

Bellingham Floor Pros

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Commercial flooring in Bellingham

A specification and bidding guide for facility managers, general contractors, and owners

WHAT IT RUNS HERE

Commercial flooring in Bellingham runs \$5.50 to \$13.20 per square foot installed. Carpet tile and glue down LVT sit in the lower half of that band, heat welded sheet vinyl and rubber in the upper half. The bigger variable is the slab. A concrete floor that fails an in situ relative humidity test adds \$880 to \$2,750 for moisture mitigation before any material goes down. Call (360) 873-5667.

Free estimate, written scope

<https://bellinghamfloorpros.com/guides/commercial-flooring>

(360) 873-5667

START HERE

What matters most

- Commercial flooring in Bellingham runs \$5.50 to \$13.20 per square foot installed, with moisture mitigation at \$880 to \$2,750.
- ASTM F2170 requires three in situ humidity probes for the first 1,000 square feet and one more for each additional 1,000.
- ANSI A326.3 sets 0.42 wet DCOF for interior level areas, 0.50 for barefoot wet areas, and 0.55 for exterior wet.
- ADA allows 1/4 inch of vertical level change, and between 1/4 and 1/2 inch it has to be beveled no steeper than 1:2.
- Every remodel or demolition project in Whatcom County has to determine whether asbestos is present before work starts.

THE NUMBERS

Bellingham commercial flooring pricing by scope

SCOPE	WHAT IT COVERS	BELLINGHAM RANGE
Commercial flooring, installed	Demolition, prep, material, adhesive, install and base for office, retail, medical and light industrial	\$5.50 to \$13.20 per sq ft
Carpet tile and broadloom	Material, adhesive, install and base	\$3.85 to \$8.80 per sq ft
LVT and LVP	Glue down or click plank, material and install	\$4.40 to \$11 per sq ft
Laminate	Back of house and low moisture areas only, material and install	\$3.85 to \$7.15 per sq ft
Tile and stone	Membrane, setting materials, tile and grout	\$11 to \$27.50 per sq ft
Substrate repair	Failed sheathing or panel replacement, framing corrections, flattening	\$5.50 to \$13.20 per sq ft
Slab moisture mitigation	Two part resin membrane meeting ASTM F3010, applied and cured before flooring	\$880 to \$2,750 per project
Spot repair on an existing floor	Damaged tiles, planks or boards replaced from attic stock	\$330 to \$1,650 per project

The slab moves this number more than the product does, because a floor that fails a humidity test adds mitigation cost and cure time before anything gets installed.

The numbers

Commercial flooring in Bellingham runs \$5.50 to \$13.20 per square foot installed, covering demolition, prep, material, adhesive, install and base. Slab moisture mitigation adds \$880 to \$2,750.

- Carpet tile and glue down LVT sit low in the range.
- Heat welded sheet vinyl and rubber sit high.
- Substrate repair runs \$5.50 to \$13.20 per square foot; spot repair runs \$330 to \$1,650 per project.
- Budget a prep allowance with a unit rate above it.

Test the slab first

ASTM F2170 in situ humidity testing governs most flooring warranties. Probes go to 40 percent of slab depth for one sided drying, 20 percent for two sided, with readings after roughly 24 hours.

- Three test locations for the first 1,000 square feet, plus one per additional 1,000.
- Place probes within 3 feet of exterior walls and at any flagged wet area.
- ASTM F1869 calcium chloride reads only the top half inch and is not valid on lightweight concrete.
- Mitigation membranes should meet ASTM F3010: 0.1 perms or less, 200 psi pull off with failure in the concrete.

Specify by room use

Match the product to what happens in the space, not to a budget line.

- Open office and corridor: modular carpet tile with attic stock.
- Clinical, dental, lab, food service: heat welded sheet vinyl with flash cove, 4 to 6 inch cove height.
- Retail: glue down LVT with a wear layer sized to traffic.
- Fitness and back of house: rubber sheet or tile.
- Electronics: static control flooring verified as a system per ANSI/ESD S20.20.
- Every entry: 10 to 15 feet of walk off.

