



Date: 11/5/2020  
 Project: SEATTLE UNITY  
 Project Location: 200 8TH AVE. N., BUILDING 2 SEATTLE WA 98109

### Detailed Estimate

ITEM #	REF. SHEET	DETAIL	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT LABOR COST	UNIT MATERIAL COST	TOTAL LABOR COST	TOTAL MATERIAL COST	UNIT ITEM COST	TOTAL ITEM COST	TRADE COST
			DIV-01	GENERAL											\$ -
1				Permit	1	0%	1	LS						\$ -	
2				Supervision	1	0%	1	LS						\$ -	
3				Final Cleanup	1	0%	1	LS						\$ -	
4				Mobilization Cost	1	0%	1	LS						\$ -	
5				Project Overheads	1	0%	1	LS						\$ -	
6				Bonds	1	0%	1	LS						\$ -	
7				Fees (Architect & Engineer)	1	0%	1	LS						\$ -	
8				Temporary Control & Facilities	1	0%	1	LS						\$ -	
			90000	DIVISION 09-FINISHES											\$ -
				DRYWALL											
				<b>INTERIOR WALL TYPE P1:</b>											
9				(1) Layer 5/8" Gypsum Wall Board on both side	7,930	10%	8,723	SF			\$ -	\$ -	\$ -	\$ -	
10				3 5/8" Metal Stud @16" O.C	2,974	10%	3,272	LF			\$ -	\$ -	\$ -	\$ -	
11				Top runner	305	10%	336	LF			\$ -	\$ -	\$ -	\$ -	
12				Bottom runner	305	10%	336	LF			\$ -	\$ -	\$ -	\$ -	
13				Sealant	1,220	10%	1,342	LF			\$ -	\$ -	\$ -	\$ -	
				<b>1/2HR, INTERIOR WALL TYPE P1A:</b>											
14				(1) Layer 5/8" Gypsum Wall Board on both side	5,200	10%	5,720	SF			\$ -	\$ -	\$ -	\$ -	
15				3 5/8" Metal Stud @16" O.C	1,950	10%	2,146	LF			\$ -	\$ -	\$ -	\$ -	
16				Fiberglass Batt insulation	2,600	10%	2,860	SF			\$ -	\$ -	\$ -	\$ -	
17				Top runner	200	10%	220	LF			\$ -	\$ -	\$ -	\$ -	
18				Bottom runner	200	10%	220	LF			\$ -	\$ -	\$ -	\$ -	
19				Sealant	800	10%	880	LF			\$ -	\$ -	\$ -	\$ -	
				<b>INTERIOR WALL TYPE P2:</b>											
20				(1) Layer 5/8" Gypsum Wall Board on both side	4,888	10%	5,377	SF			\$ -	\$ -	\$ -	\$ -	
21				6" Metal Stud @16" O.C	1,833	10%	2,016	LF			\$ -	\$ -	\$ -	\$ -	
22				Top runner	188	10%	207	LF			\$ -	\$ -	\$ -	\$ -	
23				Bottom runner	188	10%	207	LF			\$ -	\$ -	\$ -	\$ -	
24				Sealant	752	10%	827	LF			\$ -	\$ -	\$ -	\$ -	
				<b>INTERIOR WALL TYPE P2A:</b>											
25				(2) Layer 5/8" Gypsum Wall Board on both side	16,120	10%	17,732	SF			\$ -	\$ -	\$ -	\$ -	
26				6" Metal Stud @16" O.C	3,023	10%	3,326	LF			\$ -	\$ -	\$ -	\$ -	
27				5 1/2" Fiberglass Batt insulation	4,030	10%	4,433	SF			\$ -	\$ -	\$ -	\$ -	
28				Top runner	310	10%	341	LF			\$ -	\$ -	\$ -	\$ -	
29				Bottom runner	310	10%	341	LF			\$ -	\$ -	\$ -	\$ -	
30				Sealant	1,240	10%	1,364	LF			\$ -	\$ -	\$ -	\$ -	
				<b>1HR, INTERIOR WALL TYPE P2X:</b>											
31				(1) Layer 5/8" Gypsum Wall Board on both side	520	10%	572	SF			\$ -	\$ -	\$ -	\$ -	
32				6" Metal Stud @16" O.C	195	10%	215	LF			\$ -	\$ -	\$ -	\$ -	
33				3" Fiberglass Batt insulation	260	10%	286	SF			\$ -	\$ -	\$ -	\$ -	
34				Top runner	20	10%	22	LF			\$ -	\$ -	\$ -	\$ -	
