



Project Name	Project Location	
Serramonte Vista Commercial Site	Daly City, CA	5/11/2009
DESIGN DEVELOPMENT ESTIMATE		
DD Drawings dated 4-28-09 & BKF Drawings dated 3/23/09		
ESTIMATE SUMMARY: Based on Type V 1 hr - Wood Framed Structure		

Construction Cost			
	<i>Parking</i>	<i>Residential</i>	<i>TOTALS</i>
	385 stalls	70 units	
UNIT GSF			
TOTAL GROSS SQUARE FT.	91780	88900	180680
TOTAL NET SQUARE FT		65750	65750
TOTAL SHELL COSTS	\$3,636,817	\$11,167,606	\$14,804,423
TOTAL FINISHES COSTS		\$1,964,277	\$1,964,277
DIRECT CONSTRUCTION COST	\$3,636,817	\$13,131,884	\$16,768,701

DIRECT CONSTRUCTION COST PER GSF	\$40	\$148	\$93
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DIRECT CONSTRUCTION COST PER NSF		\$200	\$255
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DIRECT CONST. COST PER UNIT	\$9,446	\$187,598	\$239,553
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DIRECT CONSTRUCTION COST	\$3,636,817	\$13,131,884	\$16,768,701
CONSTRUCTION CONTINGENCY	\$90,920	\$328,297	\$419,218
SUB-TOTAL	\$3,727,738	\$13,460,181	\$17,187,918
GENERAL CONDITIONS	\$111,832	\$410,536	\$522,368
INSURANCE	\$28,115	\$101,568	\$129,683
CONSTRUCTION FEE	\$105,588	\$381,445	\$487,033
TOTAL CONSTRUCTION COST	\$3,973,273	\$14,353,729	\$18,327,002

TOTAL COST PER GSF	\$43	\$161	\$101
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TOTAL COST PER NSF		\$218	\$279
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AVERAGE COST PER UNIT	\$10,320	\$205,053	\$261,814
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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 Commercial Site

Square Foot Summary per Unit Type

	Bedroom/Bath	No.	SF	Total SF
1 Bedroom	1/1	35	800	28000.00
2 Bedroom	2/2	31	1050	32550.00
3 Bedroom	3/2	4	1300	5200.00
Totals		70	939.29	65750.00
Building GSF				88900.00
Net Residential Area				65750.00
% efficiency				74%
				23150.00

Division / Description	Total	Per Unit	Per GSF	Per NSF
Division 2 - Demolition	\$53,500.00	\$764.29	\$0.60	\$0.81
Division 2 - Sitework	\$4,151,426.79	\$59,306.10	\$46.70	\$63.14
Division 2 - Landscape	\$100,000.00	\$1,428.57	\$1.12	\$1.52
Division 2 - Site Furnishings	\$25,000.00	\$357.14	\$0.28	\$0.38
Division 2 - Monument Allowance	\$7,500.00	\$107.14	\$0.08	\$0.11
Division 3 - Concrete	\$2,455,452.00	\$35,077.89	\$27.62	\$37.35
Division 4 - CMU & Masonry	\$30,580.00	\$436.86	\$0.34	\$0.47
Division 5 - Structural Steel	\$90,000.00	\$1,285.71	\$1.01	\$1.37
Division 5 - Misc. Metals	\$140,900.00	\$2,012.86	\$1.58	\$2.14
Division 6 - Rough Carpentry	\$2,298,618.00	\$32,837.40	\$25.86	\$34.96
Division 6 - Finish Carpentry	\$127,141.30	\$1,816.30	\$1.43	\$1.93
Division 6 - Cabinets	\$0.00	\$0.00	\$0.00	\$0.00
Division 6 - Countertops	\$0.00	\$0.00	\$0.00	\$0.00
Division 7 - Waterproofing	\$83,212.50	\$1,188.75	\$0.94	\$1.27
Division 7 - Insulation	\$108,580.26	\$1,551.15	\$1.22	\$1.65
Division 7 - Spray Insul	\$66,675.00	\$952.50	\$0.75	\$1.01
Division 7 - Fireproofing	\$46,500.00	\$664.29	\$0.52	\$0.71
Division 7 - Roofing	\$133,350.00	\$1,905.00	\$1.50	\$2.03
Division 7 - Caulking	\$18,648.00	\$266.40	\$0.21	\$0.28
Division 7 - Flashing	\$153,980.00	\$2,199.71	\$1.73	\$2.34
Division 8 - Windows	\$197,265.60	\$2,818.08	\$2.22	\$3.00
Division 8 - Doors	\$220,600.00	\$3,151.43	\$2.48	\$3.36
Division 8 - OH Doors	\$25,000.00	\$357.14	\$0.28	\$0.38
Division 8 - Storefront	\$0.00	\$0.00	\$0.00	\$0.00
Division 8 - Mirrors / Shower Doors	\$0.00	\$0.00	\$0.00	\$0.00
Division 9 - Metal Frame	\$0.00	\$0.00	\$0.00	\$0.00
Division 9 - Drywall	\$986,446.40	\$14,092.09	\$11.10	\$15.00
Division 9 - Plaster	\$0.00	\$0.00	\$0.00	\$0.00
Division 9 - Scaffold	\$74,592.00	\$1,065.60	\$0.84	\$1.13
Division 9 - Tile	\$5,000.00	\$71.43	\$0.06	\$0.08
Division 9 - Wood Fl.	\$0.00	\$0.00	\$0.00	\$0.00
Division 9 - Resilient	\$67,175.48	\$959.65	\$0.76	\$1.02
Division 9 - Carpet	\$158,877.17	\$2,269.67	\$1.79	\$2.42
Division 9 - Painting	\$311,710.19	\$4,453.00	\$3.51	\$4.74
Division 10 - Bath Acc.	\$15,750.00	\$225.00	\$0.18	\$0.24
Division 10 - Striping/Signage	\$7,500.00	\$107.14	\$0.08	\$0.11
Division 10 - Trash Chutes	\$20,000.00	\$285.71	\$0.22	\$0.30
Division 10 - Mailboxes	\$4,500.00	\$64.29	\$0.05	\$0.07
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	\$180,561.50	\$2,579.45	\$2.03	\$2.75
Division 12 - Fireplaces	\$0.00	\$0.00	\$0.00	\$0.00
Division 12 - Blinds	\$22,377.60	\$319.68	\$0.25	\$0.34
Division 14 - Elevators	\$155,000.00	\$2,214.29	\$1.74	\$2.36
Division 15 - Fire Prot.	\$412,042.00	\$5,886.31	\$4.63	\$6.27
Division 15 - Plumbing	\$1,634,000.00	\$23,342.86	\$18.38	\$24.85
Division 15 - HVAC	\$762,167.00	\$10,888.10	\$8.57	\$11.59
Division 16 - Electrical	\$986,778.00	\$14,096.83	\$11.10	\$15.01
Division 16 - Tele/Data	\$108,487.50	\$1,549.82	\$1.22	\$1.65
Division 16 - Security	\$30,000.00	\$428.57	\$0.34	\$0.46

