



Project Name	Project Location	
Serramonte Vista	Daly City, CA	3/30/2009
DESIGN DEVELOPMENT ESTIMATE		
DD Drawings dated 12-04-08 & BKF Drawings dated 3/23/09		
ESTIMATE SUMMARY: Based on Type V 1 hr - Wood Framed Structure		

Construction Cost			
	Parking	Residential	TOTALS
	385 stalls	200 units	
UNIT GSF			
TOTAL GROSS SQUARE FT.	143636	262964	406600
TOTAL NET SQUARE FT		205058	205058
TOTAL SHELL COSTS	\$8,531,335	\$35,815,233	\$44,346,568
TOTAL FINISHES COSTS		\$6,021,799	\$6,021,799
DIRECT CONSTRUCTION COST	\$8,531,335	\$41,837,032	\$50,368,367

DIRECT CONSTRUCTION COST PER GSF	\$59	\$159	\$124
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DIRECT CONSTRUCTION COST PER NSF		\$204	\$246
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DIRECT CONST. COST PER UNIT	\$22,159	\$209,185	\$251,842
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DIRECT CONSTRUCTION COST	\$8,531,335	\$41,837,032	\$50,368,367
CONSTRUCTION CONTINGENCY	\$213,283	\$1,045,926	\$1,259,209
SUB-TOTAL	\$8,744,619	\$42,882,958	\$51,627,576
GENERAL CONDITIONS	\$262,339	\$1,307,930	\$1,570,269
INSURANCE	\$65,953	\$323,587	\$389,540
CONSTRUCTION FEE	\$247,691	\$1,215,249	\$1,462,941
TOTAL CONSTRUCTION COST	\$9,320,601	\$45,729,724	\$55,050,326

TOTAL COST PER GSF	\$65	\$174	\$135
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TOTAL COST PER NSF		\$223	\$268
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AVERAGE COST PER UNIT	\$24,209	\$228,649	\$275,252
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Notes:

- 1 Includes design of concrete & MEP
- 2 Excludes all other design and soft cost
- 3 Excludes permit costs
- 4 All prices are current prevailing wage market prices.
No allowance for escalation is included.
- 5 Excludes any costs for payment and performance bonds



Serramonte Vista

Square Foot Summary per Unit Type

	Bedroom/Bath	No.	SF	Total SF
1 Bedroom A	1/1	64	738	47232.00
1 Bedroom B	1/1	9	840	7560.00
2 Bedroom A	2/2	80	1054	84320.00
2 Bedroom B	2/2	20	1140	22800.00
3 Bedroom	3/2	27	1598	43146.00
Totals		200	1025.29	205058.00
Building GSF				262964.00
Net Residential Area				205058.00
% efficiency				78%
				57906.00

Division / Description	Total	Per Unit	Per GSF	Per NSF
Division 2 - Demolition	\$53,500.00	\$267.50	\$0.20	\$0.26
Division 2 - Sitework	\$11,807,676.15	\$59,038.38	\$44.90	\$57.58
Division 2 - Landscape	\$375,000.00	\$1,875.00	\$1.43	\$1.83
Division 2 - Site Furnishings	\$125,000.00	\$625.00	\$0.48	\$0.61
Division 2 - Monument Allowance	\$7,500.00	\$37.50	\$0.03	\$0.04
Division 3 - Concrete	\$6,889,294.56	\$34,446.47	\$26.20	\$33.60
Division 4 - CMU & Masonry	\$0.00	\$0.00	\$0.00	\$0.00
Division 5 - Structural Steel	\$558,000.00	\$2,790.00	\$2.12	\$2.72
Division 5 - Misc. Metals	\$394,272.50	\$1,971.36	\$1.50	\$1.92
Division 6 - Rough Carpentry	\$6,938,738.00	\$34,693.69	\$26.39	\$33.84
Division 6 - Finish Carpentry	\$399,767.86	\$1,998.84	\$1.52	\$1.95
Division 6 - Cabinets	\$600,000.00	\$3,000.00	\$2.28	\$2.93
Division 6 - Countertops	\$192,757.00	\$963.79	\$0.73	\$0.94
Division 7 - Waterproofing	\$293,314.26	\$1,466.57	\$1.12	\$1.43
Division 7 - Insulation	\$329,015.12	\$1,645.08	\$1.25	\$1.60
Division 7 - Spray Insul	\$154,200.00	\$771.00	\$0.59	\$0.75
Division 7 - Fireproofing	\$100,000.00	\$500.00	\$0.38	\$0.49
Division 7 - Roofing	\$380,463.00	\$1,902.32	\$1.45	\$1.86
Division 7 - Caulking	\$83,264.19	\$416.32	\$0.32	\$0.41
Division 7 - Flashing	\$485,780.25	\$2,428.90	\$1.85	\$2.37
Division 8 - Windows	\$607,422.60	\$3,037.11	\$2.31	\$2.96
Division 8 - Doors	\$736,750.00	\$3,683.75	\$2.80	\$3.59
Division 8 - OH Doors	\$250,000.00	\$1,250.00	\$0.95	\$1.22
Division 8 - Storefront	\$0.00	\$0.00	\$0.00	\$0.00
Division 8 - Mirrors / Shower Doors	\$56,197.10	\$280.99	\$0.21	\$0.27
Division 9 - Metal Frame	\$0.00	\$0.00	\$0.00	\$0.00
Division 9 - Drywall	\$3,066,051.46	\$15,330.26	\$11.66	\$14.95
Division 9 - Plaster	\$155,089.50	\$775.45	\$0.59	\$0.76
Division 9 - Scaffold	\$333,056.75	\$1,665.28	\$1.27	\$1.62
Division 9 - Tile	\$24,513.00	\$122.57	\$0.09	\$0.12
Division 9 - Wood Fl.	\$0.00	\$0.00	\$0.00	\$0.00
Division 9 - Resilient	\$208,794.26	\$1,043.97	\$0.79	\$1.02
Division 9 - Carpet	\$469,373.83	\$2,346.87	\$1.78	\$2.29
Division 9 - Painting	\$1,013,696.05	\$5,068.48	\$3.85	\$4.94
Division 10 - Bath Acc.	\$49,050.00	\$245.25	\$0.19	\$0.24
Division 10 - Striping/Signage	\$37,500.00	\$187.50	\$0.14	\$0.18
Division 10 - Trash Chutes	\$100,000.00	\$500.00	\$0.38	\$0.49
Division 10 - Mailboxes	\$22,500.00	\$112.50	\$0.09	\$0.11
Division 10 - Common Bath Allowance	\$0.00	\$0.00	\$0.00	\$0.00
Division 10 - Bike Racks	\$0.00	\$0.00	\$0.00	\$0.00
Division 10 - Awnings	\$0.00	\$0.00	\$0.00	\$0.00
Division 11 - Appliances	\$515,890.00	\$2,579.45	\$1.96	\$2.52
Division 12 - Fireplaces	\$0.00	\$0.00	\$0.00	\$0.00
Division 12 - Blinds	\$68,237.10	\$341.19	\$0.26	\$0.33
Division 14 - Elevators	\$825,000.00	\$4,125.00	\$3.14	\$4.02
Division 15 - Fire Prot.	\$1,224,098.50	\$6,120.49	\$4.66	\$5.97
Division 15 - Plumbing	\$4,760,808.00	\$23,804.04	\$18.10	\$23.22
Division 15 - HVAC	\$2,341,521.50	\$11,707.61	\$8.90	\$11.42
Division 16 - Electrical	\$2,966,929.00	\$14,834.65	\$11.28	\$14.47
Division 16 - Tele/Data	\$338,345.70	\$1,691.73	\$1.29	\$1.65
Division 16 - Security	\$30,000.00	\$150.00	\$0.11	\$0.15

Serramonte Vista

Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA		UOM TOTAL	\$/UNIT	TOTAL \$
				AREA	QTY			
02900 DIVISION 2 EARTH WORK								
On-Site Demolition	1	ls		SHELL	1	1	\$38,500.00	\$38,500.00
Off-Site Demolition	1	ls		SHELL	1	1	\$15,000.00	\$15,000.00
Fine Grading and Backfill Items	204450	sf		SHELL	1	204450	\$2.50	\$511,125.00
Mass Excavation	143728	cy		SHELL	1	143728	\$22.50	\$3,233,880.00
Property Line Chain Link Fencing	1200	lf		SHELL	1	1200	\$75.00	\$90,000.00
Shotcrete Soil Nail Walls	63500	sf		SHELL	1	63500	\$64.00	\$4,064,000.00
Shoring at Structures	11440	sf		SHELL	1	11440	\$65.00	\$743,600.00
Off-Site Concrete	1	ls		SHELL	1	1	\$35,000.00	\$35,000.00
Concrete Curb	1671	lf		SHELL	1	1671	\$20.00	\$33,421.00
SWPPP - Allowance	1	ls		SHELL	1	1	\$75,000.00	\$75,000.00
Street sidewalk replacement - Allow	3043	sf		SHELL	1	3043	\$10.00	\$30,431.80
Curb & gutter	474	lf		SHELL	1	474	\$35.00	\$16,597.35
Keystone Retaining Walls	8509	sf		SHELL	1	8509	\$40.00	\$340,346.80
Off-Site and Site Concrete Prep and Base	1	ls		SHELL	1	1	\$73,980.00	\$73,980.00
Landscape at street and podium - Allow	1	ls		SHELL	1	1	\$375,000.00	\$375,000.00
Site Furnishings - Allow	1	ls		SHELL	1	1	\$125,000.00	\$125,000.00
Monument sign Allowance	1	ls		SHELL	1	1	\$7,500.00	\$7,500.00
Off-Site Traffic Signaling	1	ls		SHELL	1	1	\$265,000.00	\$265,000.00
Sanitary Sewer	458	lf		SHELL	1	458	\$220.00	\$100,830.40
Storm Drain	520	lf		SHELL	1	520	\$220.00	\$114,327.40
Water Service line offsite	1167	lf		SHELL	1	1167	\$200.00	\$233,400.00
Domestic Water Service line	545	lf		SHELL	1	545	\$200.00	\$109,032.00
Fire Water Service line	130	lf		SHELL	1	130	\$200.00	\$25,914.00
Fire Water Service Valves & hydrants	8	ea		SHELL	1	8	\$9,500.00	\$76,000.00
Joint Trench - Gas, Elect., CATV, Tel	458	lf		SHELL	1	458	\$250.00	\$114,580.00
Allow for utility connections	1	ls		SHELL	1	1	\$50,000.00	\$50,000.00
Storm Drain Inlets	22	ea		SHELL	1	22	\$1,500.00	\$33,000.00
Manholes	12	ea		SHELL	1	12	\$7,500.00	\$90,000.00
C3 Requirements Allowance	1	ls		SHELL	1	1	\$150,000.00	\$150,000.00
Accent Paving	3903	sf		SHELL	1	3903	\$25.00	\$97,580.00
Dust / Mud Control Measures	7	mos		SHELL	1	7	\$22,516.00	\$157,612.00
Off-Site Asphalt paving	5200	sf		SHELL	1	5200	\$7.00	\$36,400.00
On-Site Asphalt paving	33503	sf		SHELL	1	33503	\$4.00	\$134,010.40