35				Bottom runner	20	10%	22	LF			\$ -	\$ -	\$ -	\$ -	
36				Sealant	80	10%	88	LF			\$ -	\$ -	\$ -	\$ -	
				<b>2HR, INTERIOR WALL TYPE P2XX:</b>											
37				(2) Layer 5/8" Gypsum Wall Board on both side	4,888	10%	5,377	SF			\$ -	\$ -	\$ -	\$ -	
38				6" Metal Stud @16" O.C	917	10%	1,008	LF			\$ -	\$ -	\$ -	\$ -	
39				1 1/2" Fiberglass Batt insulation	1,222	10%	1,344	SF			\$ -	\$ -	\$ -	\$ -	
40				Top runner	94	10%	103	LF			\$ -	\$ -	\$ -	\$ -	
41				Bottom runner	94	10%	103	LF			\$ -	\$ -	\$ -	\$ -	
42				Sealant	376	10%	414	LF			\$ -	\$ -	\$ -	\$ -	
				<b>1HR, INTERIOR DOUBLE PARTITION WALL TYPE P3X:</b>											
43				(2) Layer 5/8" Gypsum Wall Board on both side	2,600	10%	2,860	SF			\$ -	\$ -	\$ -	\$ -	
44				4" Metal Stud @16" O.C	488	10%	536	LF			\$ -	\$ -	\$ -	\$ -	

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45				3 5/8" Metal Stud @16" O.C	488	10%	536	LF			\$ -	\$ -	\$ -	\$ -	
46				Batt insulation	650	10%	715	SF			\$ -	\$ -	\$ -	\$ -	
47				Top runner	50	10%	55	LF			\$ -	\$ -	\$ -	\$ -	
48				Bottom runner	50	10%	55	LF			\$ -	\$ -	\$ -	\$ -	
49				Sealant	200	10%	220	LF			\$ -	\$ -	\$ -	\$ -	
				<b>1HR, INTERIOR WALL TYPE P4X:</b>											
50				(1) Layer 5/8" Gypsum Wall Board on both side	858	10%	944	SF			\$ -	\$ -	\$ -	\$ -	
51				9 3/8" Metal Stud @16" O.C	322	10%	354	LF			\$ -	\$ -	\$ -	\$ -	
52				3" Fiberglass Batt insulation	429	10%	472	SF			\$ -	\$ -	\$ -	\$ -	
53				Top runner	33	10%	36	LF			\$ -	\$ -	\$ -	\$ -	
54				Bottom runner	33	10%	36	LF			\$ -	\$ -	\$ -	\$ -	
55				Sealant	132	10%	145	LF			\$ -	\$ -	\$ -	\$ -	
				<b>1HR, SHAFT WALL TYPE P6X:</b>											
56				(1) Layer 5/8" Gypsum Wall Board on one side	936	10%	1,030	SF			\$ -	\$ -	\$ -	\$ -	
57				(1) Layer 1" Gypsum liner Board on other side	936	10%	1,030	SF			\$ -	\$ -	\$ -	\$ -	
58				4" C-H Stud Metal Stud @16" O.C	702	10%	772	LF			\$ -	\$ -	\$ -	\$ -	
59				Top runner	72	10%	79	LF			\$ -	\$ -	\$ -	\$ -	
60				Bottom runner	72	10%	79	LF			\$ -	\$ -	\$ -	\$ -	
61				Sealant	288	10%	317	LF			\$ -	\$ -	\$ -	\$ -	
				<b>2HR, SHAFT WALL TYPE P7XX:</b>											
62				(2) Layer 5/8" Gypsum Wall Board on one side	2,366	10%	2,603	SF			\$ -	\$ -	\$ -	\$ -	
63				(1) Layer 1" Gypsum liner Board on other side	1,183	10%	1,301	SF			\$ -	\$ -	\$ -	\$ -	
64				6" C-H Stud Metal Stud @16" O.C	887	10%	976	LF			\$ -	\$ -	\$ -	\$ -	
65				Top runner	91	10%	100	LF			\$ -	\$ -	\$ -	\$ -	
66				Bottom runner	91	10%	100	LF			\$ -	\$ -	\$ -	\$ -	
67				Sealant	364	10%	400	LF			\$ -	\$ -	\$ -	\$ -	
				<b>FREE STANDING FURRING TYPE P8I:</b>											
68				(1) Layer 5/8" Abuse resistant Gypsum Wall Board on one side	897	10%	987	SF			\$ -	\$ -	\$ -	\$ -	
69				Vapor retarder	897	10%	987	SF			\$ -	\$ -	\$ -	\$ -	
