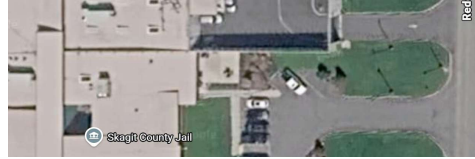


Skagit Community Justice Center, Sewer Line Installation

201 Suzanne Lane, Mount Vernon, WA



DATE: March 10, 2026
A/ E: JTK Engineering
ESTIMATE: Design/ Development Estimate
BY: Rory Woolsey
SPECIFICS: Install new Sewer 6" Sanitary Sewer, extend into Building, Mens Toilet Room B113.



Ref #	Description of Work	Total
1	General Requirements	\$25,535
2	Install New 6" Sewer Line, 220'	\$70,415
3	Selective Demo Inside Rooms B113, B113A and B114	\$6,040
4	Remove Underground Sewer Line and Retore 6" Slab	\$8,465
5	Reinstall Plumbing Fixtures including Rough in, Waste, Vent	\$7,030
6	Interior Finishes; floors, Walls, Ceilings	\$5,985
7	Restore Exterior Asphalt and Lanadscape	\$14,370
8	Final Clean at Interior and Demobilize	\$3,260
9	Subtotal Installing Contractor	\$141,100
10	Estimate Contingency 20%	\$28,220
11	Subtotal w/ Estimate Contingency	\$169,320
12	GC Contractor Overhead & Profit 20%	\$33,864
13	Estimated Project TOTAL	\$203,184

Current Dollars, No Taxes, Permits, Fees



Basis of this Estimate:

- 1 This is a budgetary estimate based on design/ development CIVIL drawings by FACET dated February 12, 2026.
- 2 This is a budgetary estimate based on design/ development ARCHITECTURAL drawings by Carletti Architects dated February 27, 2026.
- 3 This estimate assumes that this project will be bid by a General contractor and that most of the work will be subcontracted.
- 4 This estimate assumes that this work will be performed during normal work hours 8 AM to 5 PM.
- 5 This estimate EXCLUDES design fees, building permit fees, sales taxes and owners management costs.
- 6 This estimate assumes a full time General Contractor superintendent will be required for the project duration.
- 7 Assume project duration is 5 weeks from mobilize to demobilize.
- 8 **Prevailing Wages:** General Laborer = \$65/ hour PLUS labor burden = \$84/ hours PLUS installing Contractor OH & P = **\$100 per hour.**
- 9 **Prevailing Wages:** Skilled Worker Average = \$80/ hour PLUS labor burden = \$100/ hours PLUS installing contractor OH & P = **\$120 per hour.**



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This is an Opinion of Probable Cost

Item #	Description	Quantity	Units	Unit Cost	Extended	Estimate Notes
1.0 General Requirements						
Assume Project Duration = 5 Weeks. Assume interior and exterior activities are concurrent.						
Site Management						
1	Superintendent; assume always present when work is in progress	140	Hours	\$120.0	\$16,800	
Site Support						
2	Fence at contractor laydown area- secure area	230	LF	\$7.0	\$1,610	Set up laydown area
3	Barricades, Orange Fencing, Signs	1	LS	\$250.0	\$250	
4	Port a toilet	5	Weeks	\$125.0	\$625	
5	Material; Protect floor aw/ protection board at B113, B113A and B114	1	LS	\$350.0	\$350	
6	Labor to Protect floor and interior walls in rms B113, B113A and B114	6	Laborer Hrs	\$100.0	\$600	
7	Small Dumpster at laydown area	5	Weeks	\$220.0	\$1,100	Includes weekly pick up
8	General laborer, daily clean up 2 Hours/ day	50	Labor Hours	\$84.0	\$4,200	
General Contractor SUBTOTAL					\$25,535	
2.0 Install New 6" Sewer Line, 220'						
Saw Cut and Prepare for Excavation						
1	Locates- 811	1	No Charge	\$0.0	\$0	
2	Stake Out Layout for sewer line- Stakes for excavation	3	Crew Hours	\$220.0	\$660	Crew 1 skilled \$120 and 1 laborer \$100 = \$220 per Crew Hour
3	Saw Cut Asphalt at Redemption Way 30' x 2 lengths across road	60	LF	\$18.0	\$1,080	
4	Demo Asphalt at Redemption, 5' wide x 30' = 150 SF (assume 6" depth)	6	Crew Hours	\$270.0	\$1,620	Crew = 1 Laborer \$100 + Backhoe and operator \$170 = \$270
5	Haul asphalt to dump/ recycle	3	Truck hours	\$175.0	\$525	Truck and driver
6	Dump fee	5	Tons	\$20.0	\$100	Recycle asphalt
Excavate for Sewer Line						
7	Excavate for horizontal drilling pit 8' x 17' x 5' = 680 CF Excavate	3	Crew Hours	\$370.0	\$1,110	Crew = 2 Laborer \$200 + Backhoe and operator \$170 = \$370
8	Excavate 3' depth at station 5+ 50 to 6+ 00 = 18 CY	2	Crew Hours	\$370.0	\$740	Crew = 2 Laborer \$200 + Backhoe and operator \$170 = \$370
9	Excavate 9' depth at station 6+ 00 to 6 + 80 = 110 CY	6	Crew Hours	\$370.0	\$2,220	
10	Excavate 10' depth at 6+ 80 to 7 + 10 = 45 CY	3	Crew Hours	\$270.0	\$810	Store excavated materials on site
11	Trench box at excavation	1	LS	\$1,500.0	\$1,500	Rent at \$350 per week
Saw Cut and Demo Slab at the interior including floor tile						
12	Saw cut at interior slab (assume 6" depth)	60	LF	\$25.0	\$1,500	Complicated due to working inside the buiding