Serramonte Vista

Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA		\$/UNIT	TOTAL \$
				AREA	QTY		
Dewatering Allowance	1	ls		SHELL	1	\$150,000.00	\$150,000.00
Temporary Facilities	26	mos		SHELL	1	\$1,500.00	\$39,000.00
Temporary Fencing	1	ls		SHELL	1	\$50,000.00	\$50,000.00
Temporary Water	26	mos		SHELL	1	\$1,000.00	\$26,000.00
Safety Equipment	1	ls		SHELL	1	\$7,500.00	\$7,500.00
Small Tools	1	ls		SHELL	1	\$7,500.00	\$7,500.00
Surveying	28	days		SHELL	1	\$2,500.00	\$70,000.00
Daily Cleanup	26	mos		SHELL	1	\$11,258.00	\$292,708.00
Debris Removal	20	mos		SHELL	1	\$6,495.00	\$129,900.00

02900 DIVISION 2 EARTH WORK

\$12,368,676.15

03300 DIVISION 3 CONCRETE

Slab on Grade & footings - spread footing foundation	65336	sf		SHELL	1	\$20.00	\$1,306,720.00
Elevated Podium slab	156600	sf		SHELL	1	\$33.00	\$5,167,800.00
Topping slab at podium level patios	3286	sf		SHELL	1	\$10.00	\$32,855.00
Concrete Garage Stairs	10	ea		SHELL	1	\$7,500.00	\$75,000.00
Allow for gyp-crete & acousti-mat	73313	gsf		SHELL	1	\$2.40	\$175,951.08
Site Walkway Concrete	9956	sf		SHELL	1	\$12.00	\$119,472.48
Lightweight concrete at elevated balconies	0	sf		SHELL	1	\$11.50	\$0.00
Podium Topping Slab at Common Areas	472	sf		SHELL	1	\$12.00	\$5,664.00
Lobby Entry Concrete	486	sf		SHELL	1	\$12.00	\$5,832.00
Planter Sub Slab - Allow	0	sf		SHELL	1	\$8.00	\$0.00
Concrete fill for metal pan stairs	0	flt		SHELL	2	\$2,500.00	\$0.00

03300 DIVISION 3 CONCRETE

\$6,889,294.56

04000 DIVISION 4 Masonry

04000 CMU

CMU walls at utility rooms in garage - Allow	0	sf		SHELL	1	\$20.00	\$0.00
Pavers at podium common areas	0	sf		SHELL	1	\$20.00	\$0.00
Allow for false stone at exterior entry elevation	0	sf		SHELL	1	\$20.00	\$0.00
Pavers at lobby entries	0	sf		SHELL	1	\$20.00	\$0.00

Serramonte Vista Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
04000 DIVISION 4 CMU									\$0.00
05000 DIVISION 5 METAL									
05120 structural steel									
Metal Stairs - no pan	62	flt		SHELL	1		62	\$9,000.00	\$558,000.00
Allow for Misc. Metals (Elev. Hoist beams, bollards, etc.)	5	ea		SHELL	1		5	\$25,000.00	\$125,000.00
Balcony/patio railing allowance	2760	lf		SHELL	1		2760	\$55.00	\$151,772.50
Allow for gates at parking	10	ea		SHELL	1		10	\$25,000.00	\$250,000.00
Allow for gates at trash enclosure	5	ea		SHELL	1		5	\$3,500.00	\$17,500.00
Allow for decorative metal grills at garage for vents	5	ea		SHELL	1		5	\$20,000.00	\$100,000.00
05000 DIVISION 5 METAL									\$1,202,272.50
06000 DIVISION 6 WOOD & PLASTICS									
06100 Rough Carpentry									
Wood Framing Structure	262964	gsf		SHELL	1		262964	\$22.50	\$5,916,690.00
Wood fence at adjacent properties - 6' high	0	sf		SHELL	1		0	\$9.00	\$0.00
Hardi Siding w/ exterior gypsum	127756	sf		SHELL	1		127756	\$8.00	\$1,022,048.00
Pergola at restaurant - allowance	0	ls		SHELL	1		0	\$25,000.00	\$0.00
06100 Rough Carpentry									\$6,938,738.00
06200 Finish Carpentry									
Paint grade MDF no profile base at corridors	8094	lf		SHELL	1		8094	\$3.00	\$24,281.40
06200 Finish Carpentry									\$24,281.40
06410 Cabinets & casework									
06410 Cabinets & casework									\$0.00

Serramonte Vista

Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	AREA		\$/UNIT	TOTAL \$
					QTY	UOM TOTAL		
06000 DIVISION 6 WOOD & PLASTICS								\$6,963,019.40
07000 DIVISION 7 ROOFING & WATERPROOFING								
07100 Waterproofing								
Hot rubberized waterproofing at Podium & patios	3758	sf		SHELL	1	3758	\$11.50	\$43,211.25
Deck Coating at elevated Balconies	9857	sf		SHELL	1	9857	\$9.00	\$88,713.00
Vertical waterproofing at garage walls	12911	sf		SHELL	1	12911	\$12.50	\$161,390.01
07100 Waterproofing								\$293,314.26
07200 Insulation								
Spray K-13 on under side of podium	51400	sf		SHELL	1	51400	\$3.00	\$154,200.00
Insulation at corridor walls	72844	sf		SHELL	1	72844	\$0.40	\$29,137.68
Insulation at corridor & common area ceilings	25163	sf		SHELL	1	25163	\$0.65	\$16,355.63
07200 Insulation								\$199,693.31
07500 Roofing.								
Comp. Shingle Roof	0	sf		SHELL	1	0	\$7.00	\$0.00
Built Up Roofing	63411	sf		SHELL	1	63411	\$6.00	\$380,463.00
07500 Roofing.								\$380,463.00
07600 Sheet Metal Flashing & Trim								
Window GSM Head flashing	840	ea		SHELL	1	840	\$100.00	\$84,000.00
Patio Door flashing.	220	ea		SHELL	1	220	\$150.00	\$33,000.00
Slab/wall junction flashing	3194	lf		SHELL	1	3194	\$15.00	\$47,908.13
Cap Flashing	3194	lf		SHELL	1	3194	\$15.00	\$47,908.13
Lead Flashing @ roof penetrations	400	ea		SHELL	1	400	\$25.00	\$10,000.00
Miscellaneous flashings, gutters and downspouts.	262964	sf		SHELL	1	262964	\$1.00	\$262,964.00
07600 Sheet Metal Flashing & Trim								\$485,780.25
07800 Expansion Joints & Firestopping								

Serramonte Vista Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Allow for Caulking & Sealants at exteriors and around windows	166528		sf	SHELL	1		166528	\$0.50	\$83,264.19
Allow. Caulking & sealants fire stopping at garage	2		ea	SHELL	1		2	\$5,000.00	\$10,000.00
07800 Expansion Joints & Firestopping									\$93,264.19

07000 DIVISION 7 ROOFING & WATERPROOFING

\$1,452,515.00

0800 DIVISION 8 WINDOWS & DOORS

08100: Windows, Steel doors, frames & hardware.

Vinyl Window and Sliding Glass Door - Allowance	22746		sf	SHELL	1		22746	\$18.00	\$409,422.60
Balcony doors - single	220		ea	SHELL	1		220	\$900.00	\$198,000.00
Balcony doors - double	0		ea	SHELL	1		0	\$1,500.00	\$0.00
Steel doors @ stairs, lobbies & utility rooms & exits	133		ea	SHELL	1		133	\$900.00	\$119,250.00

08100: Windows, Steel doors, frames & hardware.

\$726,672.60

0800 DIVISION 8 WINDOWS & DOORS

\$726,672.60

09000 DIVISION 9 FINISHES

09250 Gypsum Board Type

Misc. Exterior Sheathing	0		gsf	SHELL	1		0	\$4.00	\$0.00
Interior non-load bearing walls framing - 20 gage	0		gsf	SHELL	1		0	\$35.00	\$0.00
MEP & utility rooms walls (including framing)	0		sf	SHELL	1		0	\$6.50	\$0.00
MEP & utility rooms ceilings (including framing)	0		sf	SHELL	1		0	\$6.50	\$0.00
Elevator shaft walls and ceiling	9645		sf	SHELL	1		9645	\$5.00	\$48,225.00
Trash chute shaft	2846		sf	SHELL	1		2846	\$5.00	\$14,230.00
Stairwells	27211		sf	SHELL	1		27211	\$6.50	\$176,873.13
Gypsum board to corridors and common area walls	72844		sf	SHELL	1		72844	\$4.00	\$291,376.80
Gypsum board to corridors and common area ceilings	25163		sf	SHELL	1		25163	\$4.00	\$100,650.00

09250 Gypsum Board Type

\$631,354.93

09270 Plaster & Scaffold

Allow for scaffold	166528		sf	SHELL	1		166528	\$2.00	\$333,056.75
Lath and Plaster (non acrylic integral color)	0		sf	SHELL	1		0	\$10.50	\$0.00

Serramonte Vista Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Float Finish at Garage Levels	38772		sf	SHELL	1		38772	\$4.00	\$155,089.50

09270 Portland Cement Plaster **\$488,146.25**

09300 Tile

Allow Hard flooring at lobby, rec. room, business ctr, etc.	1226		sf	SHELL	1		1226	\$20.00	\$24,513.00
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09300 Tile **\$24,513.00**

09682 Carpet

Allow for Carpet tile at office & storage	0		sy	SHELL	1		0	\$30.00	\$0.00
Rolled residential grade carpet at corridors	2796		sy	SHELL	1		2796	\$25.00	\$69,895.83

09682 Carpet **\$69,895.83**

09901 Residential Painting

Exterior Painting - trim & metals	166528		sf	SHELL	1		166528	\$1.00	\$166,528.38
Int. @ corridors & common areas	125218		sf	SHELL	1		125218	\$1.00	\$125,217.95

09901 Residential Painting **\$291,746.33**

09000 DIVISION 9 FINISHES **\$1,505,656.33**

10000 DIVISION 10 SPECIALTIES

10000 Specialties

Garage signage & striping - Allow	5	ls		SHELL	1		5	\$7,500.00	\$37,500.00
Mailboxes	5	ls		SHELL	1		5	\$4,500.00	\$22,500.00
Bike Rack Allowance	0	ls		SHELL	1		0	\$5,000.00	\$0.00
Trash chutes - Allow	5	ea		SHELL	1		5	\$20,000.00	\$100,000.00

