING.	23 N BROADWAY TACOMA, WA 98403.

LINE NO.	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY			LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
98		STORM DRAIN POINT OF CONNECTION	EA	1	\$440.10	\$440.10	3.650	3.65	\$59.62	\$217.60	\$217.60	\$657.70	
99		6" ADS N-12 TEE CONNECTION	EA	1	\$352.08	\$352.08	1.325	1.33	\$59.62	\$78.99	\$78.99	\$431.07	

BID ALTERNATE

LINE NO.	DWG REF./ CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY			LABOR					LINE TOTAL	TRADE TOTAL
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
	001	ALTERNATE #1											
		ADDITIONAL EXCAVATION & PLACEMENT OF 8" WORKING SURFACE AT BUILDING FOOTPRINT											
100	S101	ADDITIONAL EXCAVATION & PLACEMENT OF 8" WORKING SURFACE AT NEW BUILDING FOOTPRINT SPECS: COMPACTED GRANULAR FILL W/ VAPOR BARRIER O/ COMPACTED SUBGRADE AT BUILDING SLAB ON GRADE	CY	247			1.698	419.84	\$38.94	\$66.12	\$16,349.57	\$16,349.57	
	002	ALTERNATE #2											
		BUILDING DEMOLITION											
101	WO2.0	17: REMOVE AND DISPOSE OF EXISTING BUILDING INCLUDING FOUNDATION, SLABS W/ ASSOCIATED STRUCTURE ASSUMED HT: 15'-0" AREA: 2579 SF	CF	38681.6			0.003	115.18	\$86.98	\$0.26	\$10,018.52	\$10,018.52	

UNIT PRICING/SPECIAL PRICING

NO.	DESCRIPTION	UNIT	\$ADD
1	PROVIDE A FULLY BURDENED LABOR RATE FOR CHANGE ORDER WORK COMPREHENSIVE OF ALL LABOR, FRINGE BENEFITS, TAXES, OVERHEAD, AND PROFIT.	HOUR	60
2	PROVIDE A FULLY OPERATED COST LIST FOR ALL EQUIPMENT ANTICIPATED ON-SITE		
3	EXCAVATION AND DISPOSAL OF UNSUITABLE SOILS.	CY	\$66.12
4	EXCAVATION AND DISPOSAL OF CONTAMINATED SOILS.	CY	\$66.12
5	IMPORT, PLACE, AND COMPACTION OF STRUCTURAL FILL	CY	\$59.62
6	IMPORT AND PLACE 5/8" CRUSHED ROCK	TON	\$55.00
7	IMPORT AND PLACE 1-1/4" CRUSHED ROCK	TON	\$45.00
8	EXPORT ADDITIONAL SOILD	CY	\$16.55
9	ADDITIONAL 6" FOOTING DRAINS	LF	\$64.62
10	UTILITY BEDDING SAND SUPPLIED, DELIVERED & INSTALLED	TON	75