Serramonte Vista Commercial Site 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	61000	sf		SHELL	1	61000	\$2.50	\$152,500.00
Mass Excavation	15756	cy		SHELL	1	15756	\$22.50	\$354,510.00
Property Line Chain Link Fencing	534	lf		SHELL	1	534	\$75.00	\$40,050.00
Shotcrete Soil Nail Walls	19350	sf		SHELL	1	19350	\$64.00	\$1,238,400.00
Shoring at Structure	16722	sf		SHELL	1	16722	\$65.00	\$1,086,930.00
Off-Site Concrete	1	ls		SHELL	1	1	\$7,500.00	\$7,500.00
Concrete Curb	470	lf		SHELL	1	470	\$20.00	\$9,400.00
SWPPP - Allowance	1	ls		SHELL	1	1	\$25,000.00	\$25,000.00
Street sidewalk replacement - Allow	1500	sf		SHELL	1	1500	\$10.00	\$15,000.00
Curb & gutter	474	lf		SHELL	1	474	\$35.00	\$16,597.35
Keystone Retaining Walls	6807	sf		SHELL	1	6807	\$40.00	\$272,277.44
Off-Site and Site Concrete Prep and Base	1	ls		SHELL	1	1	\$15,000.00	\$15,000.00
Landscape at street and podium - Allow	1	ls		SHELL	1	1	\$100,000.00	\$100,000.00
Site Furnishings - Allow	1	ls		SHELL	1	1	\$25,000.00	\$25,000.00
Monument sign Allowance	1	ls		SHELL	1	1	\$7,500.00	\$7,500.00
Off-Site Traffic Signaling	0	ls		SHELL	1	0	\$265,000.00	\$0.00
Sanitary Sewer	150	lf		SHELL	1	150	\$220.00	\$33,000.00
Storm Drain	250	lf		SHELL	1	250	\$220.00	\$55,000.00
Water Service line offsite	0	lf		SHELL	1	0	\$200.00	\$0.00
Domestic Water Service line	150	lf		SHELL	1	150	\$200.00	\$30,000.00
Fire Water Service line	75	lf		SHELL	1	75	\$200.00	\$15,000.00
Fire Water Service Valves & hydrants	2	ea		SHELL	1	2	\$9,500.00	\$19,000.00
Joint Trench - Gas, Elect., CATV, Tel	150	lf		SHELL	1	150	\$250.00	\$37,500.00
Allow for utility connections	1	ls		SHELL	1	1	\$50,000.00	\$50,000.00
Storm Drain Inlets	5	ea		SHELL	1	5	\$1,500.00	\$7,500.00
Manholes	3	ea		SHELL	1	3	\$7,500.00	\$22,500.00
C3 Requirements Allowance	1	ls		SHELL	1	1	\$50,000.00	\$50,000.00
Accent Paving	1500	sf		SHELL	1	1500	\$25.00	\$37,500.00
Dust / Mud Control Measures	3	mos		SHELL	1	3	\$22,516.00	\$67,548.00
Off-Site Asphalt paving	1880	sf		SHELL	1	1880	\$7.00	\$13,160.00
On-Site Asphalt paving	6500	sf		SHELL	1	6500	\$4.00	\$26,000.00

Serramonte Vista Commercial Site Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA		UOM TOTAL	\$/UNIT	TOTAL \$
				AREA	QTY			
Dewatering Allowance	1	ls		SHELL	1	1	\$50,000.00	\$50,000.00
Temporary Facilities	18	mos		SHELL	1	18	\$1,500.00	\$27,000.00
Temporary Fencing	1	ls		SHELL	1	1	\$7,500.00	\$7,500.00
Temporary Water	18	mos		SHELL	1	18	\$1,000.00	\$18,000.00
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	7	days		SHELL	1	7	\$2,500.00	\$17,500.00
Daily Cleanup	18	mos		SHELL	1	18	\$11,258.00	\$202,644.00
Debris Removal	18	mos		SHELL	1	18	\$6,495.00	\$116,910.00

02900 DIVISION 2 EARTH WORK **\$4,337,426.79**

03300 DIVISION 3 CONCRETE

Slab on Grade & footings - spread footing foundation	25750	sf		SHELL	1	25750	\$20.00	\$515,000.00
Elevated Podium slab	51500	sf		SHELL	1	51500	\$33.00	\$1,699,500.00
Topping slab at podium level patios	1152	sf		SHELL	1	1152	\$10.00	\$11,520.00
Concrete Garage Stairs	2	ea		SHELL	1	2	\$7,500.00	\$15,000.00
Allow for gyp-crete & acousti-mat	66675	gsf		SHELL	1	66675	\$2.40	\$160,020.00
Site Walkway Concrete	1000	sf		SHELL	1	1000	\$12.00	\$12,000.00
Lightweight concrete at elevated balconies	0	sf		SHELL	1	0	\$11.50	\$0.00
Podium Topping Slab at Common Areas	2715	sf		SHELL	1	2715	\$12.00	\$32,580.00
Lobby Entry Concrete	486	sf		SHELL	1	486	\$12.00	\$5,832.00
Planter Sub Slab - Allow	500	sf		SHELL	1	500	\$8.00	\$4,000.00
Concrete fill for metal pan stairs	0	flt		SHELL	2	0	\$2,500.00	\$0.00

