

**Systems In-Place Costs**

The systems costs included on the following pages are intended for budget estimating. They are costs of systems in-place including material and labor, excluding general contractor overhead and fee. Pricing based on Seattle, Washington market and Prevailing Wages. Systems costs are based on a typical installation for on-site work involving new construction. On-site difficulties and uncontrollable variables will add to costs.

**BUILT-UP ROOFING SYSTEMS**

Varies with size of roof - 100 Squares or Less

1) Gravel Surface	
A) 3 ply Fiberglass	\$770.00 /SQ
B) 4 ply Fiberglass	\$880.00 /SQ
C) 3 ply Modified	\$990.00 /SQ
2) Mineral Surface	
A) 2 ply Fiberglass	\$485.00 /SQ
B) 3 ply Fiberglass	\$528.00 /SQ
C) 4 ply Fiberglass	\$578.00 /SQ
D) 2 ply w/Modified Cap (100 LB)	\$618.00 /SQ
E) 3 ply w/Modified Cap (100 LB)	\$667.00 /SQ
3) Smooth Surface Systems (Emulsion/Aluminum)	
A) 3 ply Fiberglass	\$485.00 /SQ
B) 2 ply Modified	\$575.00 /SQ
C) 3 ply Modified	\$685.00 /SQ
4) Roof Removal Built-Up Including Approved Disposal	
A) Single/Smooth	\$180.00 /SQ
B) Two/Smooth	\$220.00 /SQ
C) Single/Gravel	\$260.00 /SQ
D) Two/Mineral	\$210.00 /SQ
E) Complicated	\$340.00 /SQ
F) Asbestos (add to base price)	\$500.00-\$900.00 /SQ
5) Sheathing	
A) 1/2" Plywood	\$3.10 /SF
B) 5/8" Plywood	\$3.96 /SF
C) 1X Decking	\$6.50 /LF
D) 2X Decking	\$11.00 /LF
6) Leak Repair Call	
A) Price Per Hr (Materials are extra)	\$135.00 /HR
B) Emergency Call (After 5 p.m.)	\$250.00 /HR
7) Penetration Flashing	
A) Built-Up or Torch applied, up to 3'x3'	\$750.00 /EA
8) Roof Loading	
A) Shingles price per SQ roof top	\$8.00 /SQ
B) Tile price per S.R. roof top (varies)	\$50.00-\$95.00 /SQ

**Systems In-Place Costs****SINGLE PLY ROOFING**

Prices vary with size of roof - 100 squares or less. Fire/vapor barrier or roof insulation extra.

1) Modified Bitumean APP (torch applied over wood deck) Base, 160 mil membrane	\$625.00 /SQ
2) With surfacing to meet fire class rating (FR sheet)	\$765.00 /SF
3) EPDM Rubber	
A) 45 mil. Mechanically Attached	\$700.00 /SQ
B) 60 mil. Mechanically Attached	\$825.00 /SQ
C) 45 mil. Fully Adhered	\$800.00 /SQ
D) 60 mil. Fully Adhered	\$900.00 /SQ
E) 45 mil. Ballasted 1-3/4" Pavers	\$1225.00 /SQ
F) 60 mil. Ballasted 1-3/4" Pavers	\$1275.00 /SQ
4) Thermoplastic Polyolefin/Polyvinylchloride (TPO/PVC)	
A) 45 mil. Mechanically Attached	\$6.85 /SF
B) 60 mil. Mechanically Attached	\$7.35 /SF
C) 45 mil. Fully Adhered	\$8.25 /SF
D) 60 mil. Fully Adhered	\$8.85 /SF

**GREEN ROOF SYSTEMS**

System #1:

Concrete Deck-Primed; 2 ply subs-torched drainage mat with root inhibitor loose laid

\$25.00 /SF

System #2

Concrete Deck-Primed; 2 ply SBS-torched, dow plaza mate-R19, drainage mat with root inhibitor-loose laid

