



Project Name	
Serramonte Vista	4/13/2009
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	
	Sitework
UNIT GSF	
TOTAL GROSS SQUARE FT.	202823
TOTAL NET SQUARE FT	0
TOTAL SHELL COSTS	\$9,603,981
TOTAL FINISHES COSTS	\$0
DIRECT CONSTRUCTION COST	\$9,603,981

DIRECT CONSTRUCTION COST PER GSF \$47

DIRECT CONSTRUCTION COST	\$9,603,981
CONSTRUCTION CONTINGENCY	\$240,100
SUB-TOTAL	\$9,844,080
GENERAL CONDITIONS	\$738,306
INSURANCE	\$77,567
CONSTRUCTION FEE	\$291,016
TOTAL CONSTRUCTION COST	\$10,950,969

TOTAL COST PER SF OF SITE \$54

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

Serramonte Vista

Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	AREA	QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
02900 DIVISION 2 EARTH WORK										
On-Site Demolition	1	ls		SHELL		1			\$38,500.00	\$38,500.00
Off-Site Demolition	1	ls		SHELL		1			\$15,000.00	\$15,000.00
Fine Grading and Backfill Items	204450	sf		SHELL		1	204450		\$2.50	\$511,125.00
Mass Excavation	134373	cy		SHELL		1	134373		\$22.50	\$3,023,392.50
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
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		\$30,105.00	\$30,105.00
Landscape at street and podium - Allow	0	ls		SHELL		1	0		\$375,000.00	\$0.00
Site Furnishings - Allow	0	ls		SHELL		1	0		\$125,000.00	\$0.00
Monument sign Allowance	0	ls		SHELL		1	0		\$7,500.00	\$0.00
Off-Site Traffic Signaling	1	ls		SHELL		1	1		\$265,000.00	\$265,000.00
Sanitary Sewer	0	lf		SHELL		1	0		\$220.00	\$0.00
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

Serramonte Vista

Residential Shell and Residential Parking

ITEM	QTY		UOM	AREA	AREA		QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
	QTY	UOM			AREA	AREA					
Domestic Water Service line	0	If		SHELL			1		0	\$200.00	\$0.00
Fire Water Service line	0	If		SHELL			1		0	\$200.00	\$0.00
Fire Water Service Valves & hydrants	0	ea		SHELL			1		0	\$9,500.00	\$0.00
Joint Trench - Gas, Elect., CATV, Tel	0	If		SHELL			1		0	\$250.00	\$0.00
Allow for utility connections	0	ls		SHELL			1		0	\$50,000.00	\$0.00
Storm Drain Inlets	22	ea		SHELL			1		22	\$1,500.00	\$33,000.00
Storm Drain Manholes	7	ea		SHELL			1		7	\$7,500.00	\$52,500.00
Accent Paving	0	sf		SHELL			1		0	\$25.00	\$0.00
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	0	sf		SHELL			1		0	\$4.00	\$0.00
Dewatering Allowance	1	ls		SHELL			1		1	\$150,000.00	\$150,000.00
Temporary Facilities	9	mos		SHELL			1		9	\$1,500.00	\$13,500.00
Temporary Fencing	1	ls		SHELL			1		1	\$50,000.00	\$50,000.00
Temporary Water	9	mos		SHELL			1		9	\$1,000.00	\$9,000.00
Safety Equipment	1	ls		SHELL			1		1	\$7,500.00	\$7,500.00
Small Tools	1	ls		SHELL			1		1	\$7,500.00	\$7,500.00
Surveying	20	days		SHELL			1		20	\$2,500.00	\$50,000.00
Daily Cleanup	9	mos		SHELL			1		9	\$11,258.00	\$101,322.00
Debris Removal	1	ls		SHELL			1		1	\$20,000.00	\$20,000.00
02900 DIVISION 2 EARTH WORK											\$9,603,980.85