

# Estimate #39007



## Billing Address

IHCA - Concord Commons  
2520 NE Park Drive, Suite B  
Issaquah WA 98029 USA  
Blair.k@ihcommunity.org  
+1 425 507 1121

## Service Address

IHCA - Concord Commons  
2479 Northeast Park Drive  
Issaquah WA 98029 United States  
Blair.k@ihcommunity.org  
+1 425 507 1121

## Send Payment To

RW Anderson Services  
P.O. Box 80225  
Seattle WA 98108  
206-778-4100  
office@rwandersonservices.com

<b>Total</b>	\$39,966.30
<b>Payments</b>	\$0.00
<b>Balance</b>	\$39,966.30

## Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
170000 - Other	- This is a Time & Materials Estimate  - Inspected August 31, 2022 between 12pm and 2pm in sunny conditions.  - This visual inspection was of the building envelope from ground level.  - Any additional rot found behind any siding or trim will be handled as a change order with approval needed.	\$0.00	✓	1.0	\$0.00
0100:Carpentry Labor	Carpentry Labor: 312-328 hours estimated  Remove and replace the following damaged areas or wood rot.  Building #4:  1770:  - Front awning trim blocks need to be removed and replaced. Temporarily support the awning with 2x6 framing. Back out bolt attachments. Remove and replace the cedar trim blocks. Inspect for any additional damage.  1768:  - Entry 2nd floor red belly band above and below 3rd floor windows  - 6-12 shingles at entry  - 4-5 trim pieces above entry at second and 3rd floors  1764:  - 12-20 shingles at entry on all sides.  - Entry 2nd floor belly band  - 3-4 pieces of vertical trim above entry  1760:  - 12-20 shingles at entry  - Cracked Hardie Panel above entry  Building #5:  2423:  - Back side Hardie Panel corner metal trim piece  2471:  - Trim below 3rd floor window at entry  All Units:  - There are several areas of repair on the alley side that have some small repairs done where we would recommend replacing some trim pieces with full length pieces.  Building #6:	\$75.00	✓	328.0	\$24,600.00

1775:

- Front 2nd floor window trim
- Replace trim blocks above door

1771:

- 20-30 cedar shingles at entry
- Entry 3rd floor lower window trim

1767:

- Entry 3rd floor right front cracked Hardie Panel
- Entry 3rd floor right front cracked Hardie Panel at windows
- 15-25 cedar shingles at entry

1763:

- Entry right 2nd floor cracked Hardie Panel
- Entry 2nd floor window belly band
- Entry 2nd floor window trim
- 20-25 cedar shingles at entry
- Missing or broken 1x2 vertical trim left of entry
- Small window on left, replace trim
- Belly band on left wall

Building #7

1735:

- 2-3 pieces of window trim at the end of the building
- Broken Hardie Siding at the end of building
- 2-4 vertical 1x2 trim at second floor
- Entry vertical window trim
- Back corner 3rd floor belly band

1739:

- Replace delaminating Hardie 4x8 panels and 1x2 vertical trim
- Corner belly band left of front door
- Entry right vertical window trim where pulling away

1751:

- Hardie siding on back deck above sliding glass door

1755:

- Left entry belly band where it returns to the building
- Right piece of door trim

0100:Carpentry Labor	<p>ADDITIONAL LABOR ALLOWANCE/CONTINGENCY:</p> <ul style="list-style-type: none"> <li>- Due to RW Anderson Services' experience with these buildings, we advise budgeting for an additional labor contingency.</li> <li>- Our goal is to partner with your painting sub-contractor throughout the project.</li> <li>- We would like to suggest that this contingency is in place as the paint prep often reveals additional rot. In particular, the painter will need to power wash the buildings prior to painting and this will likely reveal some additional rot.</li> <li>- We also recommend this contingency as not all decks were accessible during this inspection.</li> <li>- One main reason for the contingency is for the alley side of Building #5 as it has weathered the most.</li> <li>- Our recommendation is to add a buffer of 64 hours to this estimate.</li> </ul>	\$75.00	✓	64.0	\$4,800.00
Supplies	<ul style="list-style-type: none"> <li>- Disposal fee's</li> </ul>	\$6,000.00	✓	1.0	\$6,000.00

- Cedar trim
- Cedar shingles
- Hardie Panel
- Hardie Plank
- Metal corner trim
- Fasteners
- Misc.

Mark Up	- Supplies Mark Up	\$900.00	✓	1.0	\$900.00
				Subtotal	\$36,300.00
				Tax	\$3,666.30
				(Issaquah City Tax - Use)	
				<b>Total</b>	<b>\$39,966.30</b>

## Notes

## Terms

### Terms and Conditions

1. To approve this estimate, please either follow the electronic approval instructions that came with the email or send in an email with an approval authorization for this specific estimate.
2. All supplies and subcontractors are subject to availability. We will make our best efforts to inform you as soon as possible if the goods ordered are not available or if shipment may be delayed. All supply costs are subject to market fluctuation and may change without notification.
3. PAYMENT TERMS ARE NET 10 DAYS. All invoices not paid within 30 days are subject to a 5% late penalty recurring monthly until balance is paid.
4. Estimates exceeding \$10,000 USD may be subject to a 50% deposit prior to work commencing to ensure vendors and subcontractors are paid in a timely manner.