03300 DIVISION 3 CONCRETE **\$2,455,452.00**

04000 DIVISION 4 Masonry

04000 CMU

CMU walls at utility rooms in garage - Allow	1529	sf		SHELL	1	1529	\$20.00	\$30,580.00
Pavers at podium common areas	0	sf		SHELL	1	0	\$20.00	\$0.00
Allow for false stone at exterior entry elevation	0	sf		SHELL	1	0	\$20.00	\$0.00
Pavers at lobby entries	0	sf		SHELL	1	0	\$20.00	\$0.00

Serramonte Vista Commercial Site Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
04000 DIVISION 4 CMU								\$30,580.00

05000 DIVISION 5 METAL

05120 structural steel

Metal Stairs - no pan	10	flt	SHELL	1	10	\$9,000.00	\$90,000.00
Allow for Misc. Metals (Elev. Hoist beams, bollards, etc.)	1	ea	SHELL	1	1	\$25,000.00	\$25,000.00
Balcony/patio railing allowance	1680	lf	SHELL	1	1680	\$55.00	\$92,400.00
Allow for gates at parking	1	ea	SHELL	1	1	\$25,000.00	\$25,000.00
Allow for gates at trash enclosure	1	ea	SHELL	1	1	\$3,500.00	\$3,500.00
Allow for decorative metal grills at garage for vents	1	ea	SHELL	1	1	\$20,000.00	\$20,000.00

05000 DIVISION 5 METAL								\$255,900.00
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06000 DIVISION 6 WOOD & PLASTICS

06100 Rough Carpentry

Wood Framing Structure	88900	gsf	SHELL	1	88900	\$22.50	\$2,000,250.00
Wood fence at adjacent properties - 6' high	0	sf	SHELL	1	0	\$9.00	\$0.00
Hardi Siding w/ exterior gypsum	37296	sf	SHELL	1	37296	\$8.00	\$298,368.00
Pergola at restaurant - allowance	0	ls	SHELL	1	0	\$25,000.00	\$0.00

06100 Rough Carpentry								\$2,298,618.00
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06200 Finish Carpentry

Paint grade MDF no profile base at corridors	3368	lf	SHELL	1	3368	\$3.00	\$10,104.00
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06200 Finish Carpentry								\$10,104.00
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06410 Cabinets & casework

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06410 Cabinets & casework								\$0.00
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Serramonte Vista Commercial Site Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
06000 DIVISION 6 WOOD & PLASTICS								\$2,308,722.00

07000 DIVISION 7 ROOFING & WATERPROOFING

07100 Waterproofing

Hot rubberized waterproofing at Podium & patios	3867	sf	SHELL	1	3867	\$11.50	\$44,470.50
Deck Coating at elevated Balconies	3888	sf	SHELL	1	3888	\$9.00	\$34,992.00
Vertical waterproofing at garage walls	0	sf	SHELL	1	0	\$12.50	\$0.00

07100 Waterproofing

\$83,212.50

07200 Insulation

Spray K-13 on under side of podium	22225	sf	SHELL	1	22225	\$3.00	\$66,675.00
Insulation at corridor walls	30312	sf	SHELL	1	30312	\$0.40	\$12,124.80
Insulation at corridor & common area ceilings	9139	sf	SHELL	1	9139	\$0.65	\$5,940.35

07200 Insulation

\$84,740.15

07500 Roofing.

Comp. Shingle Roof	0	sf	SHELL	1	0	\$7.00	\$0.00
Built Up Roofing	22225	sf	SHELL	1	22225	\$6.00	\$133,350.00

07500 Roofing.

\$133,350.00

07600 Sheet Metal Flashing & Trim

Window GSM Head flashing	210	ea	SHELL	1	210	\$100.00	\$21,000.00
Patio Door flashing.	70	ea	SHELL	1	70	\$150.00	\$10,500.00
Slab/wall junction flashing	1036	lf	SHELL	1	1036	\$15.00	\$15,540.00
Cap Flashing	1036	lf	SHELL	1	1036	\$15.00	\$15,540.00
Lead Flashing @ roof penetrations	100	ea	SHELL	1	100	\$25.00	\$2,500.00
Miscellaneous flashings, gutters and downspouts.	88900	sf	SHELL	1	88900	\$1.00	\$88,900.00

07600 Sheet Metal Flashing & Trim

\$153,980.00

07800 Expansion Joints & Firestopping

Serramonte Vista Commercial Site Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA		UOM TOTAL	\$/UNIT	TOTAL \$
				AREA	QTY			
Allow for Caulking & Sealants at exteriors and around windows	37296	sf		SHELL	1	37296	\$0.50	\$18,648.00
Allow. Caulking & sealants fire stopping at garage	3	ea		SHELL	1	3	\$5,000.00	\$15,000.00
07800 Expansion Joints & Firestopping								\$33,648.00

07000 DIVISION 7 ROOFING & WATERPROOFING	\$488,930.65
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0800 DIVISION 8 WINDOWS & DOORS

08100: Windows, Steel doors, frames & hardware.