10000 Specialties **\$160,000.00**

10000 DIVISION 10 SPECIALTIES **\$160,000.00**

11000 DIVISION 11 EQUIPMENT

Serramonte Vista Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Garage parking lifts - Allow		0	ea	SHELL	1		0	\$20,000.00	\$0.00

11000 EQUIPMENT **\$0.00**

11000 DIVISION 11 EQUIPMENT **\$0.00**

12000 DIVISION 12 FURNISHINGS

12510 Furnishings

Window blinds at units		22746	sf	SHELL	1		22746	\$3.00	\$68,237.10
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12510 Furnishings **\$68,237.10**

12000 DIVISION 12 FURNISHINGS **\$68,237.10**

DIVISION 14 VERTICAL TRANSPORTATION

Hydraulic Elevators (Stops)		32	ea	SHELL	1		32	\$20,000.00	\$640,000.00
Smoke doors		32	ea	SHELL	1		32	\$2,500.00	\$80,000.00
Cab allowance		5	ea	SHELL	1		5	\$2,500.00	\$12,500.00
Residential lobby at 1st level finishes		5	ea	SHELL	1		5	\$5,000.00	\$25,000.00
Elevator Lobby finishes -Other than 1st floor		27	ea	SHELL	1		27	\$2,500.00	\$67,500.00

DIVISION 14 VERTICAL TRANSPORTATION **\$825,000.00**

15000 DIVISION 15 MECHANICAL

15300: Fire protection system

Fire protection garage level		143636	gsf	SHELL	1		143636	\$3.00	\$430,908.00
Allow for fire pump		0	ls	SHELL	1		0	\$100,000.00	\$0.00
Fire protection at rec. room, lobby		0	sf	SHELL	1		0	\$3.00	\$0.00
Fire protection Corridors & common areas		25163	sf	SHELL	1		25163	\$3.00	\$75,487.50

15400: Plumbing System

Plumbing at garage		143636	gsf	SHELL	1		143636	\$3.00	\$430,908.00
Plumbing roof drains, overflows and piping		1	ls	SHELL	1		1	\$100,000.00	\$100,000.00
Plumbing at trash rooms, janitor closet etc - allow		1	ls	SHELL	1		1	\$7,500.00	\$7,500.00

15500 Mechanical System

HVAC System at garage		143636	gsf	SHELL	1		143636	\$1.50	\$215,454.00
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Serramonte Vista Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
HVAC System at lobby - split system	0		ea	SHELL	1		0	\$7,500.00	\$0.00
HVAC System at corridors & common areas - heat & vent only	25163		sf	SHELL	1		25163	\$3.00	\$75,487.50

15000 DIVISION 15 MECHANICAL **\$1,335,745.00**

16000 DIVISION 16 ELECTRICAL

16000 Electrical

Electrical System for Garage	143636		sf	SHELL	1		143636	\$3.00	\$430,908.00
Allow for exterior lighting	1		ls	SHELL	1		1	\$25,000.00	\$25,000.00
Allow for security system	1		ls	SHELL	1		1	\$30,000.00	\$30,000.00
Electrical for Circulation & Mechanical & corridor lighting	25163		sf	SHELL	1		25163	\$2.00	\$50,325.00

16000 Electrical **\$536,233.00**

16000 DIVISION 16 ELECTRICAL **\$536,233.00**

Div 2	\$12,368,676.15	sf	406600	\$30
Div 3	\$6,889,294.56	sf	406600	\$17
Div 4	\$0.00	sf	406600	\$0
Div 5	\$1,202,272.50	sf	406600	\$3
Div 6	\$6,963,019.40	sf	406600	\$17
Div 7	\$1,452,515.00	sf	406600	\$4
Div 8	\$726,672.60	sf	406600	\$2
Div 9	\$1,505,656.33	sf	406600	\$4
Div 10	\$160,000.00	sf	406600	\$0
Div 11	\$0.00	sf	406600	\$0
Div 12	\$68,237.10	sf	406600	\$0
Div 13		sf	406600	\$0
Div 14	\$825,000.00	sf	406600	\$2
Div 15	\$1,335,745.00	sf	406600	\$3
Div 16	\$536,233.00	sf	406600	\$1

Serramonte Vista Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
	\$34,033,321.65			406600			\$84	

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom A	1/1	64	738

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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02900 DIVISION 2 LANDSCAPING

Included in shell cost

02900 DIVISION 2 LANDSCAPING **\$0.00**

03300 DIVISION 3 CONCRETE

Included in shell cost

03300 DIVISION 3 CONCRETE **\$0.00**

05000 DIVISION 5 METAL

Included in shell cost

05000 DIVISION 5 METAL **\$0.00**

06000 DIVISION 6 WOOD & PLASTICS

06100 Rough Carpentry

Misc rough carpentry (backing, door box, etc.)

	0	ls	FLAT	64	0	\$600.00	\$0.00
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06100 Rough Carpentry **\$0.00**

06200 Finish Carpentry

Pre-primed Pine crown molding	0	lf	FLAT	64	0	\$4.00	\$0.00
Medicine cabinets - prefinished w/mirror	1	ea	FLAT	64	64	\$100.00	\$6,400.00
Pre-primed MDF Baseboard	200	lf	FLAT	64	12803	\$2.50	\$32,006.40
Pre-primed MDF Casing - door frames (both sides of opening)	216	lf	FLAT	64	13824	\$2.50	\$34,560.00
Shelving: Bedroom closet	8	lf	FLAT	64	488	\$8.00	\$3,901.44
Shelving: Laundry/Linen	6	lf	FLAT	64	373	\$8.00	\$2,984.96
Shelving: Foyer Closet	4	lf	FLAT	64	260	\$8.00	\$2,083.84
Allow. Misc. Millwork per residential Units	0	ls	FLAT	64	0	\$1,500.00	\$0.00

06200 Finish Carpentry **\$81,936.64**

06410 custom casework

Cabinet package: kitchen & bathroom installed

	1	ea	FLAT	64	64	\$3,000.00	\$192,000.00
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom A	1/1	64	738

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Chinese Granite counter tops & back splash Kitchens	0	sf	FLAT	64	0	0	\$35.00	\$0.00
Chinese Granite counter tops & back splash at baths	0	sf	FLAT	64	0	0	\$35.00	\$0.00
Plastic Laminate counter tops & back splash Kitchens	37	sf	FLAT	64	2368	2368	\$14.50	\$34,336.00
Plastic Laminate counter tops & back splash at baths	0	sf	FLAT	64	0	0	\$14.50	\$0.00
Cultured Marble counter tops & back splash at baths	8	sf	FLAT	64	512	512	\$20.00	\$10,240.00

06410 custom casework **\$236,576.00**

06000 DIVISION 6 WOOD & PLASTICS **\$318,512.64**

07000 DIVISION 7 ROOFING & WATERPROOFING

07100 Waterproofing

Shower pan	0	ea	FLAT	64	0	0	\$300.00	\$0.00
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07100 Waterproofing **\$0.00**

07200 Insulation

Interior and exterior wall insulation	1433	sf	FLAT	64	91740	91740	\$0.40	\$36,695.81
Ceiling insulation	738	sf	FLAT	64	47232	47232	\$0.65	\$30,700.80

07200 Insulation **\$67,396.61**

07425: Polystyrene Foam Trim

								\$0.00
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07425: Polystyrene Foam Trim **\$0.00**

07500 Roofing.

Included in shell cost								\$0.00
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07500 Roofing. **\$0.00**

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom A	1/1	64	738

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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07600 Sheet Metal Flashing & Trim Included in shell cost									\$0.00
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07600 Sheet Metal Flashing & Trim									\$0.00
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07800 Expansion Joints & Firestopping Allow. Caulking & sealants fire stopping	1	ea	FLAT	64	64		\$450.00		\$28,800.00
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07800 Expansion Joints & Firestopping									\$28,800.00
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07000 DIVISION 7 ROOFING & WATERPROOFING									\$96,196.61
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0800 DIVISION 8 WINDOWS & DOORS

08100: Steel doors, frames & hardware.

Unit entry doors, frames & hardware	1	ea	FLAT	64	64		\$750.00		\$48,000.00
Unit exterior storage doors, frames & hardware	0	ea	FLAT	64	0		\$650.00		\$0.00
Unit interior doors, frames & hardware - Single.	3	ea	FLAT	64	192		\$300.00		\$57,600.00
Unit interior doors, frames & hardware - Pocket.	0	ea	FLAT	64	0		\$350.00		\$0.00
Unit interior doors, frames & h/w - Double Sliding	1	ea	FLAT	64	64		\$350.00		\$22,400.00
Unit interior doors, frames & h/w - Double	1	ea	FLAT	64	64		\$350.00		\$22,400.00
Unit interior doors, frames & h/w - Double bi-fold	0	ea	FLAT	64	0		\$350.00		\$0.00

08100: Steel doors, frames & hardware.									\$150,400.00
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08360 Sectional Overhead Doors

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08360 Sectional Overhead Doors									\$0.00
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08810 Glass

1/4" Glass shower enclosure w/ chrome	0	ea	FLAT	64	0		\$500.00		\$0.00
Mirror 1/4" polished w/clips	20	sf	FLAT	64	1304		\$10.00		\$13,036.80

08810 Glass									\$13,036.80
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0800 DIVISION 8 WINDOWS & DOORS									\$163,436.80
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09000 DIVISION 9 FINISHES

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom A	1/1	64	738

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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09250 Gypsum Board - Level 3 Finish									
Gypsum board to interior of exterior walls - 1 layer	305	sf	FLAT	64	19509		\$2.75		\$53,650.08
Gypsum board to interior of corridor walls - 2 layers	262	sf	FLAT	64	16756		\$2.75		\$46,078.56
Gypsum board to interior partitions - 1 layer on each side	757	sf	FLAT	64	48453		\$4.00		\$193,812.48
Gypsum board to party walls - 2 layers	500	sf	FLAT	64	32008		\$2.50		\$80,020.80
Gypsum board to interior ceilings - 2 layers	738	sf	FLAT	64	47232		\$3.00		\$141,696.00
Gypsum board to dropped soffits	185	sf	FLAT	64	11808		\$3.25		\$38,376.00
Shaft wall system at interior shafts	80	sf	FLAT	64	5120		\$3.50		\$17,920.00
09250 Gypsum Board Type									\$571,553.92

09270 Portland Cement Plaster									
Included in shell cost									
09270 Portland Cement Plaster									\$0.00

09300 Tile									
Shower Pan	0	ea	FLAT	64	0		\$300.00		\$0.00
Cultured Marble at Guest Bath Tub / Shower surround	0	sf	FLAT	64	0		\$8.50		\$0.00
Ceramic Tile at Tub / Shower surrounds	0	sf	FLAT	64	0		\$15.00		\$0.00
Ceramic Tile at kitchen floor	0	sf	FLAT	64	0		\$15.00		\$0.00
Ceramic Tile at bathroom floor	0	sf	FLAT	64	0		\$15.00		\$0.00
Ceramic Tile at Entry	0	sf	FLAT	64	0		\$15.00		\$0.00
09300 Tile									\$0.00