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Item #	Description	Quantity	Units	Unit Cost	Extended	Estimate Notes
13	Demo concrete slab at interior- 80 SF, by hand jack hammer and tile	6	Crew Hours	\$250.0	\$1,500	Crew: 2 Laborers \$200 + Jack Hammer \$50 = \$250/ Crew Hour
14	Remove demo'd concrete from building =50 CF, carry to dumpster	5	Crew Hours	\$200.0	\$1,000	Laborers haul and load in dumpster
15	Excavate to depth of existing sewer line 3' x 80 SF = 240 CF by hand	8	Crew Hours	\$200.0	\$1,600	Laborers by hand
16	Haul the excavated spoils from the building	6	Crew Hours	\$200.0	\$1,200	Laborers by hand
Horizontal boring Under Slab and Building Foundation						
17	Private locates at slab and interior	1	LS	\$1,200.0	\$1,200	
18	Mobilize and set up horizontal boring equipment	1	LS	\$6,600.0	\$6,600	
19	Horizontal boring under slab and footing	50	LF	\$90.0	\$4,500	
20	Material - 8" sleeve at boring	50	LF	\$15.0	\$750	
21	Demobilization and tear-down equipment and crew	1	LS	\$6,600.0	\$6,600	
Bedding for Sewer Line						
22	Material - Import bedding for pipe 18" depth x 2' wide x 170'	24	Loose CY	\$65.0	\$1,560	Includes delivery to site
23	Place bedding material for sewer line	12	Crew Hours	\$370.0	\$4,440	Crew = 2 laborers \$200 + equipment & operator= \$170 = \$370 per crew hour
Install 6" PVC Sewer Line						
24	Material - 6" Sewer Line, PVC	220	LF	\$9.0	\$1,980	
25	Material - 6" Sewer Line, PVC Fittings	10	Fittings	\$150.0	\$1,500	
26	Material - connect to city sewer line	1	LS	\$550.0	\$550	
27	Labor to install 6" sewer line	24	Crew Hours	\$410.0	\$9,840	Crew = 2 skilled \$240 + equipment & operator= \$170 = \$410 per crew hour
28	Material - cleanouts fittings, pipe and access lids	4	Each	\$350.0	\$1,400	
29	Labor to install cleanouts	4	Crew Hours	\$410.0	\$1,640	Crew = 2 skilled \$240 + equipment & operator= \$170 = \$410 per crew hour
30	Video inspection required after install	1	Allowance	\$1,500.0	\$1,500	
Backfill Sewer Line						
31	Material - Gravel borrow and CSTC 6" Sewer Line, PVC	20	Loose CY	\$65.0	\$1,300	Includes delivery
32	Backfill sewer line with native material- 140 CY	8	Crew Hours	\$370.0	\$2,960	Crew = 2 laborers \$200 + equipment & operator= \$170 = \$370 per crew hour
33	Prep for sod or seeding	6	Crew Hours	\$200.0	\$1,200	Crew = 2 laborers \$200 per crew hour
Haul Spoils- Excess Native						
34	Load native spoils; 50 loose yards	4	Crew Hours	\$270.0	\$1,080	Crew = 1 laborers \$100 + equipment & operator= \$170 = \$270 per crew hour
35	Haul native spoils	8	Truck Hours	\$175.0	\$1,400	
36	Dump fee for spoils	50	CY	\$25.0	\$1,250	
Installing Contractor SUBTOTAL					\$70,415	