Vinyl Window and Sliding Glass Door - Allowance	7459	sf		SHELL	1	7459	\$18.00	\$134,265.60
Balcony doors - single	70	ea		SHELL	1	70	\$900.00	\$63,000.00
Balcony doors - double	0	ea		SHELL	1	0	\$1,500.00	\$0.00
Steel doors @ stairs, lobbies & utility rooms & exits	25	ea		SHELL	1	25	\$900.00	\$22,500.00
08100: Windows, Steel doors, frames & hardware.								\$219,765.60

0800 DIVISION 8 WINDOWS & DOORS	\$219,765.60
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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	2200	sf		SHELL	1	2200	\$5.00	\$11,000.00
Trash chute shaft	1200	sf		SHELL	1	1200	\$5.00	\$6,000.00
Stairwells	4500	sf		SHELL	1	4500	\$6.50	\$29,250.00
Gypsum board to corridors and common area walls	30312	sf		SHELL	1	30312	\$4.00	\$121,248.00
Gypsum board to corridors and common area ceilings	9139	sf		SHELL	1	9139	\$4.00	\$36,556.00
09250 Gypsum Board Type								\$204,054.00

09270 Plaster & Scaffold

Serramonte Vista Commercial Site Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA		UOM TOTAL	\$/UNIT	TOTAL \$
				AREA	QTY			
Allow for scaffold	37296	sf		SHELL	1	37296	\$2.00	\$74,592.00
Lath and Plaster (non acrylic integral color)	0	sf		SHELL	1	0	\$10.50	\$0.00
Float Finish at Garage Levels		sf		SHELL	1	0	\$4.00	\$0.00

09270 Portland Cement Plaster **\$74,592.00**

09300 Tile

Allow Hard flooring at lobby, rec. room, business ctr, etc.	250	sf		SHELL	1	250	\$20.00	\$5,000.00
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09300 Tile **\$5,000.00**

09682 Carpet

Allow for Carpet tile at office & storage	0	sy		SHELL	1	0	\$30.00	\$0.00
Rolled residential grade carpet at corridors	1015	sy		SHELL	1	1015	\$25.00	\$25,386.11

09682 Carpet **\$25,386.11**

09901 Residential Painting

Exterior Painting - trim & metals	37296	sf		SHELL	1	37296	\$1.00	\$37,296.00
Int. @ corridors & common areas	43951	sf		SHELL	1	43951	\$1.00	\$43,951.00

09901 Residential Painting **\$81,247.00**

09000 DIVISION 9 FINISHES

\$390,279.11

10000 DIVISION 10 SPECIALTIES

10000 Specialties

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

10000 Specialties **\$32,000.00**

10000 DIVISION 10 SPECIALTIES

\$32,000.00

Serramonte Vista Commercial Site Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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11000 DIVISION 11 EQUIPMENT

Garage parking lifts - Allow	0	ea		SHELL	1		0	\$20,000.00	\$0.00
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11000 EQUIPMENT									\$0.00
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11000 DIVISION 11 EQUIPMENT									\$0.00
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12000 DIVISION 12 FURNISHINGS

12510 Furnishings

Window blinds at units	7459	sf		SHELL	1		7459	\$3.00	\$22,377.60
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12510 Furnishings									\$22,377.60
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12000 DIVISION 12 FURNISHINGS									\$22,377.60
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DIVISION 14 VERTICAL TRANSPORTATION

Hydraulic Elevators (Stops)	6	ea		SHELL	1		6	\$20,000.00	\$120,000.00
Smoke doors	6	ea		SHELL	1		6	\$2,500.00	\$15,000.00
Cab allowance	1	ea		SHELL	1		1	\$2,500.00	\$2,500.00
Residential lobby at 1st level finishes	1	ea		SHELL	1		1	\$5,000.00	\$5,000.00
Elevator Lobby finishes -Other than 1st floor	5	ea		SHELL	1		5	\$2,500.00	\$12,500.00

DIVISION 14 VERTICAL TRANSPORTATION									\$155,000.00
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15000 DIVISION 15 MECHANICAL

15300: Fire protection system

Fire protection garage level	51500	gsf		SHELL	1		51500	\$3.00	\$154,500.00
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	9139	sf		SHELL	1		9139	\$3.00	\$27,417.00

15400: Plumbing System

Plumbing at garage	51500	gsf		SHELL	1		51500	\$3.00	\$154,500.00
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

Serramonte Vista Commercial Site Residential Shell and Residential Parking

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Div 14	\$155,000.00		sf	140400		\$1		
Div 15	\$548,584.00		sf	140400		\$4		
Div 16	\$227,778.00		sf	140400		\$2		
	\$11,472,795.75			140400		\$82		

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	1 Bedroom	1/1	35	800

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

Included in shell cost

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02900 DIVISION 2 LANDSCAPING									\$0.00
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03300 DIVISION 3 CONCRETE

Included in shell cost

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03300 DIVISION 3 CONCRETE									\$0.00
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05000 DIVISION 5 METAL

Included in shell cost

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05000 DIVISION 5 METAL									\$0.00
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06000 DIVISION 6 WOOD & PLASTICS

06100 Rough Carpentry

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

	0	ls	FLAT	35	0	\$600.00		\$0.00
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06100 Rough Carpentry									\$0.00
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06200 Finish Carpentry

Pre-primed Pine crown molding

Medicine cabinets - prefinished w/mirror

Pre-primed MDF Baseboard

Pre-primed MDF Casing - door frames (both sides of opening)

Shelving: Bedroom closet

Shelving: Laundry/Linen

Shelving: Foyer Closet

Allow. Misc. Millwork per residential Units

	0	lf	FLAT	35	0	\$4.00		\$0.00
	1	ea	FLAT	35	35	\$100.00		\$3,500.00
	200	lf	FLAT	35	7001	\$2.50		\$17,503.50
	216	lf	FLAT	35	7560	\$2.50		\$18,900.00
	8	lf	FLAT	35	267	\$8.00		\$2,133.60
	6	lf	FLAT	35	204	\$8.00		\$1,632.40
	4	lf	FLAT	35	142	\$8.00		\$1,139.60
	0	ls	FLAT	35	0	\$1,500.00		\$0.00

06200 Finish Carpentry									\$44,809.10
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06410 custom casework

Cabinet package: kitchen & bathroom installed

	1	ea	FLAT	35	35	\$3,000.00		\$105,000.00
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	1 Bedroom	1/1	35	800