Numbers that belong in the spec

Naming a product and a color leaves the argument for later. Write the performance numbers down.

- Wet DCOF per ANSI A326.3: 0.42 interior level, 0.50 interior wet plus and barefoot, 0.55 exterior wet and oily areas.
- ADA: 1/4 inch vertical maximum, beveled 1:2 between 1/4 and 1/2 inch, ramp above 1/2 inch, carpet pile 1/2 inch maximum.
- Emissions tested to CDPH Standard Method v1.2, documented by FloorScore or equivalent.
- Adhesive VOC per SCAQMD Rule 1168: 50 g/L floor covering, 60 g/L rubber, 65 g/L tile, 100 g/L wood.

Schedule and downtime

The install window gets decided before material is ordered. Ask for the schedule in shifts, not days.

- Adhesive needs open time before install and bond time before rolling loads.
- Retail: night phasing with a clean, walkable floor each morning.
- Clinical: containment and cleaning between phases agreed with infection control first.
- Mitigation cure time cannot be compressed.
- The building has to be at service temperature and humidity before testing and installation.

Reading the bid

Washington contractors register with Labor and Industries. General contractors post a \$30,000 bond, specialty contractors \$15,000, with at least \$200,000 public liability and \$50,000 property damage or \$250,000 combined single limit.

- Demolition, adhesive removal, and disposal itemized.
- Asbestos determination, required before any Whatcom County remodel or demolition.
- Prep allowance quantity plus a unit price above it.
- Moisture testing standard, count, acceptance number, and failure terms.
- Base and transition scope, attic stock quantity, shift premium, and closeout documents.

Public work

Flooring in schools, city and county facilities, the port, and the public college campuses is public work under chapter 39.12 RCW.

- Statement of Intent to Pay Prevailing Wages filed and approved before payment.
- Affidavit of Wages Paid certified before retainage releases.
- Contracts of \$5,000 or less may use a simplified filing path.
- Rates are set by trade and county, so the Whatcom County determination applies.

After the install

Maintenance moves the replacement date further than a product upgrade does.

- Walk off matting and a real vacuum schedule protect appearance retention.
- Follow the manufacturer's finish recommendation; many current LVT and sheet products need no floor finish.
- Keep a closeout file with product, dye lot, adhesive, install date, test results, and attic stock location.
- Replace by area, starting with entries and corridors.

Twelve items to confirm before you award a commercial flooring contract

- ☐ Run the in situ humidity test at bid time, before material is ordered.
- ☐ Confirm the test count matches ASTM F2170: three probes for the first 1,000 square feet plus one per additional 1,000.
- ☐ Get the contract language for what happens if the slab fails, including who carries the mitigation cost.
- ☐ Check that the specified DCOF matches how the room gets used, wet or dry, shod or barefoot.
- ☐ Walk every doorway and confirm level changes land under 1/4 inch or are beveled no steeper than 1:2.
- ☐ Confirm an asbestos determination is included for any building predating the mid eighties.
- ☐ Get demolition, adhesive removal, and dump fees itemized, not bundled into a square foot rate.
- ☐ Get a unit price for substrate prep above the stated allowance quantity.
- ☐ Confirm attic stock quantity, dye lot, and where it will be stored.
- ☐ Price after hours and weekend shifts as a separate line rather than assuming them.
- ☐ Verify registration, bond, and insurance through Washington Labor and Industries.
- ☐ Ask for the closeout package list up front: warranties, maintenance instructions, FloorScore or CDPH certificates, and adhesive data.

Want a real number for your place?

We walk the job, measure it, and put the scope in writing. Free, and there is no pressure attached.

(360) 873-5667

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Bellingham Floor Pros · Bellingham, WA

Full guide: <https://bellinghamfloorpros.com/guides/commercial-flooring>

Prices shown are the ranges published on our website at the time of writing and are a starting point, not a quote. Every property is different. Figures update when the site does.