\$30.00 /SF

System #3

Concrete Deck; polyisocyanurate insulation system-R19 set in Hv III insulation adhesive, 1/4" dens deck, 2 ply SBS-torched, drainage mat

\$35.00 /SF

System #4

Metal Deck; 1/2" dens deck-mechanically attached, polyisocyanurate insulation system-R19, insulation adhesive, 1/4" dens deck set In Hv I insulation adhesive, drainage mat with root inhibitor

\$40.00 /SF

System #5

Wood Deck; vapor retarder-self adhered, polyisocyanurate insulation system-R19, set In Hv III insulation adhesive, 1/4" dens deck set In Hv III insulation adhesive, 2-Ply SBS-torched, drainage mat with root inhibitor

\$42.50 /SF

**CEDAR SHINGLE SYSTEM**

1) 30# Felt And #1 Shingles (6" Exposure)	\$925.00 /SQ
2) Fire Retardant	\$1050.00 /SQ

**CEDAR SHAKE SYSTEM**

1) 30# Felt and #1 Shakes (10" Exposure)	\$900.00 /SQ
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**Systems In-Place Costs**

**ASPHALT SHINGLES**

- 1) Asphalt Shingles (Recover or New-Lower than 6/12)
  - A) Includes 1 Layer 15LB-30 YR Fiberglass Shingle \$500.00 /SQ
  - B) Includes 1 Layer 15LB-30 YR SBS Modified Shingle \$545.00 /SQ
  - C) Includes 1 Layer 15LB-40 YR SBS Modified Shingle \$575.00 /SQ

**SIDING**

- 1) T-111 Siding, Includes: Siding 5/8" T-111, building paper, nails \$4.25 /SF
- 2) Channel Siding, Includes: Siding 1 x 6 tight knot cedar, building paper, nails \$5.15 /SF
- 3) Bevel Siding, Includes: siding 3/4 x 8 tight knot cedar, building paper, nails \$5.75 /SF
- 4) Manufactured Bevel Siding, Includes: Siding manuf. 7/16 x 6" LAP paper, nails \$4.75 /SF

**TILE ROOFING AND SIDING**

- 1) Base Sheet, Striping, Ridge And Valley Pieces \$570.00-\$750.00 /SQ

**METAL ROOFING AND SIDING**

(Price may vary based on penetrations in roof or siding, and is also affected by the height of the roof. Note unit prices included substrate 2' insul and thermally efficient subgirts for attachment to bldg. frmg. Roof prices include vapor barrier. Exclude air barriers.)

- 1) Metal Roofing (including limited flashings) 22 GA Structural Metal roof with 6ft insul densdeck and ice and water shield 2640-4180/SQ depending on elevation, flashing intensity, and site issues.
  - A) Exposed Thru Fasteners
    - 24 GA GALV 36" Wide Panels Mill Finish \$3250-\$5000.00 /SQ
    - 24 GA GALV 36" Wide Panels Finish Painted \$3250-\$5000.00 /SQ
  - B) Hidden Fasteners Systems
    - 24 GA GALV Standing Seams At 21" O.C. \$4500-\$6000.00 /SQ
    - Finish Polyvinylidene Fluoride Finish-Kynar
    - 24 GA GALV Batten Seams At 24" O.C. \$4500-\$7000.00 /SQ
    - Finish Polyvinylidene Fluoride Finish-Kynar

(16 OZ Copper Add \$3500.00/SQ To The Above Figures)  
 Note: For radius roofing and flashing, price varies depending on degree of radius (\$5600-\$9800.00)
- 2) Mansard Roofs (excluding gutter, manlifts & scaffolding)
  - A) Hidden Fasteners Systems - 24 GA GALV
    - 8 To 12 above grade finish
    - polyvinylidene fluoride finish \$5000-\$7000.00 /SQ
- 3) Siding
  - A) Exposed Thru Fasteners
    - 26 GA Mill Finish 36" Wide Panels \$4500-\$6000.00 /SQ
    - 26 GA GALV/ Painted Finish 36" Wide Panels \$4500-\$6000.00 /SQ
- 4) Vinyl Siding (Includes All Trim & Corner Posts) \$1750.00 /SQ