70				2" Extruded polystyrene foam (R-10 C.I. Min.)	897	10%	987	SF			\$ -	\$ -	\$ -	\$ -	
71				R-13 Batt insulation	897	10%	987	SF			\$ -	\$ -	\$ -	\$ -	
72				3 5/8" Metal Stud @16" O.C	673	10%	740	LF			\$ -	\$ -	\$ -	\$ -	
73				Top runner	69	10%	76	LF			\$ -	\$ -	\$ -	\$ -	
74				Bottom runner	69	10%	76	LF			\$ -	\$ -	\$ -	\$ -	
75				Sealant	138	10%	152	LF			\$ -	\$ -	\$ -	\$ -	
				<b>EXTERIOR WALL TYPE W1:</b>											
76				7/8" 3-part cement stucco over lath	5,307	10%	5,838	SF			\$ -	\$ -	\$ -	\$ -	
77				1/2" furring channel @16" O.C	3,980	10%	4,378	LF			\$ -	\$ -	\$ -	\$ -	
78				2 1/2" fiberglass sub-framing girt	5,307	10%	5,838	SF			\$ -	\$ -	\$ -	\$ -	
79				2 1/2" mineral fiber board insulation (r-10 c.i. Min.)	5,307	10%	5,838	SF			\$ -	\$ -	\$ -	\$ -	
80	A2.00,A2.10,A		A0.10, A0.11	Liquid applied air & weather barrier	5,307	10%	5,838	SF			\$ -	\$ -	\$ -	\$ -	
81	2.20,A2.30			(1) Layer 5/8" Fiberglass Mat Gypsum Sheathing on both side	10,614	10%	11,675	SF			\$ -	\$ -	\$ -	\$ -	
82				6" (min.) Metal studs @ 16" o.c.	3,980	10%	4,378	LF			\$ -	\$ -	\$ -	\$ -	
83				R-13 (min.) Batt insulation	5,307	10%	5,838	SF			\$ -	\$ -	\$ -	\$ -	
84				Vapor retarder	5,307	10%	5,838	SF			\$ -	\$ -	\$ -	\$ -	
85				Top runner	366	10%	403	LF			\$ -	\$ -	\$ -	\$ -	
86				Bottom runner	366	10%	403	LF			\$ -	\$ -	\$ -	\$ -	
87				Sealant	732	10%	805	LF			\$ -	\$ -	\$ -	\$ -	
				<b>EXTERIOR WALL TYPE W1A:</b>											
88				7/8" 3-part cement stucco over lath	1,276	10%	1,404	SF			\$ -	\$ -	\$ -	\$ -	
89				1/2" furring channel @16" O.C	957	10%	1,053	LF			\$ -	\$ -	\$ -	\$ -	
90				2 1/2" fiberglass sub-framing girt	1,276	10%	1,404	SF			\$ -	\$ -	\$ -	\$ -	
91				2 1/2" mineral fiber board insulation (r-10 c.i. Min.)	1,276	10%	1,404	SF			\$ -	\$ -	\$ -	\$ -	
92				Liquid applied air & weather barrier	1,276	10%	1,404	SF			\$ -	\$ -	\$ -	\$ -	
93				5/8" fiberglass mat gypsum sheathing	1,276	10%	1,404	SF			\$ -	\$ -	\$ -	\$ -	
94				6" (min.) Metal studs @ 16" o.c.	957	10%	1,053	LF			\$ -	\$ -	\$ -	\$ -	
95				R-13 (min.) Batt insulation	1,276	10%	1,404	SF			\$ -	\$ -	\$ -	\$ -	
96				Vapor retarder	1,276	10%	1,404	SF			\$ -	\$ -	\$ -	\$ -	
97				(2) Layer 5/8" Gypsum Wall Board on one side	2,552	10%	2,807	SF			\$ -	\$ -	\$ -	\$ -	
98				Top runner	88	10%	97	LF			\$ -	\$ -	\$ -	\$ -	
99				Bottom runner	88	10%	97	LF			\$ -	\$ -	\$ -	\$ -	
100				Sealant	176	10%	194	LF			\$ -	\$ -	\$ -	\$ -	
				<b>EXTERIOR WALL TYPE W1X:</b>											
101				7/8" 3-part cement stucco over lath	1,131	10%	1,244	SF			\$ -	\$ -	\$ -	\$ -	
102				1/2" furring channel @16" O.C	848	10%	933	LF			\$ -	\$ -	\$ -	\$ -	
103				2 1/2" fiberglass sub-framing girt	1,131	10%	1,244	SF			\$ -	\$ -	\$ -	\$ -	
104				2 1/2" mineral fiber board insulation (r-10 c.i. Min.)	1,131	10%	1,244	SF			\$ -	\$ -	\$ -	\$ -	

