

SPECIAL VALUATION DOCUMENTATION

The Wharton Lofts

411 W. First Ave
SPOKANE, WASHINGTON 99201

Property Owner
The Wharton Lofts, LLC
827 W. 2nd Ave
SPOKANE, WA 99201

Submitted 9/25/2026

Work completed between September 2024 and September 2026

08/21/2024
B2415022BLDC
Commercial Change of Use
Jupiter's Eye COU

09/30/2024
B2417438BLDC
Commercial Building Remodel
Gangnam Style - TI

10/28/2024
B2419358ELEC
Electrical ePermit - Remodels
Jupiter's Eye TI

02/27/2025
B2503216BLDC
Commercial Change of Use

This work includes the following scope of work:

Electrical
Plumbing
Roofing
HVAC
Drywall
Paint
Flooring
Demolition
Cabinetry
Sprinklers
Windows/Doors
Professional fees

This work excludes exterior site work  epting for work necessary to bring utilities to the property, appliances.

Construction Costs Summary

Service	
01 11 30 Engineering Fees	5,005.00
01 11 31 Professional Consultant	10,100.00
01 11 50 Blueprints & Copying	1,547.00
01 21 16 Contingencies	198,310.57
01 31 10 Project Manager	26,966.25
01 31 13 Project Coordination	45.75
01 31 20 Superintendent	32,110.00
01 31 30 Insurance	35,689.51
01 31 40 B&O Tax	1,701.21
01 31 41 Safety Meetings	2,914.50
01 31 42 Client Meetings	2,145.50
01 31 50 Markup	167,943.02
01 41 26 Permit Requirements	
15 Permit Fee	12,263.36
25 Obstruction Permit	6,462.50
30 Fire Line Meter/Tap	10,022.50
35 Dom Water Line Meter/Tap	4,512.50
01 41 26 Permit Requirements - Other	8,862.50
01 51 20 Temporary Heat	57.94
01 51 30 Portable Toilet	1,398.00
01 51 40 Temporary Lighting	207.95
01 54 16 Forklifts	
50 All Terrain 45' Forklifts	15,390.00
01 54 23 Temp Scaffolding Use (Use of Company Scaffolding and Platforms)	3,144.00
01 54 26 Swing Staging	21.72
01 54 33 Equipment Rental & Use	

05 Equipment Delivery/Transport (Delivery/Transport Equipment Fee)	150.00
20 Earthwork Equipment (Earthwork Equipment Use)	
5350 Dump Trailer Use (Use of company dump trailer)	<u>660.00</u>
30 Aerial Equipment (Aerial Equipment Rental)	
0075 60' Articulating Boom (Use of company manlift)	<u>1,425.00</u>
40 General Equipment Use (General Equipment Use)	
5460 Hot Pressure Washer (Use of company pressure washer)	75.00
6450 Flatbed Truck Use (Use of company flatbed truck)	425.00
01 54 36 Mobilization	2,412.38
01 54 60 Small Tools	7,854.82
01 54 70 Site Safety Equipment	2,205.53
01 55 26 Traffic Control	532.00
01 55 50 Temporary Parking	498.75
01 56 13 Temp Air Barriers	
20 Temp Dust Protection	399.00
40 Temp Encl for Dust Control	1,669.00
01 56 13 Temp Air Barriers - Other	<u>734.00</u>
01 56 23 Temp Sidewalk Closure	
30 Sidewalk Closures	268.00
01 56 23 Temp Sidewalk Closure - Other	<u>4,251.27</u>
01 56 26 Temporary Fencing	1,482.00
01 56 32 Temp Security	59.80
01 58 13 Project Signage	256.50
01 66 19 Mat'l Handling & Stor	5,130.00
01 74 10 Cleaning	1,246.00
01 74 13 Progress Cleaning	7,781.50
01 74 20 Final Cleaning	3,493.60
02 41 13 Selective Site Demo	69,220.15
02 41 19 Trash Removal	
19 Trash Removal/Hauling	
0920 Dumpster/Dump Fees	6,392.38
19 Trash Removal/Hauling - Other	<u>32,296.39</u>
02 41 19 Trash Removal - Other	<u>3,824.98</u>
02 42 10 Building Deconstruction	
02 42 10 Building Deconstruction - Other	<u>10,515.51</u>
02 43 13 Structure Relocation	2,280.00
02 82 13 Asbestos Abatement	
39 Asbestos Survey	4,526.75
02 82 13 Asbestos Abatement - Other	<u>1,112.00</u>
03 01 40 Concrete Repair	942.26
03 05 10 Select Conc Demo	486.40
03 11 10 Concrete Forms & Acc	
10 Wall Forms	781.38