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Chinese Granite counter tops & back splash Kitchens	0		sf	FLAT	35		0	\$35.00	\$0.00
Chinese Granite counter tops & back splash at baths	0		sf	FLAT	35		0	\$35.00	\$0.00
Plastic Laminate counter tops & back splash Kitchens	37		sf	FLAT	35		1295	\$14.50	\$18,777.50
Plastic Laminate counter tops & back splash at baths	0		sf	FLAT	35		0	\$14.50	\$0.00
Cultured Marble counter tops & back splash at baths	8		sf	FLAT	35		280	\$20.00	\$5,600.00

06410 custom casework **\$129,377.50**

06000 DIVISION 6 WOOD & PLASTICS **\$174,186.60**

07000 DIVISION 7 ROOFING & WATERPROOFING

07100 Waterproofing

Shower pan	0		ea	FLAT	35		0	\$300.00	\$0.00
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07100 Waterproofing **\$0.00**

07200 Insulation

Interior and exterior wall insulation	1433		sf	FLAT	35		50170	\$0.40	\$20,068.02
Ceiling insulation	800		sf	FLAT	35		28000	\$0.65	\$18,200.00

07200 Insulation **\$38,268.02**

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 Commercial Site	1 Bedroom	1/1	35	800

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

07600 Sheet Metal Flashing & Trim										\$0.00
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07800 Expansion Joints & Firestopping										
Allow. Caulking & sealants fire stopping	1	ea	FLAT	35		35		\$450.00		\$15,750.00

07800 Expansion Joints & Firestopping										\$15,750.00
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07000 DIVISION 7 ROOFING & WATERPROOFING										\$54,018.02
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0800 DIVISION 8 WINDOWS & DOORS

08100: Steel doors, frames & hardware.

Unit entry doors, frames & hardware	1	ea	FLAT	35		35		\$750.00		\$26,250.00
Unit exterior storage doors, frames & hardware	0	ea	FLAT	35		0		\$650.00		\$0.00
Unit interior doors, frames & hardware - Single.	3	ea	FLAT	35		105		\$300.00		\$31,500.00
Unit interior doors, frames & hardware - Pocket.	0	ea	FLAT	35		0		\$350.00		\$0.00
Unit interior doors, frames & h/w - Double Sliding	1	ea	FLAT	35		35		\$350.00		\$12,250.00
Unit interior doors, frames & h/w - Double	1	ea	FLAT	35		35		\$350.00		\$12,250.00
Unit interior doors, frames & h/w - Double bi-fold	0	ea	FLAT	35		0		\$350.00		\$0.00

08100: Steel doors, frames & hardware.										\$82,250.00
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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	35		0		\$500.00		\$0.00
Mirror 1/4" polished w/clips	20	sf	FLAT	35		713		\$10.00		\$7,129.50

08810 Glass										\$7,129.50
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0800 DIVISION 8 WINDOWS & DOORS										\$89,379.50
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09000 DIVISION 9 FINISHES

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	1 Bedroom	1/1	35	800

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	35	11025		\$2.75	\$30,318.75
Gypsum board to interior of corridor walls - 2 layers	280	sf	FLAT	35	9800		\$2.75	\$26,950.00
Gypsum board to interior partitions - 1 layer on each side	785	sf	FLAT	35	27475		\$4.00	\$109,900.00
Gypsum board to party walls - 2 layers	500	sf	FLAT	35	17505		\$2.50	\$43,761.38
Gypsum board to interior ceilings - 2 layers	800	sf	FLAT	35	28000		\$3.00	\$84,000.00
Gypsum board to dropped soffits	200	sf	FLAT	35	7000		\$3.25	\$22,750.00
Shaft wall system at interior shafts	80	sf	FLAT	35	2800		\$3.50	\$9,800.00

09250 Gypsum Board Type

\$327,480.13

09270 Portland Cement Plaster

Included in shell cost

09270 Portland Cement Plaster

\$0.00

09300 Tile

Shower Pan	0	ea	FLAT	35	0		\$300.00	\$0.00
Cultured Marble at Guest Bath Tub / Shower surround	0	sf	FLAT	35	0		\$8.50	\$0.00
Ceramic Tile at Tub / Shower surrounds	0	sf	FLAT	35	0		\$15.00	\$0.00
Ceramic Tile at kitchen floor	0	sf	FLAT	35	0		\$15.00	\$0.00
Ceramic Tile at bathroom floor	0	sf	FLAT	35	0		\$15.00	\$0.00
Ceramic Tile at Entry	0	sf	FLAT	35	0		\$15.00	\$0.00

09300 Tile

\$0.00

09560 Wood Strip Flooring

Wood flooring at Kitchen & dining	0	sf	FLAT	35	0		\$15.00	\$0.00
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09560 Wood Strip Flooring

\$0.00

09650 Resilient Flooring

Vinyl at Kitchen / Entry	110	sf	FLAT	35	3850		\$4.35	\$16,747.50
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Project Name		Unit Type	Bed/Bath	# of units	SF of unit				
Serramonte Vista Commercial Site		1 Bedroom	1/1	35	800				
ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Vinyl at Bathrooms	50	sf	FLAT	35	1750			\$4.35	\$7,612.50
Vinyl at Laundry	18	sf	FLAT	35	627			\$4.35	\$2,728.32
Rubber Base	0	lf	FLAT	35	0			\$1.50	\$0.00
09650 Resilient Flooring									\$27,088.32
09682 Carpet									
Rolled residential grade carpet - Bedrooms & halls	69	sy	FLAT	35	2415			\$25.00	\$60,375.00
09682 Carpet									\$60,375.00
09701 Sound Control Matting									
Allow quiet-core in bathroom and kitchen floors	0	sf	FLAT	35	0			\$2.50	\$0.00
09701 Sound Control Matting									\$0.00
09901 Residential Painting									
Paint Interior walls of units	3465	sf	FLAT	35	121280			\$0.70	\$84,895.69
Paint doors and jambs - Single	4	ea	FLAT	35	140			\$35.00	\$4,900.00
Paint doors and jambs - Double	2	ea	FLAT	35	70			\$45.00	\$3,150.00
Paint base board	200	lf	FLAT	35	7001			\$0.25	\$1,750.35
Paint crown	0	lf	FLAT	35	0			\$0.25	\$0.00
Paint closet shelving - allow	0	ls	FLAT	35	0			\$200.00	\$0.00
09901 Residential Painting									\$94,696.04
09000 DIVISION 9 FINISHES									\$509,639.48
10000 DIVISION 10 SPECIALTIES									
10820 Bath Accessories									
Allow for bath accessories	1	ea	FLAT	35	35			\$150.00	\$5,250.00
10820 Bath Accessories									\$5,250.00
10000 DIVISION 10 SPECIALTIES									\$5,250.00