**Systems In-Place Costs**

- 5) Facade Exterior Building Panels- Facade Prices Are For Complete Assemblies Include Thermal Girts Or Clips 2 1/2" Rockwool Alum Haats Or Clips. And panels installed facade exteriors. Variations include site conditions and elevation and product variables. Prices exclude air and weather barriers. Prices do not include flashing if needed.
- |   |              |
|---|--------------|
| A) Hd Cement Panels With Integral Color                         | \$225.00 /SF |
| B) Phenolic Panels  | \$250.00 /SF |
| C) Aluminum Composite Pressure Equalized Dry Joint Panel System | \$250.00 /SF |

**CAULKING** (minimum 100/LF)

- 1) Precast Concrete Panels, Under 30' Excluding Scaffolding
- |   |                   |
|---|-------------------|
| A) 1/2" Joint With Backer Rod - Installed According To Manufacturer Recommendation Followed By Polyurethane Sealant | \$3.50-\$4.50 /LF |
| B) 3/4" Joint With Backer Rod - Installed. Same Spec As In (A)  | \$4.00-\$5.00 /LF |
- 2) Windows
- |   |                   |
|---|-------------------|
| A) Caulking Of Window Perimeters With Commercial Polyurethane Sealant | \$4.30-\$5.65 /LF |
|---|-------------------|
- Note: If Backer Rod Is Installed To Window Perimeters, There Is An Additional Cost.
- 3) Special Precompressed Expanding Sealant Or Will-Seal
- Note: Polytite Joint Rod Manufactured By Sandrell. This Requires A Factory Price Quote Depending On The Width And Lineal Footage. These Type Joints Would Require The General Contractor To Contact A Caulking Company For Price Quotes.

**WATERPROOFING**

- 1) Plywood Decking, Polyurethane Deck Coating System Applied Deck Surfaces. This Would Include Caulking Of Plywood Seams; Taping Of Plywood Joints; Priming Plywood, Deck Surfaces With Base Coat, Aggregate, Color Finish Coating.Example: Types of systems including labor costs: Gayco Urethane Deck Coating Systems, Mameco Deck Coating Systems, Neogard
- |  |                   |
|--|-------------------|
|  | \$20.00-28.00 /SF |
|--|-------------------|
- 2) Walk On Pedestrian Polyurethane Deck Coating Systems Commercial Primer To Concrete Deck Surfaces, Followed By Base Coat & Color & Finish
- |  |                     |
|--|---------------------|
|  | \$12.00-\$19.00 /SF |
|--|---------------------|
- 3) Below Grade Waterproofing Liquid Membrane Application Of A Commercial Polyurethane Coating System
- |  |                   |
|--|-------------------|
|  | \$5.55-\$6.55 /SF |
|--|-------------------|
- 4) Below Grade Dampproofing (1 coat application)
- |                                |                   |
|--------------------------------|-------------------|
| A) Bituminous Asphalt coatings | \$1.60-\$2.25 /SF |
| B) Bituminous Dampproofing     | \$1.60-\$2.25 /SF |
- 5) Protection Boards (for below grade dampproofing systems)
- |  |            |
|--|------------|
|  | \$1.40 /SF |
|--|------------|
- 6) Crystalline Capillary & Upper Coat (Concrete Walls) Average
- |  |            |
|--|------------|
|  | \$4.25 /SF |
|--|------------|
- 7) Exterior Clear Water-Repellent Coating
- |  |                   |
|--|-------------------|
|  | \$1.70-\$2.00 /SF |
|--|-------------------|
- 8) Below Grade Drainage Filter Materials - Exterior Of Concrete Foundation Walls ie: Enka Drain, Filter Material; Amerdrain Soil Drainage Material (avg. cost)
- |  |                   |
|--|-------------------|
|  | \$1.40-\$2.00 /SF |
|--|-------------------|
- 9) Rubberized Asphalt (hot melt) Horiz. conc. decks/slabs 125 Mil. Thick W/ Reinf
- |  |             |
|--|-------------|
|  | \$13.25 /SF |
|--|-------------|
- 10) Vapor Guard Dc: Vapor Barrier; Topical Slab On Grade-Breatheable And Can Control The Vapor Drive To 3LBS/1000 SF Or Less For A 15 YR Warranty, No Upper Limits On The Vapor Drive
- |  |                   |
|--|-------------------|
|  | \$3.15-\$4.15 /SF |
|--|-------------------|