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105				Liquid applied air & weather barrier	1,131	10%	1,244	SF			\$ -	\$ -	\$ -	\$ -	
106				5/8" fiberglass mat gypsum sheathing	1,131	10%	1,244	SF			\$ -	\$ -	\$ -	\$ -	
107				6" (min.) Metal studs @ 16" o.c.	848	10%	933	LF			\$ -	\$ -	\$ -	\$ -	
108				R-13 (min.) Batt insulation	1,131	10%	1,244	SF			\$ -	\$ -	\$ -	\$ -	
109				Vapor retarder	1,131	10%	1,244	SF			\$ -	\$ -	\$ -	\$ -	
110				(1) Layer 5/8" Gypsum Wall Board on one side	1,131	10%	1,244	SF			\$ -	\$ -	\$ -	\$ -	
111				Top runner	78	10%	86	LF			\$ -	\$ -	\$ -	\$ -	
112				Bottom runner	78	10%	86	LF			\$ -	\$ -	\$ -	\$ -	
113				Sealant	156	10%	172	LF			\$ -	\$ -	\$ -	\$ -	
				<b>EXTERIOR WALL TYPE W3:</b>											
114				2" Extruded Polystyrene Foam (R-10 C.I. Min.)	102	10%	112	SF			\$ -	\$ -	\$ -	\$ -	
115				Air & Weather Barrier	102	10%	112	SF			\$ -	\$ -	\$ -	\$ -	
116				(1) Layer 5/8" Fiberglass Mat Gypsum Sheathing on both side	203	10%	223	SF			\$ -	\$ -	\$ -	\$ -	
117				6" (Min.) Metal Studs @ 16" O.C.	76	10%	84	LF			\$ -	\$ -	\$ -	\$ -	
118				R-13 (Min.) Batt Insulation	102	10%	112	SF			\$ -	\$ -	\$ -	\$ -	
119				Vapor Retarder	102	10%	112	SF			\$ -	\$ -	\$ -	\$ -	
120				Top runner	7	10%	8	LF			\$ -	\$ -	\$ -	\$ -	
121				Bottom runner	7	10%	8	LF			\$ -	\$ -	\$ -	\$ -	
122				Sealant	14	10%	15	LF			\$ -	\$ -	\$ -	\$ -	
				<b>EXTERIOR WALL TYPE W5:</b>											
123				5/16" Fiber Cement Board Panels With Concealed Fastener Connection	4,742	10%	5,216	SF			\$ -	\$ -	\$ -	\$ -	
124				1/2" furring channel @16" O.C	3,557	10%	3,913	LF			\$ -	\$ -	\$ -	\$ -	
125				2 1/2" Fiberglass Sub-Framing Girt	4,742	10%	5,216	SF			\$ -	\$ -	\$ -	\$ -	
126				2 1/2" Mineral Fiber Board Insulation (R-10 C.I. Min.)	4,742	10%	5,216	SF			\$ -	\$ -	\$ -	\$ -	
127				Liquid Applied Air & Weather Barrier	4,742	10%	5,216	SF			\$ -	\$ -	\$ -	\$ -	
128				(1) Layer 5/8" Fiberglass Mat Gypsum Sheathing on both side	9,483	10%	10,431	SF			\$ -	\$ -	\$ -	\$ -	
129				6" (Min.) Metal Studs @ 16" O.C.	3,557	10%	3,913	LF			\$ -	\$ -	\$ -	\$ -	
130				R-13 (Min.) Batt Insulation	4,742	10%	5,216	SF			\$ -	\$ -	\$ -	\$ -	
131				Vapor Retarder	4,742	10%	5,216	SF			\$ -	\$ -	\$ -	\$ -	
132				Top runner	327	10%	360	LF			\$ -	\$ -	\$ -	\$ -	
133				Bottom runner	327	10%	360	LF			\$ -	\$ -	\$ -	\$ -	
134				Sealant	654	10%	719	LF			\$ -	\$ -	\$ -	\$ -	
				<b>EXTERIOR WALL TYPE WSXX:</b>											
135				5/16" Fiber Cement Board Panels With Concealed Fastener Connection	1,711	10%	1,882	SF			\$ -	\$ -	\$ -	\$ -	
136				1/2" furring channel @16" O.C	1,283	10%	1,412	LF			\$ -	\$ -	\$ -	\$ -	
137				2 1/2" Fiberglass Sub-Framing Girt	1,711	10%	1,882	SF			\$ -	\$ -	\$ -	\$ -	
138				2 1/2" Mineral Fiber Board Insulation (R-10 C.I. Min.)	1,711	10%	1,882	SF			\$ -	\$ -	\$ -	\$ -	