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	1 Bedroom	1/1	35	800

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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11000 DIVISION 11 EQUIPMENT

11452 Residential Appliances

Frigidaire Freestanding Gas Range - White	1	ea	FLAT	35	35		\$416.76	\$14,586.60
Frigidaire Dishwasher -White	1	ea	FLAT	35	35		\$308.13	\$10,784.55
Broan Range Hood - White	1	ea	FLAT	35	35		\$48.72	\$1,705.20
Appliance Installation	1	ea	FLAT	35	35		\$295.00	\$10,325.00
Frigidaire - Washer/Dryer White	1	ea	FLAT	35	35		\$975.00	\$34,125.00
Frigidaire 18CU Refer top mount - White	1	ea	FLAT	35	35		\$535.84	\$18,754.40

11452 Residential Appliances

11000 DIVISION 11 EQUIPMENT									\$90,280.75
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12000 DIVISION 12 FURNISHINGS

Allow for gas fireplace	0	ea	FLAT	35	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	800	sf	FLAT	35	28000		\$3.50	\$98,000.00
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15400: Plumbing System

Building plumbing system	5	fixt.	FLAT	35	175		\$2,800.00	\$490,000.00
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15500 Mechanical System

Building mechanical system (Heat Only)	800	sf	FLAT	35	28000		\$10.00	\$280,000.00
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15000 DIVISION 15 MECHANICAL									\$868,000.00
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	1 Bedroom	1/1	35	800

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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16000 DIVISION 16 ELECTRICAL

16070 Electrical Residential

Building electrical system (Power & lighting)	800		sf	FLAT	35		28000	\$12.00	\$336,000.00
Building tele/data system	800		sf	FLAT	35		28000	\$1.65	\$46,200.00

16070 Electrical Residential									\$382,200.00
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16000 DIVISION 16 ELECTRICAL									\$382,200.00
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Div 2	\$0.00	sf	28000	\$0
Div 3	\$0.00	sf	28000	\$0
Div 4		sf	28000	\$0
Div 5	\$0.00	sf	28000	\$0
Div 6	\$174,186.60	sf	28000	\$6
Div 7	\$54,018.02	sf	28000	\$2
Div 8	\$89,379.50	sf	28000	\$3
Div 9	\$509,639.48	sf	28000	\$18
Div 10	\$5,250.00	sf	28000	\$0
Div 11	\$90,280.75	sf	28000	\$3
Div 12	\$0.00	sf	28000	\$0
Div 13		sf	28000	\$0
Div 14	\$0.00	sf	28000	\$0
Div 15	\$868,000.00	sf	28000	\$31
Div 16	\$382,200.00	sf	28000	\$14
Total Direct Construction Costs	\$2,172,954.35		28000	\$78 /sf

\$62,084.41 /unit

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	2 Bedroom	2/2	31	1050

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

Included in shell cost

										\$0.00
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03300 DIVISION 3 CONCRETE

Included in shell cost

										\$0.00
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05000 DIVISION 5 METAL

Included in shell cost

										\$0.00
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06000 DIVISION 6 WOOD & PLASTICS

06100 Rough Carpentry

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

	0	ls	FLAT	31	0	\$600.00		\$0.00		\$0.00
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06200 Finish Carpentry

Pre-primed Pine crown molding	0	lf	FLAT	31	0	\$4.00		\$0.00		
Medicine cabinets - prefinished w/mirror	2	ea	FLAT	31	62	\$100.00		\$6,200.00		
Pre-primed MDF Baseboard	287	lf	FLAT	31	8903	\$2.50		\$22,258.00		
Pre-primed MDF Casing - door frames (both sides of opening)	306	lf	FLAT	31	9486	\$2.50		\$23,715.00		
Shelving: Bedroom closet	27	lf	FLAT	31	842	\$8.00		\$6,733.20		
Shelving: Laundry/Linen	0	lf	FLAT	31	0	\$8.00		\$0.00		
Shelving: Foyer Closet	9	lf	FLAT	31	271	\$8.00		\$2,170.00		
Allow. Misc. Millwork per residential Units	0	ls	FLAT	31	0	\$1,500.00		\$0.00		

										\$61,076.20
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06410 custom casework

Cabinet package: kitchen & bathroom installed

	1	ea	FLAT	31	31	\$3,000.00		\$93,000.00		
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	2 Bedroom	2/2	31	1050

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Chinese Granite counter tops & back splash Kitchens	0		sf	FLAT	31		0	\$35.00	\$0.00
Chinese Granite counter tops & back splash at baths	0		sf	FLAT	31		0	\$35.00	\$0.00
Plastic Laminate counter tops & back splash Kitchens	56		sf	FLAT	31		1736	\$14.50	\$25,172.00
Plastic Laminate counter tops & back splash at baths	0		sf	FLAT	31		0	\$14.50	\$0.00
Cultured Marble counter tops & back splash at baths	15		sf	FLAT	31		465	\$20.00	\$9,300.00

06410 custom casework **\$127,472.00**

06000 DIVISION 6 WOOD & PLASTICS **\$188,548.20**

07000 DIVISION 7 ROOFING & WATERPROOFING

07100 Waterproofing

Shower pan	0		ea	FLAT	31		0	\$300.00	\$0.00
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07100 Waterproofing **\$0.00**

07200 Insulation

Interior and exterior wall insulation	1977		sf	FLAT	31		61274	\$0.40	\$24,509.59
Ceiling insulation	1050		sf	FLAT	31		32550	\$0.65	\$21,157.50

07200 Insulation **\$45,667.09**

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 Commercial Site	2 Bedroom	2/2	31	1050

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

07600 Sheet Metal Flashing & Trim										\$0.00
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07800 Expansion Joints & Firestopping										
Allow. Caulking & sealants fire stopping	1	ea	ea	FLAT	31	31		\$450.00		\$13,950.00

07800 Expansion Joints & Firestopping										\$13,950.00
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07000 DIVISION 7 ROOFING & WATERPROOFING										\$59,617.09
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0800 DIVISION 8 WINDOWS & DOORS

08100: Steel doors, frames & hardware.