**Systems In-Place Costs**

**FIRESTOP**

- 1) For Pipes, Conduit, and Cable Tray Penetration ..... \$42.00-\$68.00 /EA

**BLOWN-IN INSULATION, WALL**

- 1) Cellulose, 3-1/2" R11 ..... \$2.25 /SF
- 2) Cellulose, 6-1/2" R19 ..... \$2.95 /SF

**BLOWN-IN INSULATION, CEILING**

- 1) Cellulose, R38 ..... \$2.00 /SF
- 2) Fiberglass, R38 ..... \$1.85 /SF
- 3) Fiberglass, R49 ..... \$1.90 /SF

**BATT INSULATION, WALL**

- 1) Fiberglass, Unfaced
  - A) 3-1/2" R11 ..... \$0.85 /SF
  - B) 6-1/2" R19 ..... \$0.95 /SF
  - C) 5-1/2" R21 ..... \$1.15 /SF
  - D) 9-1/2" R30 ..... \$1.50 /SF
- 2) Fiberglass, Foil Faced
  - A) 3-1/2" R11 ..... \$0.90 /SF
  - B) 6-1/2" R19 ..... \$1.15 /SF
  - C) 5-1/2" R21 ..... \$1.40 /SF
  - D) 9-1/2" R30 ..... \$1.90 /SF
- 3) Fiberglass, Kraft Faced
  - A) 3-1/2" R11 ..... \$0.80 /SF
  - B) 6-1/2" R19 ..... \$1.05 /SF
  - C) 5-1/2" R21 ..... \$1.30 /SF
  - D) 9-1/2" R30 ..... \$1.45 /SF

**BATT INSULATION, CEILING**

- 1) Fiberglass, Unfaced
  - A) 3-1/2" R11 ..... \$0.90 /SF
  - B) 6-1/2" R19 ..... \$1.00 /SF
  - C) 9-1/2" R30 ..... \$1.45 /SF
  - D) 13-1/2" R49 ..... \$1.80 /SF
- 2) Fiberglass, Foil Faced
  - A) 3-1/2" R11 ..... \$0.95 /SF
  - B) 6-1/2" R19 ..... \$1.20 /SF
  - C) 9-1/2" R30 ..... \$1.75 /SF
  - D) 13-1/2" R49 ..... \$2.55 /SF
- 3) Fiberglass, Kraft Faced
  - A) 3-1/2" R11 ..... \$0.95 /SF

### Systems In-Place Costs

#### SPRAY FIREPROOFING

- |  |            |
|--|------------|
| 1) 12'-0" Finished Floor to Finished Floor, standard steel frame, metal deck with 2-1/2" concrete (Prices may vary from project to project.) | \$1.92 /BF |
|--|------------|

#### ROOF HATCH

- |                |               |
|----------------|---------------|
| 1) 2'6" x 3'0" | \$1050.48 /EA |
| 2) 2'6" x 4'0" | \$1636.41 /EA |
| 3) 2'6" x 8'0" | \$2269.86 /EA |