09560 Wood Strip Flooring									
Wood flooring at Kitchen & dining	0	sf	FLAT	64	0		\$15.00		\$0.00
09560 Wood Strip Flooring									\$0.00

09650 Resilient Flooring									
Vinyl at Kitchen / Entry	105	sf	FLAT	64	6721		\$4.35		\$29,234.78
Vinyl at Bathrooms	48	sf	FLAT	64	3100		\$4.35		\$13,485.70
Vinyl at Laundry	18	sf	FLAT	64	1147		\$4.35		\$4,988.93

Project Name		Unit Type	Bed/Bath	# of units	SF of unit				
Serramonte Vista		1 Bedroom A	1/1	64	738				
ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Rubber Base	0		lf	FLAT	64		0	\$1.50	\$0.00
09650 Resilient Flooring									\$47,709.41
09682 Carpet									
Rolled residential grade carpet - Bedrooms & halls	58		sy	FLAT	64		3713	\$25.00	\$92,832.00
09682 Carpet									\$92,832.00
09701 Sound Control Matting									
Allow quiet-core in bathroom and kitchen floors	0		sf	FLAT	64		0	\$2.50	\$0.00
09701 Sound Control Matting									\$0.00
09901 Residential Painting									
Paint Interior walls of units	3319		sf	FLAT	64		212412	\$0.70	\$148,688.06
Paint doors and jambs - Single	4		ea	FLAT	64		256	\$35.00	\$8,960.00
Paint doors and jambs - Double	2		ea	FLAT	64		128	\$45.00	\$5,760.00
Paint base board	200		lf	FLAT	64		12803	\$0.25	\$3,200.64
Paint crown	0		lf	FLAT	64		0	\$0.25	\$0.00
Paint closet shelving - allow	0		ls	FLAT	64		0	\$200.00	\$0.00
09901 Residential Painting									\$166,608.70
09000 DIVISION 9 FINISHES									\$878,704.03
10000 DIVISION 10 SPECIALTIES									
10820 Bath Accessories									
Allow for bath accessories	1		ea	FLAT	64		64	\$150.00	\$9,600.00
10820 Bath Accessories									\$9,600.00
10000 DIVISION 10 SPECIALTIES									\$9,600.00
11000 DIVISION 11 EQUIPMENT									
11452 Residential Appliances									
Frigidaire Freestanding Gas Range - White	1		ea	FLAT	64		64	\$416.76	\$26,672.64

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom A	1/1	64	738

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Frigidaire Dishwasher -White	1	ea	ea	FLAT	64	64	\$308.13	\$19,720.32
Broan Range Hood - White	1	ea	ea	FLAT	64	64	\$48.72	\$3,118.08
Appliance Installation	1	ea	ea	FLAT	64	64	\$295.00	\$18,880.00
Frigidaire - Washer/Dryer White	1	ea	ea	FLAT	64	64	\$975.00	\$62,400.00
Frigidaire 18CU Refer top mount - White	1	ea	ea	FLAT	64	64	\$535.84	\$34,293.76

11452 Residential Appliances

11000 DIVISION 11 EQUIPMENT	\$165,084.80
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12000 DIVISION 12 FURNISHINGS

Allow for gas fireplace	0	ea	ea	FLAT	64	0	\$4,000.00	\$0.00
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12000 DIVISION 12 FURNISHINGS	\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION

Included in shell cost								\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION	\$0.00
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15000 DIVISION 15 MECHANICAL

15300: Fire protection system

Fire protection system	738	sf	sf	FLAT	64	47232	\$3.50	\$165,312.00
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15400: Plumbing System

Building plumbing system	5	fixt.	fixt.	FLAT	64	320	\$2,800.00	\$896,000.00
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15500 Mechanical System

Building mechanical system (Heat Only)	738	sf	sf	FLAT	64	47232	\$10.00	\$472,320.00
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15000 DIVISION 15 MECHANICAL	\$1,533,632.00
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16000 DIVISION 16 ELECTRICAL

16070 Electrical Residential

Building electrical system (Power & lighting)	738	sf	sf	FLAT	64	47232	\$12.00	\$566,784.00
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom A	1/1	64	738

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Building tele/data system	738		sf	FLAT	64		47232	\$1.65	\$77,932.80
16070 Electrical Residential									\$644,716.80

16000 DIVISION 16 ELECTRICAL									\$644,716.80
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Div 2	\$0.00	sf	47232	\$0
Div 3	\$0.00	sf	47232	\$0
Div 4		sf	47232	\$0
Div 5	\$0.00	sf	47232	\$0
Div 6	\$318,512.64	sf	47232	\$7
Div 7	\$96,196.61	sf	47232	\$2
Div 8	\$163,436.80	sf	47232	\$3
Div 9	\$878,704.03	sf	47232	\$19
Div 10	\$9,600.00	sf	47232	\$0
Div 11	\$165,084.80	sf	47232	\$3
Div 12	\$0.00	sf	47232	\$0
Div 13		sf	47232	\$0
Div 14	\$0.00	sf	47232	\$0
Div 15	\$1,533,632.00	sf	47232	\$32
Div 16	\$644,716.80	sf	47232	\$14

Total Direct Construction Costs **\$3,809,883.68** 47232 **\$81** /sf

\$59,529.43 /unit

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom B	1/1	9	840

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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02900 DIVISION 2 LANDSCAPING									
Included in shell cost									
02900 DIVISION 2 LANDSCAPING									\$0.00

03300 DIVISION 3 CONCRETE									
Included in shell cost									
03300 DIVISION 3 CONCRETE									\$0.00

05000 DIVISION 5 METAL									
Included in shell cost									
05000 DIVISION 5 METAL									\$0.00

06000 DIVISION 6 WOOD & PLASTICS									
06100 Rough Carpentry									
Misc rough carpentry (backing, door box, etc..)	0	ls	FLAT	9	0		\$600.00		\$0.00
06100 Rough Carpentry									\$0.00

06200 Finish Carpentry									
Pre-primed Pine crown molding	0	lf	FLAT	9	0		\$4.00		\$0.00
Medicine cabinets - prefinished w/mirror	1	ea	FLAT	9	9		\$100.00		\$900.00
Pre-primed MDF Baseboard	200	lf	FLAT	9	1800		\$2.50		\$4,500.90
Pre-primed MDF Casing - door frames (both sides of opening)	216	lf	FLAT	9	1944		\$2.50		\$4,860.00
Shelving: Bedroom closet	8	lf	FLAT	9	69		\$8.00		\$548.64
Shelving: Laundry/Linen	6	lf	FLAT	9	52		\$8.00		\$419.76
Shelving: Foyer Closet	4	lf	FLAT	9	37		\$8.00		\$293.04
Allow. Misc. Millwork per residential Units	0	ls	FLAT	9	0		\$1,500.00		\$0.00
06200 Finish Carpentry									\$11,522.34

06410 custom casework									
Cabinet package: kitchen & bathroom installed	1	ea	FLAT	9	9		\$3,000.00		\$27,000.00

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom B	1/1	9	840

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Chinese Granite counter tops & back splash Kitchens	0	sf	FLAT	9	0	0	\$35.00	\$0.00
Chinese Granite counter tops & back splash at baths	0	sf	FLAT	9	0	0	\$35.00	\$0.00
Plastic Laminate counter tops & back splash Kitchens	37	sf	FLAT	9	333	333	\$14.50	\$4,828.50
Plastic Laminate counter tops & back splash at baths	0	sf	FLAT	9	0	0	\$14.50	\$0.00
Cultured Marble counter tops & back splash at baths	8	sf	FLAT	9	72	72	\$20.00	\$1,440.00

06410 custom casework **\$33,268.50**

06000 DIVISION 6 WOOD & PLASTICS **\$44,790.84**

07000 DIVISION 7 ROOFING & WATERPROOFING

07100 Waterproofing

Shower pan	0	ea	FLAT	9	0	0	\$300.00	\$0.00
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07100 Waterproofing **\$0.00**

07200 Insulation

Interior and exterior wall insulation	1433	sf	FLAT	9	12901	12901	\$0.40	\$5,160.35
Ceiling insulation	840	sf	FLAT	9	7560	7560	\$0.65	\$4,914.00

07200 Insulation **\$10,074.35**

07425: Polystyrene Foam Trim

								\$0.00
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07425: Polystyrene Foam Trim **\$0.00**

07500 Roofing.

Included in shell cost								\$0.00
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07500 Roofing. **\$0.00**

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom B	1/1	9	840

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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07600 Sheet Metal Flashing & Trim Included in shell cost									\$0.00
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07600 Sheet Metal Flashing & Trim									\$0.00
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07800 Expansion Joints & Firestopping Allow. Caulking & sealants fire stopping	1	ea	FLAT	9	9		9	\$450.00	\$4,050.00
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07800 Expansion Joints & Firestopping									\$4,050.00
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07000 DIVISION 7 ROOFING & WATERPROOFING									\$14,124.35
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0800 DIVISION 8 WINDOWS & DOORS

08100: Steel doors, frames & hardware.

Unit entry doors, frames & hardware	1	ea	FLAT	9	9		9	\$750.00	\$6,750.00
Unit exterior storage doors, frames & hardware	0	ea	FLAT	9	0		0	\$650.00	\$0.00
Unit interior doors, frames & hardware - Single.	3	ea	FLAT	9	27		27	\$300.00	\$8,100.00
Unit interior doors, frames & hardware - Pocket.	0	ea	FLAT	9	0		0	\$350.00	\$0.00
Unit interior doors, frames & h/w - Double Sliding	1	ea	FLAT	9	9		9	\$350.00	\$3,150.00
Unit interior doors, frames & h/w - Double	1	ea	FLAT	9	9		9	\$350.00	\$3,150.00
Unit interior doors, frames & h/w - Double bi-fold	0	ea	FLAT	9	0		0	\$350.00	\$0.00

08100: Steel doors, frames & hardware.									\$21,150.00
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08360 Sectional Overhead Doors

NIC									
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08360 Sectional Overhead Doors									\$0.00
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08810 Glass

1/4" Glass shower enclosure w/ chrome	0	ea	FLAT	9	0		0	\$500.00	\$0.00
Mirror 1/4" polished w/clips	20	sf	FLAT	9	183		183	\$10.00	\$1,833.30

08810 Glass									\$1,833.30
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0800 DIVISION 8 WINDOWS & DOORS									\$22,983.30
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09000 DIVISION 9 FINISHES