Unit entry doors, frames & hardware	1	ea	ea	FLAT	31	31		\$750.00		\$23,250.00
Unit exterior storage doors, frames & hardware	0	ea	ea	FLAT	31	0		\$650.00		\$0.00
Unit interior doors, frames & hardware - Single.	8	ea	ea	FLAT	31	248		\$300.00		\$74,400.00
Unit interior doors, frames & hardware - Pocket.	0	ea	ea	FLAT	31	0		\$350.00		\$0.00
Unit interior doors, frames & h/w - Double Sliding	0	ea	ea	FLAT	31	0		\$350.00		\$0.00
Unit interior doors, frames & h/w - Double	0	ea	ea	FLAT	31	0		\$350.00		\$0.00
Unit interior doors, frames & h/w - Double bi-fold	0	ea	ea	FLAT	31	0		\$350.00		\$0.00

08100: Steel doors, frames & hardware.										\$97,650.00
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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	ea	FLAT	31	0		\$500.00		\$0.00
Mirror 1/4" polished w/clips	32	sf	sf	FLAT	31	987		\$10.00		\$9,873.50

08810 Glass										\$9,873.50
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0800 DIVISION 8 WINDOWS & DOORS										\$107,523.50
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09000 DIVISION 9 FINISHES

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	2 Bedroom	2/2	31	1050

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
09250 Gypsum Board - Level 3 Finish									
Gypsum board to interior of exterior walls - 1 layer	421		sf	FLAT	31		13060	\$2.75	\$35,914.97
Gypsum board to interior of corridor walls - 2 layers	357		sf	FLAT	31		11065	\$2.75	\$30,429.14
Gypsum board to interior partitions - 1 layer on each side	1205		sf	FLAT	31		37355	\$4.00	\$149,421.24
Gypsum board to party walls - 2 layers	480		sf	FLAT	31		14871	\$2.50	\$37,176.75
Gypsum board to interior ceilings - 2 layers	1050		sf	FLAT	31		32550	\$3.00	\$97,650.00
Gypsum board to dropped soffits	263		sf	FLAT	31		8138	\$3.25	\$26,446.88
Shaft wall system at interior shafts	80		sf	FLAT	31		2480	\$3.50	\$8,680.00

09250 Gypsum Board Type **\$385,718.97**

09270 Portland Cement Plaster									
Included in shell cost									

09270 Portland Cement Plaster **\$0.00**

09300 Tile									
Shower Pan	0		ea	FLAT	31		0	\$300.00	\$0.00
Cultured Marble at Guest Bath Tub / Shower surround	0		sf	FLAT	31		0	\$8.50	\$0.00
Ceramic Tile at Tub / Shower surrounds	0		sf	FLAT	31		0	\$15.00	\$0.00
Ceramic Tile at kitchen floor	0		sf	FLAT	31		0	\$15.00	\$0.00
Ceramic Tile at bathroom floor	0		sf	FLAT	31		0	\$15.00	\$0.00
Ceramic Tile at Entry	0		sf	FLAT	31		0	\$15.00	\$0.00

09300 Tile **\$0.00**

09560 Wood Strip Flooring									
Wood flooring at Kitchen & dining	0		sf	FLAT	31		0	\$15.00	\$0.00

09560 Wood Strip Flooring **\$0.00**

09650 Resilient Flooring									
Vinyl at Kitchen / Entry	162		sf	FLAT	31		5007	\$4.35	\$21,780.97

Project Name		Unit Type	Bed/Bath	# of units	SF of unit				
Serramonte Vista Commercial Site		2 Bedroom	2/2	31	1050				
ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Vinyl at Bathrooms	87		sf	FLAT	31		2697	\$4.35	\$11,731.95
Vinyl at Laundry	12		sf	FLAT	31		363	\$4.35	\$1,580.44
Rubber Base	0		lf	FLAT	31		0	\$1.50	\$0.00
09650 Resilient Flooring									\$35,093.36
09682 Carpet									
Rolled residential grade carpet - Bedrooms & halls	80		sy	FLAT	31		2474	\$25.00	\$61,860.50
09682 Carpet									\$61,860.50
09701 Sound Control Matting									
Allow quiet-core in bathroom and kitchen floors	0		sf	FLAT	31		0	\$2.50	\$0.00
09701 Sound Control Matting									\$0.00
09901 Residential Painting									
Paint Interior walls of units	4718		sf	FLAT	31		146256	\$0.70	\$102,379.52
Paint doors and jambs - Single	9		ea	FLAT	31		279	\$35.00	\$9,765.00
Paint doors and jambs - Double	0		ea	FLAT	31		0	\$45.00	\$0.00
Paint base board	287		lf	FLAT	31		8903	\$0.25	\$2,225.80
Paint crown	0		lf	FLAT	31		0	\$0.25	\$0.00
Paint closet shelving - allow	0		ls	FLAT	31		0	\$200.00	\$0.00
09901 Residential Painting									\$114,370.32
09000 DIVISION 9 FINISHES									\$597,043.15
10000 DIVISION 10 SPECIALTIES									
10820 Bath Accessories									
Allow for bath accessories	2		ea	FLAT	31		62	\$150.00	\$9,300.00
10820 Bath Accessories									\$9,300.00
10000 DIVISION 10 SPECIALTIES									\$9,300.00

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	2 Bedroom	2/2	31	1050

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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11000 DIVISION 11 EQUIPMENT