e	03 21 10 Concrete Rebar	
	10 #4 Bar Placed	202.06
	03 30 10 Cast in Place Concrete	
	10 Cast in Place Concrete	3,021.93
	03 30 10 Cast in Place Concrete - Other	587.00
	03 54 10 Gypcrete Underlayment	640.00
	03 81 13 Concrete Sawcutting	390.26
	04 01 30 Unit Masonry Cleaning	
	20 Masonry Cleaning & Restor	10,260.00
	04 21 13 Brick Masonry	1,250.00
	05 12 10 Structural Metal Frame	798.84
	05 52 10 Handrails & Railings	12,312.00
	06 05 10 Select Wood Demo	14,661.04
	06 11 00 Framing	22,207.77
	06 11 10 Floor Framing	814.75
	06 11 20 Struct Wood Wall Frame	42,010.45
	06 11 30 Roof Framing	25,990.96
	06 16 10 Wood Sheathing	4,615.76
	06 22 10 Millwork/Molding/Trim	24,954.45
	06 25 10 Wall & Ceiling Panels	1,768.67
	06 44 10 Arch. Woodwork	3,519.00
	07 01 10 Roof Coatings	214.15
	07 22 10 Roof & Deck Board Insu	20,109.60
	07 26 10 Vapor Retarders	210.42
	07 41 10 Metal Roof Panels	2,422.50
	07 46 20 Wood Siding	5,621.25
	07 46 40 Fiber Cement Siding	2,989.51
	07 46 70 Soffits	255.36
	07 54 10 TPO Membrane Roofing	34,403.95
	07 62 10 Flashing & Sheet Metal	9,975.00
	07 76 10 Roof Pavers	20,599.80
	08 05 10 Select Door/Wind Demo	5,703.20
	08 12 10 Hollow Metal Frames	13,765.50
	08 13 10 Hollow Metal Doors	685.00
	08 14 10 Wood Doors	11,425.95
	08 16 10 Composite Doors	944.50
	08 51 10 Aluminum Windows	49.14
	08 52 10 Wood Windows	38,475.00
	08 71 10 Door Hardware	10,620.30
	08 81 10 Glass & Glazing	15,739.40
	09 01 70 Spackle & Sand	187.53
	09 05 10 Finish Ceiling Demo	7,420.40
	09 05 20 Flooring Demo	58.88
	09 05 70 Acoustic Underlayment	205.63

09 21 10 Drywall Assemblies	142,948.00
09 22 10 Metal Stud Framing	19,106.40
09 29 10 Drywall Hanging	85,004.73
09 31 10 Ceramic Tiling	7,470.00
09 64 10 Wood Flooring	15.00
09 65 10 Resilient Flooring	
35 Vinyl Strip Flooring	30,324.00
09 65 10 Resilient Flooring - Other	<u>21,736.41</u>
09 68 10 Carpet Tile	9,325.20
09 77 10 FRP Wall Panels	3,514.00
09 81 10 Acoustic Insulation	14,079.32
09 91 10 Interior Surface Prep	12,061.50
09 91 13 Interior Painting	15,290.95
09 91 20 Int Door/Window Paint	5,359.90
09 91 30 Int Wall/Ceiling Paint	33,562.80
09 91 40 Int Trim Painting	429.00
09 91 60 Exterior Painting	3,247.70
09 91 80 Ext Trim Painting	10,916.64
09 96 46 Intumescent Paint	455.00
10 14 10 Building Signage	2,426.72
10 28 10 Toilet & Bath Accessor	17,217.85
10 57 10 Closet Systems	6,340.00
11 30 10 Appliances	
11 42 10 Comm Food Prep Equip	
12 21 10 Window Coverings	3,239.34
12 32 23 Cabinetry	119,405.25
12 36 19 Wood Countertops	10,350.00
12 36 70 Quartz C-Tops	31,008.00
21 13 10 Wet-Pipe Sprinklers	40,229.27
22 05 10 Select Plumbing Demo	6,753.50
22 07 10 Plumbing Insulation	5,491.00
22 11 10 Facility Water Distrib	3,415.00
22 13 10 Facility Sewer Distrib	17,188.17
22 14 10 Roof Drains	1,515.00
22 33 20 Instant Water Heaters	20,520.00
22 33 40 Comm Elec Water Heater	1,250.00
22 41 10 Res Plumbing Fixtures	161,349.64
22 42 16 Comm Plumbing Fixtures	14,485.56
23 01 01 HVAC Design	144.00
23 23 10 Refrigerant Piping	3,411.79
23 31 10 HVAC Ducting	20,858.27
23 34 10 Exhaust Fans	49,977.60
23 54 10 Furnaces	6,000.00
23 72 10 Air-to-Air ERV	57,950.00

23 73 10 Make-Up-Air Units	7,500.00
23 81 20 Mini-Split Systems	67,830.00
23 83 10 Electric Wall Heaters	10,586.59
26 01 50 Light Bulbs	18.98
26 05 10 Select Electrical Demo	721.12
26 05 19 Electrical Wire	1,080.00
26 05 50 Comm Wiring, Raceways	25,848.93
26 05 90 Res Wiring, Raceways	94,446.62
26 24 10 Panelboards & Load Cen	40,035.55
26 27 10 Meter Centers & Cabinet	61.96
26 51 10 Interior Lighting	24,225.00
26 51 20 Lighting Fixtures	51,357.00
26 52 10 Emergency & Exit Light	5,755.00
27 15 10 Data Cabling	3,628.97
28 15 11 Access Control	7,965.09
28 46 10 CO/Smoke Detect	1,283.00
28 46 21 Fire Alarm Panel & Not	25,056.25
31 23 10 Excavation	3,948.44
31 23 30 Backfill	947.62
32 11 10 Gravel & Base Rock	445.80
32 12 10 Asphalt Paving	2,751.28
32 31 10 Fences & Gates	22,534.05
33 05 60 Conc Manholes & vaults	6,579.70
33 14 10 Water Utility Piping	6,784.42
33 31 10 Sanitary Sewer Piping	925.78
Total Service	2,521,985.20
Developer fee	60,611.00
Architectural fee	114,560.00
TOTAL	<u><u>2,697,156.20</u></u>

Removal of \$22,534.05 for back fencing and gates as non-eligible costs

Total: \$2,674,622.15

PHOTOS BEFORE

3rd floor



2nd floor



Exterior



Commercial



Photos After 3rd Floor



2nd floor



Exterior





Commercial