139				Liquid Applied Air & Weather Barrier	1,711	10%	1,882	SF			\$ -	\$ -	\$ -	\$ -	
140				(2) Layer 5/8" Fiberglass Mat Gypsum Sheathing on one side	3,422	10%	3,764	SF			\$ -	\$ -	\$ -	\$ -	
141				6" (Min.) Metal Studs @ 16" O.C.	1,283	10%	1,412	LF			\$ -	\$ -	\$ -	\$ -	
142				R-13 (Min.) Batt Insulation	1,711	10%	1,882	SF			\$ -	\$ -	\$ -	\$ -	
143				Vapor Retarder	1,711	10%	1,882	SF			\$ -	\$ -	\$ -	\$ -	
144				(2) Layer 5/8" Gypsum Wall Board on one side	3,422	10%	3,764	SF			\$ -	\$ -	\$ -	\$ -	
145				Top runner	118	10%	130	LF			\$ -	\$ -	\$ -	\$ -	
146				Bottom runner	118	10%	130	LF			\$ -	\$ -	\$ -	\$ -	
147				Sealant	236	10%	260	LF			\$ -	\$ -	\$ -	\$ -	
				<b>EXTERIOR WALL TYPE W6:</b>											
148				(1) Layer 5/8" Abuse Resistant G.W.B. on both side	522	10%	574	SF			\$ -	\$ -	\$ -	\$ -	
149				2 1/2" Mineral Fiber Board Insulation (R-10 C.I. Min.)	261	10%	287	SF			\$ -	\$ -	\$ -	\$ -	
150				Liquid Applied Air & Weather Barrier	261	10%	287	SF			\$ -	\$ -	\$ -	\$ -	
151				5/8" Fiberglass Mat Gypsum Sheathing	261	10%	287	SF			\$ -	\$ -	\$ -	\$ -	
152				6" (Min.) Metal Studs @ 16" O.C.	196	10%	215	LF			\$ -	\$ -	\$ -	\$ -	
153				R-13 (Min.) Batt Insulation	261	10%	287	SF			\$ -	\$ -	\$ -	\$ -	
154				Vapor Retarder	261	10%	287	SF			\$ -	\$ -	\$ -	\$ -	
155				Top runner	18	10%	20	LF			\$ -	\$ -	\$ -	\$ -	
156				Bottom runner	18	10%	20	LF			\$ -	\$ -	\$ -	\$ -	
157				Sealant	36	10%	40	LF			\$ -	\$ -	\$ -	\$ -	
				<b>CEILING</b>											
158	A6.00,A6.10,A	Finish schedule @		ACT ceiling	3,515	10%	3,867	SF			\$ -	\$ -	\$ -	\$ -	
157	6.20,A6.30	A0.25		GWB ceiling	4,900	10%	5,390	SF			\$ -	\$ -	\$ -	\$ -	
158				Moisture resistant GWB ceiling	290	10%	319	SF			\$ -	\$ -	\$ -	\$ -	
158				Wood vaneer ceiling (WD5)	3,635	10%	3,999	SF			\$ -	\$ -	\$ -	\$ -	
159				Wood paneling ceiling (WD6)	72	10%	79	SF			\$ -	\$ -	\$ -	\$ -	
				Wall Paneling											
160				Wood paneling @ elevator wall (WD6)	2,462	10%	2,709	SF			\$ -	\$ -	\$ -	\$ -	

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161	A2.00,A2.10,A 2.20,A2.30			Wood cladding	35	10%	39	SF			\$ -	\$ -	\$ -	\$ -	
162				Wood slats w/ Acoustical treatment @ wall	1,135	10%	1,249	SF			\$ -	\$ -	\$ -	\$ -	
				Wall tile											
163	A2.10,A2.20,A 2.30			Wall tile	150	10%	165	SF			\$ -	\$ -	\$ -	\$ -	
				PAINT											
164	A2.00,A2.10,A 2.20,A2.30			Wall paint	36,100	10%	39,710	SF			\$ -	\$ -	\$ -	\$ -	
165	A6.00,A6.10,A 6.20,A6.30			Ceiling paint	5,190	10%	5,709	SF			\$ -	\$ -	\$ -	\$ -	
<b>SUB TOTAL</b>															
										<b>TOTAL LABOR COST</b>	\$ -	<b>TOTAL MATERIAL COST</b>	\$ -	\$ -	\$ -
<b>INSURANCE</b>										0%				\$ -	\$ -
<b>OVERHEAD AND PROFIT</b>										20%				\$ -	\$ -
<b>TOTAL BASE BID</b>														\$ -	\$ -