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom B	1/1	9	840

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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09250 Gypsum Board - Level 3 Finish									
Gypsum board to interior of exterior walls - 1 layer	315	sf	FLAT	9	2835		\$2.75		\$7,796.25
Gypsum board to interior of corridor walls - 2 layers	280	sf	FLAT	9	2520		\$2.75		\$6,930.00
Gypsum board to interior partitions - 1 layer on each side	785	sf	FLAT	9	7065		\$4.00		\$28,260.00
Gypsum board to party walls - 2 layers	500	sf	FLAT	9	4501		\$2.50		\$11,252.93
Gypsum board to interior ceilings - 2 layers	840	sf	FLAT	9	7560		\$3.00		\$22,680.00
Gypsum board to dropped soffits	210	sf	FLAT	9	1890		\$3.25		\$6,142.50
Shaft wall system at interior shafts	80	sf	FLAT	9	720		\$3.50		\$2,520.00
09250 Gypsum Board Type									\$85,581.68

09270 Portland Cement Plaster									
Included in shell cost									
09270 Portland Cement Plaster									\$0.00

09300 Tile									
Shower Pan	0	ea	FLAT	9	0		\$300.00		\$0.00
Cultured Marble at Guest Bath Tub / Shower surround	0	sf	FLAT	9	0		\$8.50		\$0.00
Ceramic Tile at Tub / Shower surrounds	0	sf	FLAT	9	0		\$15.00		\$0.00
Ceramic Tile at kitchen floor	0	sf	FLAT	9	0		\$15.00		\$0.00
Ceramic Tile at bathroom floor	0	sf	FLAT	9	0		\$15.00		\$0.00
Ceramic Tile at Entry	0	sf	FLAT	9	0		\$15.00		\$0.00
09300 Tile									\$0.00

09560 Wood Strip Flooring									
Wood flooring at Kitchen & dining	0	sf	FLAT	9	0		\$15.00		\$0.00
09560 Wood Strip Flooring									\$0.00

09650 Resilient Flooring									
Vinyl at Kitchen / Entry	110	sf	FLAT	9	990		\$4.35		\$4,306.50
Vinyl at Bathrooms	50	sf	FLAT	9	450		\$4.35		\$1,957.50
Vinyl at Laundry	18	sf	FLAT	9	161		\$4.35		\$701.57

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom B	1/1	9	840

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Rubber Base	0		lf	FLAT	9		0	\$1.50	\$0.00

09650 Resilient Flooring **\$6,965.57**

09682 Carpet

Rolled residential grade carpet - Bedrooms & halls	69		sy	FLAT	9		621	\$25.00	\$15,525.00
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09682 Carpet **\$15,525.00**

09701 Sound Control Matting

Allow quiet-core in bathroom and kitchen floors	0		sf	FLAT	9		0	\$2.50	\$0.00
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09701 Sound Control Matting **\$0.00**

09901 Residential Painting

Paint Interior walls of units	3505		sf	FLAT	9		31546	\$0.70	\$22,082.32
Paint doors and jambs - Single	4		ea	FLAT	9		36	\$35.00	\$1,260.00
Paint doors and jambs - Double	2		ea	FLAT	9		18	\$45.00	\$810.00
Paint base board	200		lf	FLAT	9		1800	\$0.25	\$450.09
Paint crown	0		lf	FLAT	9		0	\$0.25	\$0.00
Paint closet shelving - allow	0		ls	FLAT	9		0	\$200.00	\$0.00

09901 Residential Painting **\$24,602.41**

09000 DIVISION 9 FINISHES **\$132,674.65**

10000 DIVISION 10 SPECIALTIES

10820 Bath Accessories

Allow for bath accessories	1		ea	FLAT	9		9	\$150.00	\$1,350.00
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10820 Bath Accessories **\$1,350.00**

10000 DIVISION 10 SPECIALTIES **\$1,350.00**

11000 DIVISION 11 EQUIPMENT

11452 Residential Appliances

Frigidaire Freestanding Gas Range - White	1		ea	FLAT	9		9	\$416.76	\$3,750.84
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom B	1/1	9	840

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Frigidaire Dishwasher -White	1	ea	ea	FLAT	9	9	\$308.13	\$2,773.17
Broan Range Hood - White	1	ea	ea	FLAT	9	9	\$48.72	\$438.48
Appliance Installation	1	ea	ea	FLAT	9	9	\$295.00	\$2,655.00
Frigidaire - Washer/Dryer White	1	ea	ea	FLAT	9	9	\$975.00	\$8,775.00
Frigidaire 18CU Refer top mount - White	1	ea	ea	FLAT	9	9	\$535.84	\$4,822.56

11452 Residential Appliances

11000 DIVISION 11 EQUIPMENT	\$23,215.05
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12000 DIVISION 12 FURNISHINGS

Allow for gas fireplace	0	ea	ea	FLAT	9	0	\$4,000.00	\$0.00
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12000 DIVISION 12 FURNISHINGS	\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION

Included in shell cost								\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION	\$0.00
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15000 DIVISION 15 MECHANICAL

15300: Fire protection system

Fire protection system	840	sf	sf	FLAT	9	7560	\$3.50	\$26,460.00
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15400: Plumbing System

Building plumbing system	5	fixt.	fixt.	FLAT	9	45	\$2,800.00	\$126,000.00
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15500 Mechanical System

Building mechanical system (Heat Only)	840	sf	sf	FLAT	9	7560	\$10.00	\$75,600.00
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15000 DIVISION 15 MECHANICAL	\$228,060.00
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16000 DIVISION 16 ELECTRICAL

16070 Electrical Residential

Building electrical system (Power & lighting)	840	sf	sf	FLAT	9	7560	\$12.00	\$90,720.00
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	1 Bedroom B	1/1	9	840

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Building tele/data system	840		sf	FLAT	9		7560	\$1.65	\$12,474.00
16070 Electrical Residential									\$103,194.00

16000 DIVISION 16 ELECTRICAL	\$103,194.00
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Div 2	\$0.00	sf	7560	\$0
Div 3	\$0.00	sf	7560	\$0
Div 4		sf	7560	\$0
Div 5	\$0.00	sf	7560	\$0
Div 6	\$44,790.84	sf	7560	\$6
Div 7	\$14,124.35	sf	7560	\$2
Div 8	\$22,983.30	sf	7560	\$3
Div 9	\$132,674.65	sf	7560	\$18
Div 10	\$1,350.00	sf	7560	\$0
Div 11	\$23,215.05	sf	7560	\$3
Div 12	\$0.00	sf	7560	\$0
Div 13		sf	7560	\$0
Div 14	\$0.00	sf	7560	\$0
Div 15	\$228,060.00	sf	7560	\$30
Div 16	\$103,194.00	sf	7560	\$14

Total Direct Construction Costs **\$570,392.19** **7560** **\$75** /sf

\$63,376.91 /unit

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	2 Bedroom A	2/2	80	1054

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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02900 DIVISION 2 LANDSCAPING									
Included in shell cost									
02900 DIVISION 2 LANDSCAPING									\$0.00

03300 DIVISION 3 CONCRETE									
Included in shell cost									
03300 DIVISION 3 CONCRETE									\$0.00

05000 DIVISION 5 METAL									
Included in shell cost									
05000 DIVISION 5 METAL									\$0.00

06000 DIVISION 6 WOOD & PLASTICS									
06100 Rough Carpentry									
Misc rough carpentry (backing, door box, etc..)	0	ls	FLAT	80	0		\$600.00		\$0.00
06100 Rough Carpentry									\$0.00

06200 Finish Carpentry									
Pre-primed Pine crown molding	0	lf	FLAT	80	0		\$4.00		\$0.00
Medicine cabinets - prefinished w/mirror	2	ea	FLAT	80	160		\$100.00		\$16,000.00
Pre-primed MDF Baseboard	287	lf	FLAT	80	22976		\$2.50		\$57,440.00
Pre-primed MDF Casing - door frames (both sides of opening)	306	lf	FLAT	80	24480		\$2.50		\$61,200.00
Shelving: Bedroom closet	27	lf	FLAT	80	2172		\$8.00		\$17,376.00
Shelving: Laundry/Linen	0	lf	FLAT	80	0		\$8.00		\$0.00
Shelving: Foyer Closet	9	lf	FLAT	80	700		\$8.00		\$5,600.00
Allow. Misc. Millwork per residential Units	0	ls	FLAT	80	0		\$1,500.00		\$0.00
06200 Finish Carpentry									\$157,616.00

06410 custom casework									
Cabinet package: kitchen & bathroom installed	1	ea	FLAT	80	80		\$3,000.00		\$240,000.00

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	2 Bedroom A	2/2	80	1054

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Chinese Granite counter tops & back splash Kitchens	0		sf	FLAT	80		0	\$35.00	\$0.00
Chinese Granite counter tops & back splash at baths	0		sf	FLAT	80		0	\$35.00	\$0.00
Plastic Laminate counter tops & back splash Kitchens	56		sf	FLAT	80		4480	\$14.50	\$64,960.00
Plastic Laminate counter tops & back splash at baths	0		sf	FLAT	80		0	\$14.50	\$0.00
Cultured Marble counter tops & back splash at baths	15		sf	FLAT	80		1200	\$20.00	\$24,000.00

06410 custom casework **\$328,960.00**

06000 DIVISION 6 WOOD & PLASTICS **\$486,576.00**

07000 DIVISION 7 ROOFING & WATERPROOFING

07100 Waterproofing

Shower pan	0		ea	FLAT	80		0	\$300.00	\$0.00
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07100 Waterproofing **\$0.00**

07200 Insulation

Interior and exterior wall insulation	1977		sf	FLAT	80		158126	\$0.40	\$63,250.56
Ceiling insulation	1054		sf	FLAT	80		84320	\$0.65	\$54,808.00

07200 Insulation **\$118,058.56**

07425: Polystyrene Foam Trim

									\$0.00
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07425: Polystyrene Foam Trim **\$0.00**

07500 Roofing.

Included in shell cost									\$0.00
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07500 Roofing. **\$0.00**

Project Name		Unit Type	Bed/Bath	# of units	SF of unit				
Serramonte Vista		2 Bedroom A	2/2	80	1054				
ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
07600 Sheet Metal Flashing & Trim									
Included in shell cost									\$0.00
07600 Sheet Metal Flashing & Trim									\$0.00
07800 Expansion Joints & Firestopping									
Allow. Caulking & sealants fire stopping	1	ea	ea	FLAT	80		80	\$450.00	\$36,000.00
07800 Expansion Joints & Firestopping									\$36,000.00
07000 DIVISION 7 ROOFING & WATERPROOFING									\$154,058.56
0800 DIVISION 8 WINDOWS & DOORS									
08100: Steel doors, frames & hardware.									
Unit entry doors, frames & hardware	1	ea	ea	FLAT	80		80	\$750.00	\$60,000.00
Unit exterior storage doors, frames & hardware	0	ea	ea	FLAT	80		0	\$650.00	\$0.00
Unit interior doors, frames & hardware - Single.	8	ea	ea	FLAT	80		640	\$300.00	\$192,000.00
Unit interior doors, frames & hardware - Pocket.	0	ea	ea	FLAT	80		0	\$350.00	\$0.00
Unit interior doors, frames & h/w - Double Sliding	0	ea	ea	FLAT	80		0	\$350.00	\$0.00
Unit interior doors, frames & h/w - Double	0	ea	ea	FLAT	80		0	\$350.00	\$0.00
Unit interior doors, frames & h/w - Double bi-fold	0	ea	ea	FLAT	80		0	\$350.00	\$0.00
08100: Steel doors, frames & hardware.									\$252,000.00
08360 Sectional Overhead Doors									
NIC									
08360 Sectional Overhead Doors									\$0.00
08810 Glass									
1/4" Glass shower enclosure w/ chrome	0	ea	ea	FLAT	80		0	\$500.00	\$0.00
Mirror 1/4" polished w/clips	32	sf	sf	FLAT	80		2548	\$10.00	\$25,480.00
08810 Glass									\$25,480.00
0800 DIVISION 8 WINDOWS & DOORS									\$277,480.00
09000 DIVISION 9 FINISHES									