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Item #	Description	Quantity	Units	Unit Cost	Extended	Estimate Notes
3.0	Selective Demo Inside Rooms B113, B113A and B114					
	Selective Demo Walls					
1	Remove wall tile and Drywall, insulation 80 SF w/ care	3	Crew Hours	\$240.0	\$720	2 Skilled \$240 / crew hour
2	Laborer remove debris to dumpster	2	Crew Hours	\$200.0	\$400	2 Laborer \$200
	Selective Floor Demolition					
3	Previously removed flooring during sewer line horizontal boring	1	Completed	\$240.0	\$240	2 Skilled \$240 / crew hour
	Remove Plumbing Fixtures					
4	Remove Sinks, Urinal Toilets - 6 fixtures w/ care	8	Crew Hours	\$240.0	\$1,920	Plumbing Crew = 2 Skilled \$240/ crew hours
5	Remove shower controls w/ care	1	Crew Hours	\$240.0	\$240	
6	Remove floor drains for reuse, 3 Each	2	Crew Hours	\$240.0	\$480	
7	Carry fixtures and store outside the toilet rooms	2	Crew Hours	\$240.0	\$480	
	Remove Countertops, Urinal Screens					
8	Carefully remove countertops, urinal screens for reuse	3	Crew Hours	\$240.0	\$720	
9	Store counters for reuse	1	Crew Hours	\$240.0	\$240	
	Clean Up Rooms					
10	Clean up after selective demo	3	Crew Hours	\$200.0	\$600	
	Installing Contractor SUBTOTAL				\$6,040	
4.0	Remove Underground Sewer Line and Retore 6" Slab					
	Demo Undergorund Sewer Line, 26 LF					
1	Demo sewer line, previously exposed	2	Crew Hours	\$240.0	\$480	
2	Cap off pipe at ADA shower room	1	Crew Hours	\$240.0	\$240	
	Prepare for Slab Replacement					
3	Material: Import granular/ structural base 80' SF x 2' avg depth = 7 CY	7	CY	\$65.0	\$455	Includes delivery to site
4	Labor: wheelborrow material into slab area and compact	12	Crew Hours	\$250.0	\$3,000	Crew = 2 laborers and equipment \$50 = \$250.
	6" Concrete Slab					
5	Material: Reinforcing steel #4's, includes dowels at slab tie in	160	Lbs	\$1.0	\$160	
6	Labor: drill 6" lateral dowel holes in slab	10	Crew Hours	\$150.0	\$1,500	Laborer and power equipment
7	Labor: install all reinforcing	3	Crew Hours	\$240.0	\$720	2 Skilled \$240/ crew hour
8	Material Concrete: 6" concrete material x 80 SF	2	CY	\$280.0	\$560	Small load