#### SHEET METAL PRODUCTS-INSTALLED

- |  |             |
|--|-------------|
| 1) Coping And Wall Caps With 16' Girth (X4) For Radius   |             |
| A) 24 Galvanized Sheet Metal, Finish Painted             | \$35.00 /LF |
| B) .032" Aluminum, Finish Painted                        | \$32.00 /LF |
| C) 16 OZ Copper  | \$55.00 /LF |
| D) 26 GA Stainless Steel                                 | \$24.00 /LF |
| 2) Gutters (Commercial)                                  |             |
| Based on 24-26 gauge custom gutters with joint every 10' | \$24.00 /LF |
| For continuous gutters see suppliers for cost.           |             |
| A) 5" Galvanized Fascia, Finish Painted                  | \$21.20 /LF |
| B) 5" Aluminum Fascia, Finish Painted                    | \$27.10 /LF |
| C) 5" Copper Fascia                                      | \$36.00 /LF |
| D) 5" Stainless Steel                                    | \$51.50 /LF |
| 3) Downspouts (1 story)                                  |             |
| A) Galvanized 3" Diameter                                | \$23.60 /LF |
| B) PVC 3" Diameter                                       | \$30.40 /LF |
| 4) Gravel Stop   |             |
| A) 4" Galvanized, Finish Painted-24 ga                   | \$22.20 /LF |
| B) 4" Aluminum, Finish Painted .032                      | \$25.40 /LF |
| C) 4" Copper-16oz  | \$63.50 /LF |
| D) 4" Stainless Steel-26 ga                              | \$55.40 /LF |
| E) 10" Galvanized Fascia, Finish Painted                 | \$39.30 /LF |
| F) 10" Aluminum Fascia                                   | \$23.10 /LF |
| G) 10" Copper Fascia                                     | \$47.20 /LF |
| H) 10" Stainless Steel                                   | \$34.50 /LF |
| 5) Flashings   |             |
| A) 24 GA Galvanized 6", Finish Painted                   | \$13.30 /LF |
| B) 24 GA Galvanized 12", Finish Painted                  | \$21.90 /LF |
| C) 24 GA Galvanized 18", Finish Painted                  | \$35.80 /LF |
| D) .032 GA Aluminum 6", Finish Painted                   | \$25.80 /LF |
| E) .032 GA Aluminum 12", Finish Painted                  | \$28.90 /LF |
| F) .032 GA Aluminum 18", Finish Painted                  | \$32.30 /LF |
| G) 16 OZ Copper 6"                                       | \$43.90 /LF |
| H) 16 OZ Copper 12"                                      | \$48.50 /LF |
| I) 16 OZ Copper 18"                                      | \$63.50 /LF |

**Systems In-Place Costs**

J) 26 GA Stainless Steel 6"	\$21.40 /LF
K) 26 GA Stainless Steel 12"	\$23.10 /LF
L) 26 GA Stainless Steel 18"	\$26.50 /LF
6) Reglets	
A) 26 Galvanized Sheet Metal	\$16.20 /LF
B) .032" Aluminum	\$19.00 /LF
C) 16 OZ Copper	\$49.60 /LF
D) 26 GA Stainless Steel	\$30.00 /LF
7) Counterflashing	
A) 24 Galvanized Sheet Metal, Finish Painted	\$14.30 /LF
B) .032" Aluminum, Finish Painted	\$16.30 /LF
C) 16 OZ Copper	\$28.20 /LF
D) 26 GA Stainless Steel	\$20.40 /LF
8) Scupper	
A) 24 Galvanized Sheet Metal Soldered Joints	\$250.00 /EA
B) .032" Aluminum Welded Joints	\$400.00 /EA
C) 16 OZ Copper Soldered Joints	\$475.00 /EA
9) Leader Head	
A) 24 GA Galvanized 12" X 8" X 12" Long Solder Joints, Finish Painted	\$415.00 /EA
B) .04 Aluminum 12" X 8" X 12" Welded Joints, Finish Painted	\$500.00 /EA
C) 26 GA Stainless Steel 12" X 8" X 12" Soldered Joints	\$475.00 /EA