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	2 Bedroom A	2/2	80	1054

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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09250 Gypsum Board - Level 3 Finish									
Gypsum board to interior of exterior walls - 1 layer	421	sf	FLAT	80	33703		\$2.75		\$92,683.80
Gypsum board to interior of corridor walls - 2 layers	357	sf	FLAT	80	28555		\$2.75		\$78,526.80
Gypsum board to interior partitions - 1 layer on each side	1205	sf	FLAT	80	96401		\$4.00		\$385,603.20
Gypsum board to party walls - 2 layers	480	sf	FLAT	80	38376		\$2.50		\$95,940.00
Gypsum board to interior ceilings - 2 layers	1054	sf	FLAT	80	84320		\$3.00		\$252,960.00
Gypsum board to dropped soffits	264	sf	FLAT	80	21080		\$3.25		\$68,510.00
Shaft wall system at interior shafts	80	sf	FLAT	80	6400		\$3.50		\$22,400.00
09250 Gypsum Board Type									\$996,623.80

09270 Portland Cement Plaster									
Included in shell cost									
09270 Portland Cement Plaster									\$0.00

09300 Tile									
Shower Pan	0	ea	FLAT	80	0		\$300.00		\$0.00
Cultured Marble at Guest Bath Tub / Shower surround	0	sf	FLAT	80	0		\$8.50		\$0.00
Ceramic Tile at Tub / Shower surrounds	0	sf	FLAT	80	0		\$15.00		\$0.00
Ceramic Tile at kitchen floor	0	sf	FLAT	80	0		\$15.00		\$0.00
Ceramic Tile at bathroom floor	0	sf	FLAT	80	0		\$15.00		\$0.00
Ceramic Tile at Entry	0	sf	FLAT	80	0		\$15.00		\$0.00
09300 Tile									\$0.00

09560 Wood Strip Flooring									
Wood flooring at Kitchen & dining	0	sf	FLAT	80	0		\$15.00		\$0.00
09560 Wood Strip Flooring									\$0.00

09650 Resilient Flooring									
Vinyl at Kitchen / Entry	162	sf	FLAT	80	12922		\$4.35		\$56,208.96
Vinyl at Bathrooms	87	sf	FLAT	80	6960		\$4.35		\$30,276.00
Vinyl at Laundry	12	sf	FLAT	80	938		\$4.35		\$4,078.56

Project Name		Unit Type	Bed/Bath	# of units	SF of unit				
Serramonte Vista		2 Bedroom A	2/2	80	1054				
ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Rubber Base	0		lf	FLAT	80		0	\$1.50	\$0.00
09650 Resilient Flooring									\$90,563.52
09682 Carpet									
Rolled residential grade carpet - Bedrooms & halls	80		sy	FLAT	80		6386	\$25.00	\$159,640.00
09682 Carpet									\$159,640.00
09701 Sound Control Matting									
Allow quiet-core in bathroom and kitchen floors	0		sf	FLAT	80		0	\$2.50	\$0.00
09701 Sound Control Matting									\$0.00
09901 Residential Painting									
Paint Interior walls of units	4722		sf	FLAT	80		377756	\$0.70	\$264,429.20
Paint doors and jambs - Single	9		ea	FLAT	80		720	\$35.00	\$25,200.00
Paint doors and jambs - Double	0		ea	FLAT	80		0	\$45.00	\$0.00
Paint base board	287		lf	FLAT	80		22976	\$0.25	\$5,744.00
Paint crown	0		lf	FLAT	80		0	\$0.25	\$0.00
Paint closet shelving - allow	0		ls	FLAT	80		0	\$200.00	\$0.00
09901 Residential Painting									\$295,373.20
09000 DIVISION 9 FINISHES									\$1,542,200.52
10000 DIVISION 10 SPECIALTIES									
10820 Bath Accessories									
Allow for bath accessories	2		ea	FLAT	80		160	\$150.00	\$24,000.00
10820 Bath Accessories									\$24,000.00
10000 DIVISION 10 SPECIALTIES									\$24,000.00
11000 DIVISION 11 EQUIPMENT									
11452 Residential Appliances									
Frigidaire Freestanding Gas Range - White	1		ea	FLAT	80		80	\$416.76	\$33,340.80

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	2 Bedroom A	2/2	80	1054

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Frigidaire Dishwasher -White	1	ea	ea	FLAT	80	80	\$308.13	\$24,650.40
Broan Range Hood - White	1	ea	ea	FLAT	80	80	\$48.72	\$3,897.60
Appliance Installation	1	ea	ea	FLAT	80	80	\$295.00	\$23,600.00
Frigidaire - Washer/Dryer White	1	ea	ea	FLAT	80	80	\$975.00	\$78,000.00
Frigidaire 18CU Refer top mount - White	1	ea	ea	FLAT	80	80	\$535.84	\$42,867.20

11452 Residential Appliances

11000 DIVISION 11 EQUIPMENT	\$206,356.00
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12000 DIVISION 12 FURNISHINGS

Allow for gas fireplace	0	ea	ea	FLAT	80	0	\$4,000.00	\$0.00
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12000 DIVISION 12 FURNISHINGS	\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION

Included in shell cost								\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION	\$0.00
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15000 DIVISION 15 MECHANICAL

15300: Fire protection system

Fire protection system	1054	sf	sf	FLAT	80	84320	\$3.50	\$295,120.00
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15400: Plumbing System

Building plumbing system	9	fixt.	fixt.	FLAT	80	720	\$2,800.00	\$2,016,000.00
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15500 Mechanical System

Building mechanical system (Heat Only)	1054	sf	sf	FLAT	80	84320	\$10.00	\$843,200.00
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15000 DIVISION 15 MECHANICAL	\$3,154,320.00
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16000 DIVISION 16 ELECTRICAL

16070 Electrical Residential

Building electrical system (Power & lighting)	1054	sf	sf	FLAT	80	84320	\$12.00	\$1,011,840.00
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	2 Bedroom A	2/2	80	1054

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Building tele/data system	1054		sf	FLAT	80		84320	\$1.65	\$139,128.00

16070 Electrical Residential **\$1,150,968.00**

16000 DIVISION 16 ELECTRICAL **\$1,150,968.00**

Div 2	\$0.00	sf	84320	\$0
Div 3	\$0.00	sf	84320	\$0
Div 4		sf	84320	\$0
Div 5	\$0.00	sf	84320	\$0
Div 6	\$486,576.00	sf	84320	\$6
Div 7	\$154,058.56	sf	84320	\$2
Div 8	\$277,480.00	sf	84320	\$3
Div 9	\$1,542,200.52	sf	84320	\$18
Div 10	\$24,000.00	sf	84320	\$0
Div 11	\$206,356.00	sf	84320	\$2
Div 12	\$0.00	sf	84320	\$0
Div 13		sf	84320	\$0
Div 14	\$0.00	sf	84320	\$0
Div 15	\$3,154,320.00	sf	84320	\$37
Div 16	\$1,150,968.00	sf	84320	\$14

Total Direct Construction Costs **\$6,995,959.08** 84320 **\$83** /sf

\$87,449.49 /unit

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	2 Bedroom B	2/2	20	1140

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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02900 DIVISION 2 LANDSCAPING

Included in shell cost

02900 DIVISION 2 LANDSCAPING **\$0.00**

03300 DIVISION 3 CONCRETE

Included in shell cost

03300 DIVISION 3 CONCRETE **\$0.00**

05000 DIVISION 5 METAL

Included in shell cost

05000 DIVISION 5 METAL **\$0.00**

06000 DIVISION 6 WOOD & PLASTICS

06100 Rough Carpentry

Misc rough carpentry (backing, door box, etc.)

	0	ls	FLAT	20	0	\$600.00	\$0.00
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06100 Rough Carpentry **\$0.00**

06200 Finish Carpentry

Pre-primed Pine crown molding	0	lf	FLAT	20	0	\$4.00	\$0.00
Medicine cabinets - prefinished w/mirror	2	ea	FLAT	20	40	\$100.00	\$4,000.00
Pre-primed MDF Baseboard	287	lf	FLAT	20	5744	\$2.50	\$14,360.00
Pre-primed MDF Casing - door frames (both sides of opening)	306	lf	FLAT	20	6120	\$2.50	\$15,300.00
Shelving: Bedroom closet	27	lf	FLAT	20	543	\$8.00	\$4,344.00
Shelving: Laundry/Linen	0	lf	FLAT	20	0	\$8.00	\$0.00
Shelving: Foyer Closet	9	lf	FLAT	20	175	\$8.00	\$1,400.00
Allow. Misc. Millwork per residential Units	0	ls	FLAT	20	0	\$1,500.00	\$0.00

06200 Finish Carpentry **\$39,404.00**

06410 custom casework

Cabinet package: kitchen & bathroom installed	1	ea	FLAT	20	20	\$3,000.00	\$60,000.00
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	2 Bedroom B	2/2	20	1140

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Chinese Granite counter tops & back splash Kitchens	0	sf	FLAT	20	0	0	\$35.00	\$0.00
Chinese Granite counter tops & back splash at baths	0	sf	FLAT	20	0	0	\$35.00	\$0.00
Plastic Laminate counter tops & back splash Kitchens	56	sf	FLAT	20	1120	1120	\$14.50	\$16,240.00
Plastic Laminate counter tops & back splash at baths	0	sf	FLAT	20	0	0	\$14.50	\$0.00
Cultured Marble counter tops & back splash at baths	15	sf	FLAT	20	300	300	\$20.00	\$6,000.00

06410 custom casework **\$82,240.00**

06000 DIVISION 6 WOOD & PLASTICS **\$121,644.00**

07000 DIVISION 7 ROOFING & WATERPROOFING

07100 Waterproofing

Shower pan	0	ea	FLAT	20	0	0	\$300.00	\$0.00
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07100 Waterproofing **\$0.00**