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Item #	JTK ENGINEERING HVAC PLUMBING ENERGY	Description	Quantity	Units	Unit Cost	Extended	Estimate Notes
9	Labor:	Place concrete using small pump	3	Crew Hours	\$290.0	\$870	Crew = 2 skilled and 1 equipment = \$290/ Crew Hour
10	Labor:	Finishing slab on grade, trowel finish	2	Crew Hours	\$240.0	\$480	
Installing Contractor SUBTOTAL						\$8,465	
5.0 Reinstall Plumbing Fixtures including Rough in, Waste, Vent							
Countertops							
1	Labor:	Install salvaged countertop	4	Crew Hours	\$240.0	\$960	Crew = 2 skilled labor = \$240/ Crew Hour
2	Material:	Accessory/ fastener materials for installing salvaged counters	1	LS	\$250.0	\$250	
Plumbing Fixtures							
3	Material:	Allow for replacement select fittings at install salvaged fixtures	6	Fixtures	\$225.0	\$1,350	Includes materials for rough in
4	Labor:	Install plumbing fixtures including rough in waste and vent (6 Ea)	12	Crew Hours	\$240.0	\$2,880	Includes labor for rough in waste and vent
5	Labor:	Install salvaged floor drains (3 Ea)	2	Crew Hours	\$240.0	\$480	
6	Labor:	Salvaged shower controls installed	1	Crew Hours	\$240.0	\$240	
7	Material:	Caulking and finish at all plumbing fixtures	1	LS	\$150.0	\$150	
8	Labor:	Caulking finish and testing at all fixtures	3	Crew Hours	\$240.0	\$720	
Installing Contractor SUBTOTAL						\$7,030	
6.0 Interior Finishes; floors, Walls, Ceilings							
Wall Finishes							
1		Insulation at wall	80	SF	\$1.8	\$144	Small project/ greater Unit Cost
2		Drywall taped and finished	80	SF	\$5.0	\$400	
3		Wall tile to match existing	80	SF	\$21.0	\$1,680	
4		Paint touch up at tile/ wall transition	1	LS	\$150.0	\$150	
Floor Finish							
5		Seal concrete floor at B113	135	SF	\$2.0	\$270	
6		Tile flooring at Shower Rooms	125	SF	\$21.0	\$2,625	



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Item #	Description	Quantity	Units	Unit Cost	Extended	Estimate Notes
Install Toilet Partitions and Hardware						
7	Install HC toilet partition, salvaged	3	Skilled	\$120.0	\$360	
8	Install urinal screens	2	Skilled	\$120.0	\$240	
9	Install bath accessories	2	Skilled	\$58.0	\$116	
Installing Contractor SUBTOTAL					\$5,985	
7.0 Restore Exterior Asphalt and Lanadscape						
Asphalt Paving (assume NO grind and overlay after patching)						
1	Material: Import base for asphalt paving	6	CY	\$60.0	\$360	Includes delivery to site
2	Labor: Placement and compact base for asphalt paving	8	Crew Hours	\$420.0	\$3,360	Crew = 2 Laborer \$200 + equipment /operator \$220
3	Material: Asphalt materials (assume 6" depth)	8	Tons	\$110.0	\$880	
4	Paver	1	Day	\$950	\$950	
5	Roller	1	Day	\$650	\$650	
6	Crew Trucks	1	Day	\$450	\$450	
7	Labor: Placement of Asphalt	5	Crew Hours	\$660.0	\$3,300	Crew = 6 people x \$110 = \$660/ crew Hour
Landscape						
8	Material: Topsoil at damaged area	9	CY	\$60.0	\$540	Includes delivery to site
9	Labor: Placement topsoil and prep	6	Crew Hours	\$200.0	\$1,200	Crew = 2 Laborer \$200
10	Seeding or sodding Allowance	550	SF	\$2.0	\$1,100	
11	Replant shrubs	4	Crew Hours	\$120.0	\$480	
12	Replace section of concrete curb	1	LS	\$350.0	\$350	
13	Restore parking signs at parking stalls	1	LS	\$250.0	\$250	
Paint/ Stripe						
14	Stripe at fog line, paint select curb	1	Allow	\$500.0	\$500	Crew = 6 people x \$110 = \$660/ crew Hour
Installing Contractor SUBTOTAL					\$14,370	



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Item #	Description	Quantity	Units	Unit Cost	Extended	Estimate Notes
8.0	Final Clean at Interior and Demobilize					
	Clean Up and Demobilize Interior					
1	Clean up debris and remove protections at Interior	2	Laborer	\$100.0	\$200	
2	Wash all surfaces at interior	4	Laborer	\$100.0	\$400	
	ADD for As-Builts					
3	Redline as-builts at project completion	8	Skilled	\$120.0	\$960	
	Clean Up and Demobilize Exterior					
4	Clean up debris at exterior	2	Laborer	\$100.0	\$200	
5	Demobilize all equipment	1	LS	\$1,500	\$1,500	
	Installing Contractor SUBTOTAL				\$3,260	