07200 Insulation

Interior and exterior wall insulation	2015	sf	FLAT	20	40300	40300	\$0.40	\$16,120.00
Ceiling insulation	1140	sf	FLAT	20	22800	22800	\$0.65	\$14,820.00

07200 Insulation **\$30,940.00**

07425: Polystyrene Foam Trim

								\$0.00
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07425: Polystyrene Foam Trim **\$0.00**

07500 Roofing.

Included in shell cost								\$0.00
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07500 Roofing. **\$0.00**

Project Name		Unit Type	Bed/Bath	# of units	SF of unit				
Serramonte Vista		2 Bedroom B	2/2	20	1140				
ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
07600 Sheet Metal Flashing & Trim									
Included in shell cost									\$0.00
07600 Sheet Metal Flashing & Trim									\$0.00
07800 Expansion Joints & Firestopping									
Allow. Caulking & sealants fire stopping	1	ea	ea	FLAT	20		20	\$450.00	\$9,000.00
07800 Expansion Joints & Firestopping									\$9,000.00
07000 DIVISION 7 ROOFING & WATERPROOFING									\$39,940.00
0800 DIVISION 8 WINDOWS & DOORS									
08100: Steel doors, frames & hardware.									
Unit entry doors, frames & hardware	1	ea	ea	FLAT	20		20	\$750.00	\$15,000.00
Unit exterior storage doors, frames & hardware	0	ea	ea	FLAT	20		0	\$650.00	\$0.00
Unit interior doors, frames & hardware - Single.	8	ea	ea	FLAT	20		160	\$300.00	\$48,000.00
Unit interior doors, frames & hardware - Pocket.	0	ea	ea	FLAT	20		0	\$350.00	\$0.00
Unit interior doors, frames & h/w - Double Sliding	0	ea	ea	FLAT	20		0	\$350.00	\$0.00
Unit interior doors, frames & h/w - Double	0	ea	ea	FLAT	20		0	\$350.00	\$0.00
Unit interior doors, frames & h/w - Double bi-fold	0	ea	ea	FLAT	20		0	\$350.00	\$0.00
08100: Steel doors, frames & hardware.									\$63,000.00
08360 Sectional Overhead Doors									
NIC									
08360 Sectional Overhead Doors									\$0.00
08810 Glass									
1/4" Glass shower enclosure w/ chrome	0	ea	ea	FLAT	20		0	\$500.00	\$0.00
Mirror 1/4" polished w/clips	32	sf	sf	FLAT	20		637	\$10.00	\$6,370.00
08810 Glass									\$6,370.00
0800 DIVISION 8 WINDOWS & DOORS									\$69,370.00
09000 DIVISION 9 FINISHES									

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	2 Bedroom B	2/2	20	1140

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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09250 Gypsum Board - Level 3 Finish									
Gypsum board to interior of exterior walls - 1 layer	435	sf	FLAT	20	8700		\$2.75		\$23,925.00
Gypsum board to interior of corridor walls - 2 layers	375	sf	FLAT	20	7500		\$2.75		\$20,625.00
Gypsum board to interior partitions - 1 layer on each side	1220	sf	FLAT	20	24400		\$4.00		\$97,600.00
Gypsum board to party walls - 2 layers	500	sf	FLAT	20	10000		\$2.50		\$25,000.00
Gypsum board to interior ceilings - 2 layers	1140	sf	FLAT	20	22800		\$3.00		\$68,400.00
Gypsum board to dropped soffits	285	sf	FLAT	20	5700		\$3.25		\$18,525.00
Shaft wall system at interior shafts	80	sf	FLAT	20	1600		\$3.50		\$5,600.00
09250 Gypsum Board Type									\$259,675.00

09270 Portland Cement Plaster									
Included in shell cost									
09270 Portland Cement Plaster									\$0.00

09300 Tile									
Shower Pan	0	ea	FLAT	20	0		\$300.00		\$0.00
Cultured Marble at Guest Bath Tub / Shower surround	0	sf	FLAT	20	0		\$8.50		\$0.00
Ceramic Tile at Tub / Shower surrounds	0	sf	FLAT	20	0		\$15.00		\$0.00
Ceramic Tile at kitchen floor	0	sf	FLAT	20	0		\$15.00		\$0.00
Ceramic Tile at bathroom floor	0	sf	FLAT	20	0		\$15.00		\$0.00
Ceramic Tile at Entry	0	sf	FLAT	20	0		\$15.00		\$0.00
09300 Tile									\$0.00

09560 Wood Strip Flooring									
Wood flooring at Kitchen & dining	0	sf	FLAT	20	0		\$15.00		\$0.00
09560 Wood Strip Flooring									\$0.00

09650 Resilient Flooring									
Vinyl at Kitchen / Entry	162	sf	FLAT	20	3230		\$4.35		\$14,052.24
Vinyl at Bathrooms	87	sf	FLAT	20	1740		\$4.35		\$7,569.00
Vinyl at Laundry	12	sf	FLAT	20	234		\$4.35		\$1,019.64

Project Name		Unit Type	Bed/Bath	# of units	SF of unit				
Serramonte Vista		2 Bedroom B	2/2	20	1140				
ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Rubber Base	0	lf		FLAT	20		0	\$1.50	\$0.00
09650 Resilient Flooring									\$22,640.88
09682 Carpet									
Rolled residential grade carpet - Bedrooms & halls	90	sy		FLAT	20		1800	\$25.00	\$45,000.00
09682 Carpet									\$45,000.00
09701 Sound Control Matting									
Allow quiet-core in bathroom and kitchen floors	0	sf		FLAT	20		0	\$2.50	\$0.00
09701 Sound Control Matting									\$0.00
09901 Residential Painting									
Paint Interior walls of units	4890	sf		FLAT	20		97800	\$0.70	\$68,460.00
Paint doors and jambs - Single	9	ea		FLAT	20		180	\$35.00	\$6,300.00
Paint doors and jambs - Double	0	ea		FLAT	20		0	\$45.00	\$0.00
Paint base board	287	lf		FLAT	20		5744	\$0.25	\$1,436.00
Paint crown	0	lf		FLAT	20		0	\$0.25	\$0.00
Paint closet shelving - allow	0	ls		FLAT	20		0	\$200.00	\$0.00
09901 Residential Painting									\$76,196.00
09000 DIVISION 9 FINISHES									\$403,511.88
10000 DIVISION 10 SPECIALTIES									
10820 Bath Accessories									
Allow for bath accessories	2	ea		FLAT	20		40	\$150.00	\$6,000.00
10820 Bath Accessories									\$6,000.00
10000 DIVISION 10 SPECIALTIES									\$6,000.00
11000 DIVISION 11 EQUIPMENT									
11452 Residential Appliances									
Frigidaire Freestanding Gas Range - White	1	ea		FLAT	20		20	\$416.76	\$8,335.20

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	2 Bedroom B	2/2	20	1140

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Frigidaire Dishwasher -White	1	ea	ea	FLAT	20	20	\$308.13	\$6,162.60
Broan Range Hood - White	1	ea	ea	FLAT	20	20	\$48.72	\$974.40
Appliance Installation	1	ea	ea	FLAT	20	20	\$295.00	\$5,900.00
Frigidaire - Washer/Dryer White	1	ea	ea	FLAT	20	20	\$975.00	\$19,500.00
Frigidaire 18CU Refer top mount - White	1	ea	ea	FLAT	20	20	\$535.84	\$10,716.80

11452 Residential Appliances

11000 DIVISION 11 EQUIPMENT	\$51,589.00
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12000 DIVISION 12 FURNISHINGS

Allow for gas fireplace	0	ea	ea	FLAT	20	0	\$4,000.00	\$0.00
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12000 DIVISION 12 FURNISHINGS	\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION

Included in shell cost								\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION	\$0.00
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15000 DIVISION 15 MECHANICAL

15300: Fire protection system

Fire protection system	1140	sf	sf	FLAT	20	22800	\$3.50	\$79,800.00
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15400: Plumbing System

Building plumbing system	9	fixt.	fixt.	FLAT	20	180	\$2,800.00	\$504,000.00
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15500 Mechanical System

Building mechanical system (Heat Only)	1140	sf	sf	FLAT	20	22800	\$10.00	\$228,000.00
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15000 DIVISION 15 MECHANICAL	\$811,800.00
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16000 DIVISION 16 ELECTRICAL

16070 Electrical Residential

Building electrical system (Power & lighting)	1140	sf	sf	FLAT	20	22800	\$12.00	\$273,600.00
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	2 Bedroom B	2/2	20	1140

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Building tele/data system	1140		sf	FLAT	20		22800	\$1.65	\$37,620.00
16070 Electrical Residential									\$311,220.00

16000 DIVISION 16 ELECTRICAL	\$311,220.00
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Div 2	\$0.00	sf	22800	\$0
Div 3	\$0.00	sf	22800	\$0
Div 4		sf	22800	\$0
Div 5	\$0.00	sf	22800	\$0
Div 6	\$121,644.00	sf	22800	\$5
Div 7	\$39,940.00	sf	22800	\$2
Div 8	\$69,370.00	sf	22800	\$3
Div 9	\$403,511.88	sf	22800	\$18
Div 10	\$6,000.00	sf	22800	\$0
Div 11	\$51,589.00	sf	22800	\$2
Div 12	\$0.00	sf	22800	\$0
Div 13		sf	22800	\$0
Div 14	\$0.00	sf	22800	\$0
Div 15	\$811,800.00	sf	22800	\$36
Div 16	\$311,220.00	sf	22800	\$14

Total Direct Construction Costs **\$1,815,074.88** 22800 **\$80** /sf

\$90,753.74 /unit

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	3 Bedroom	3/2	27	1598

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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02900 DIVISION 2 LANDSCAPING

Included in shell cost

02900 DIVISION 2 LANDSCAPING **\$0.00**

03300 DIVISION 3 CONCRETE

Included in shell cost

03300 DIVISION 3 CONCRETE **\$0.00**

05000 DIVISION 5 METAL

Included in shell cost

05000 DIVISION 5 METAL **\$0.00**

06000 DIVISION 6 WOOD & PLASTICS

06100 Rough Carpentry

Misc rough carpentry (backing, door box, etc.)

06100 Rough Carpentry **\$0.00**

06200 Finish Carpentry

Pre-primed Pine crown molding	0	lf	FLAT	27	0	\$4.00	\$0.00
Medicine cabinets - prefinished w/mirror	2	ea	FLAT	27	54	\$100.00	\$5,400.00
Pre-primed MDF Baseboard	433	lf	FLAT	27	11695	\$2.50	\$29,236.28
Pre-primed MDF Casing - door frames (both sides of opening)	500	lf	FLAT	27	13500	\$2.50	\$33,750.00
Shelving: Bedroom closet	36	lf	FLAT	27	985	\$8.00	\$7,879.68
Shelving: Laundry/Linen	23	lf	FLAT	27	619	\$8.00	\$4,955.04
Shelving: Foyer Closet	18	lf	FLAT	27	473	\$8.00	\$3,786.48
Allow. Misc. Millwork per residential Units	0	ls	FLAT	27	0	\$1,500.00	\$0.00

06200 Finish Carpentry **\$85,007.48**

06410 custom casework

Cabinet package: kitchen & bathroom installed

06410 custom casework **\$81,000.00**

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	3 Bedroom	3/2	27	1598

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Chinese Granite counter tops & back splash Kitchens	0		sf	FLAT	27	0	\$35.00	\$0.00
Chinese Granite counter tops & back splash at baths	0		sf	FLAT	27	0	\$35.00	\$0.00
Plastic Laminate counter tops & back splash Kitchens	55		sf	FLAT	27	1485	\$14.50	\$21,532.50
Plastic Laminate counter tops & back splash at baths	0		sf	FLAT	27	0	\$14.50	\$0.00
Cultured Marble counter tops & back splash at baths	17		sf	FLAT	27	459	\$20.00	\$9,180.00

06410 custom casework **\$111,712.50**

06000 DIVISION 6 WOOD & PLASTICS **\$196,719.98**

07000 DIVISION 7 ROOFING & WATERPROOFING

07100 Waterproofing

Shower pan	0		ea	FLAT	27	0	\$300.00	\$0.00
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07100 Waterproofing **\$0.00**

07200 Insulation

Interior and exterior wall insulation	2686		sf	FLAT	27	72518	\$0.40	\$29,007.40
Ceiling insulation	1598		sf	FLAT	27	43146	\$0.65	\$28,044.90

07200 Insulation **\$57,052.30**

07425: Polystyrene Foam Trim

								\$0.00
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07425: Polystyrene Foam Trim **\$0.00**

07500 Roofing.

Included in shell cost								\$0.00
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07500 Roofing. **\$0.00**

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	3 Bedroom	3/2	27	1598

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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07600 Sheet Metal Flashing & Trim Included in shell cost									\$0.00
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07600 Sheet Metal Flashing & Trim									\$0.00
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07800 Expansion Joints & Firestopping Allow. Caulking & sealants fire stopping	1	ea	FLAT	27	27		\$450.00		\$12,150.00
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07800 Expansion Joints & Firestopping									\$12,150.00
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07000 DIVISION 7 ROOFING & WATERPROOFING									\$69,202.30
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0800 DIVISION 8 WINDOWS & DOORS

08100: Steel doors, frames & hardware.

Unit entry doors, frames & hardware	1	ea	FLAT	27	27		\$750.00		\$20,250.00
Unit exterior storage doors, frames & hardware	0	ea	FLAT	27	0		\$650.00		\$0.00
Unit interior doors, frames & hardware - Single.	9	ea	FLAT	27	243		\$300.00		\$72,900.00
Unit interior doors, frames & hardware - Pocket.	0	ea	FLAT	27	0		\$350.00		\$0.00
Unit interior doors, frames & h/w - Double Sliding	2	ea	FLAT	27	54		\$350.00		\$18,900.00
Unit interior doors, frames & h/w - Double	2	ea	FLAT	27	54		\$350.00		\$18,900.00
Unit interior doors, frames & h/w - Double bi-fold	0	ea	FLAT	27	0		\$350.00		\$0.00

08100: Steel doors, frames & hardware.									\$130,950.00
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08360 Sectional Overhead Doors

NIC									
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08360 Sectional Overhead Doors									\$0.00
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08810 Glass

1/4" Glass shower enclosure w/ chrome	0	ea	FLAT	27	0		\$500.00		\$0.00
Mirror 1/4" polished w/clips	35	sf	FLAT	27	948		\$10.00		\$9,477.00

08810 Glass									\$9,477.00
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0800 DIVISION 8 WINDOWS & DOORS									\$140,427.00
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09000 DIVISION 9 FINISHES

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	3 Bedroom	3/2	27	1598

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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09250 Gypsum Board - Level 3 Finish									
Gypsum board to interior of exterior walls - 1 layer	931	sf	FLAT	27	25146		\$2.75	\$69,150.51	
Gypsum board to interior of corridor walls - 2 layers	164	sf	FLAT	27	4427		\$2.75	\$12,175.52	
Gypsum board to interior partitions - 1 layer on each side	2120	sf	FLAT	27	57234		\$4.00	\$228,935.16	
Gypsum board to party walls - 2 layers	577	sf	FLAT	27	15579		\$2.50	\$38,946.83	
Gypsum board to interior ceilings - 2 layers	1598	sf	FLAT	27	43146		\$3.00	\$129,438.00	
Gypsum board to dropped soffits	400	sf	FLAT	27	10787		\$3.25	\$35,056.13	
Shaft wall system at interior shafts	80	sf	FLAT	27	2160		\$3.50	\$7,560.00	
09250 Gypsum Board Type									\$521,262.14

09270 Portland Cement Plaster									
Included in shell cost									
09270 Portland Cement Plaster									\$0.00

09300 Tile									
Shower Pan	0	ea	FLAT	27	0		\$300.00	\$0.00	
Cultured Marble at Guest Bath Tub / Shower surround	0	sf	FLAT	27	0		\$8.50	\$0.00	
Ceramic Tile at Tub / Shower surrounds	0	sf	FLAT	27	0		\$15.00	\$0.00	
Ceramic Tile at kitchen floor	0	sf	FLAT	27	0		\$15.00	\$0.00	
Ceramic Tile at bathroom floor	0	sf	FLAT	27	0		\$15.00	\$0.00	
Ceramic Tile at Entry	0	sf	FLAT	27	0		\$15.00	\$0.00	
09300 Tile									\$0.00

09560 Wood Strip Flooring									
Wood flooring at Kitchen & dining	0	sf	FLAT	27	0		\$15.00	\$0.00	
09560 Wood Strip Flooring									\$0.00

09650 Resilient Flooring									
Vinyl at Kitchen / Entry	223	sf	FLAT	27	6028		\$4.35	\$26,220.71	
Vinyl at Bathrooms	107	sf	FLAT	27	2899		\$4.35	\$12,610.61	
Vinyl at Laundry	18	sf	FLAT	27	479		\$4.35	\$2,083.56	

Project Name		Unit Type	Bed/Bath	# of units	SF of unit				
Serramonte Vista		3 Bedroom	3/2	27	1598				
ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Rubber Base	0		lf	FLAT	27		0	\$1.50	\$0.00
09650 Resilient Flooring									\$40,914.88
09682 Carpet									
Rolled residential grade carpet - Bedrooms & halls	128		sy	FLAT	27		3459	\$25.00	\$86,481.00
09682 Carpet									\$86,481.00
09701 Sound Control Matting									
Allow quiet-core in bathroom and kitchen floors	0		sf	FLAT	27		0	\$2.50	\$0.00
09701 Sound Control Matting									\$0.00
09901 Residential Painting									
Paint Interior walls of units	7510		sf	FLAT	27		202765	\$0.70	\$141,935.79
Paint doors and jambs - Single	10		ea	FLAT	27		270	\$35.00	\$9,450.00
Paint doors and jambs - Double	4		ea	FLAT	27		108	\$45.00	\$4,860.00
Paint base board	433		lf	FLAT	27		11695	\$0.25	\$2,923.63
Paint crown	0		lf	FLAT	27		0	\$0.25	\$0.00
Paint closet shelving - allow	0		ls	FLAT	27		0	\$200.00	\$0.00
09901 Residential Painting									\$159,169.41
09000 DIVISION 9 FINISHES									\$807,827.43
10000 DIVISION 10 SPECIALTIES									
10820 Bath Accessories									
Allow for bath accessories	2		ea	FLAT	27		54	\$150.00	\$8,100.00
10820 Bath Accessories									\$8,100.00
10000 DIVISION 10 SPECIALTIES									\$8,100.00
11000 DIVISION 11 EQUIPMENT									
11452 Residential Appliances									
Frigidaire Freestanding Gas Range - White	1		ea	FLAT	27		27	\$416.76	\$11,252.52

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	3 Bedroom	3/2	27	1598

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Frigidaire Dishwasher -White	1	ea	ea	FLAT	27	27	\$308.13	\$8,319.51
Broan Range Hood - White	1	ea	ea	FLAT	27	27	\$48.72	\$1,315.44
Appliance Installation	1	ea	ea	FLAT	27	27	\$295.00	\$7,965.00
Frigidaire - Washer/Dryer White	1	ea	ea	FLAT	27	27	\$975.00	\$26,325.00
Frigidaire 18CU Refer top mount - White	1	ea	ea	FLAT	27	27	\$535.84	\$14,467.68

11452 Residential Appliances

11000 DIVISION 11 EQUIPMENT								\$69,645.15
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12000 DIVISION 12 FURNISHINGS

Allow for gas fireplace	0	ea	ea	FLAT	27	0	\$4,000.00	\$0.00
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12000 DIVISION 12 FURNISHINGS								\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION

Included in shell cost								\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION								\$0.00
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15000 DIVISION 15 MECHANICAL

15300: Fire protection system

Fire protection system	1598	sf	sf	FLAT	27	43146	\$3.50	\$151,011.00
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15400: Plumbing System

Building plumbing system	9	fixt.	fixt.	FLAT	27	243	\$2,800.00	\$680,400.00
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15500 Mechanical System

Building mechanical system (Heat Only)	1598	sf	sf	FLAT	27	43146	\$10.00	\$431,460.00
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15000 DIVISION 15 MECHANICAL								\$1,262,871.00
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16000 DIVISION 16 ELECTRICAL

16070 Electrical Residential

Building electrical system (Power & lighting)	1598	sf	sf	FLAT	27	43146	\$12.00	\$517,752.00
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista	3 Bedroom	3/2	27	1598

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Building tele/data system	1598		sf	FLAT	27		43146	\$1.65	\$71,190.90

16070 Electrical Residential **\$588,942.90**

16000 DIVISION 16 ELECTRICAL **\$588,942.90**

Div 2	\$0.00	sf	43146	\$0
Div 3	\$0.00	sf	43146	\$0
Div 4		sf	43146	\$0
Div 5	\$0.00	sf	43146	\$0
Div 6	\$196,719.98	sf	43146	\$5
Div 7	\$69,202.30	sf	43146	\$2
Div 8	\$140,427.00	sf	43146	\$3
Div 9	\$807,827.43	sf	43146	\$19
Div 10	\$8,100.00	sf	43146	\$0
Div 11	\$69,645.15	sf	43146	\$2
Div 12	\$0.00	sf	43146	\$0
Div 13		sf	43146	\$0
Div 14	\$0.00	sf	43146	\$0
Div 15	\$1,262,871.00	sf	43146	\$29
Div 16	\$588,942.90	sf	43146	\$14

Total Direct Construction Costs **\$3,143,735.75** **43146** **\$73** /sf

\$116,434.66 /unit