11452 Residential Appliances

Frigidaire Freestanding Gas Range - White	1	ea	FLAT	31	31		\$416.76	\$12,919.56
Frigidaire Dishwasher -White	1	ea	FLAT	31	31		\$308.13	\$9,552.03
Broan Range Hood - White	1	ea	FLAT	31	31		\$48.72	\$1,510.32
Appliance Installation	1	ea	FLAT	31	31		\$295.00	\$9,145.00
Frigidaire - Washer/Dryer White	1	ea	FLAT	31	31		\$975.00	\$30,225.00
Frigidaire 18CU Refer top mount - White	1	ea	FLAT	31	31		\$535.84	\$16,611.04

11452 Residential Appliances

11000 DIVISION 11 EQUIPMENT

\$79,962.95

12000 DIVISION 12 FURNISHINGS

Allow for gas fireplace	0	ea	FLAT	31	0		\$4,000.00	\$0.00
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12000 DIVISION 12 FURNISHINGS

\$0.00

DIVISION 14 VERTICAL TRANSPORTATION

Included in shell cost								\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION

\$0.00

15000 DIVISION 15 MECHANICAL

15300: Fire protection system

Fire protection system	1050	sf	FLAT	31	32550		\$3.50	\$113,925.00
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15400: Plumbing System

Building plumbing system	9	fixt.	FLAT	31	279		\$2,800.00	\$781,200.00
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15500 Mechanical System

Building mechanical system (Heat Only)	1050	sf	FLAT	31	32550		\$10.00	\$325,500.00
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15000 DIVISION 15 MECHANICAL

\$1,220,625.00

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	2 Bedroom	2/2	31	1050

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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16000 DIVISION 16 ELECTRICAL

16070 Electrical Residential

Building electrical system (Power & lighting)	1050		sf	FLAT	31		32550	\$12.00	\$390,600.00
Building tele/data system	1050		sf	FLAT	31		32550	\$1.65	\$53,707.50

16070 Electrical Residential									\$444,307.50
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16000 DIVISION 16 ELECTRICAL

\$444,307.50

Div 2	\$0.00	sf	32550	\$0
Div 3	\$0.00	sf	32550	\$0
Div 4		sf	32550	\$0
Div 5	\$0.00	sf	32550	\$0
Div 6	\$188,548.20	sf	32550	\$6
Div 7	\$59,617.09	sf	32550	\$2
Div 8	\$107,523.50	sf	32550	\$3
Div 9	\$597,043.15	sf	32550	\$18
Div 10	\$9,300.00	sf	32550	\$0
Div 11	\$79,962.95	sf	32550	\$2
Div 12	\$0.00	sf	32550	\$0
Div 13		sf	32550	\$0
Div 14	\$0.00	sf	32550	\$0
Div 15	\$1,220,625.00	sf	32550	\$38
Div 16	\$444,307.50	sf	32550	\$14

Total Direct Construction Costs	\$2,706,927.39		32550	\$83 /sf
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\$87,320.24 /unit

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	3 Bedroom	3/2	4	1300

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

Included in shell cost

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02900 DIVISION 2 LANDSCAPING									\$0.00
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03300 DIVISION 3 CONCRETE

Included in shell cost

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03300 DIVISION 3 CONCRETE									\$0.00
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05000 DIVISION 5 METAL

Included in shell cost

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05000 DIVISION 5 METAL									\$0.00
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06000 DIVISION 6 WOOD & PLASTICS

06100 Rough Carpentry

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

	0	ls	FLAT	4	0	\$600.00	\$0.00
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06100 Rough Carpentry									\$0.00
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06200 Finish Carpentry

Pre-primed Pine crown molding

Medicine cabinets - prefinished w/mirror

Pre-primed MDF Baseboard

Pre-primed MDF Casing - door frames (both sides of opening)

Shelving: Bedroom closet

Shelving: Laundry/Linen

Shelving: Foyer Closet

Allow. Misc. Millwork per residential Units

	0	lf	FLAT	4	0	\$4.00	\$0.00
	2	ea	FLAT	4	8	\$100.00	\$800.00
	390	lf	FLAT	4	1560	\$2.50	\$3,900.00
	466	lf	FLAT	4	1864	\$2.50	\$4,660.00
	30	lf	FLAT	4	120	\$8.00	\$960.00
	20	lf	FLAT	4	80	\$8.00	\$640.00
	6	lf	FLAT	4	24	\$8.00	\$192.00
	0	ls	FLAT	4	0	\$1,500.00	\$0.00

06200 Finish Carpentry									\$11,152.00
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06410 custom casework

Cabinet package: kitchen & bathroom installed

	1	ea	FLAT	4	4	\$3,000.00	\$12,000.00
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Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	3 Bedroom	3/2	4	1300

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM TOTAL	\$/UNIT	TOTAL \$
Chinese Granite counter tops & back splash Kitchens	0		sf	FLAT	4	0	\$35.00	\$0.00
Chinese Granite counter tops & back splash at baths	0		sf	FLAT	4	0	\$35.00	\$0.00
Plastic Laminate counter tops & back splash Kitchens	55		sf	FLAT	4	220	\$14.50	\$3,190.00
Plastic Laminate counter tops & back splash at baths	0		sf	FLAT	4	0	\$14.50	\$0.00
Cultured Marble counter tops & back splash at baths	17		sf	FLAT	4	68	\$20.00	\$1,360.00

06410 custom casework **\$16,550.00**

06000 DIVISION 6 WOOD & PLASTICS **\$27,702.00**

07000 DIVISION 7 ROOFING & WATERPROOFING

07100 Waterproofing

Shower pan	0		ea	FLAT	4	0	\$300.00	\$0.00
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07100 Waterproofing **\$0.00**

07200 Insulation

Interior and exterior wall insulation	2000		sf	FLAT	4	8000	\$0.40	\$3,200.00
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Ceiling insulation	1300		sf	FLAT	4	5200	\$0.65	\$3,380.00
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07200 Insulation **\$6,580.00**

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 Commercial Site	3 Bedroom	3/2	4	1300

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

07600 Sheet Metal Flashing & Trim										\$0.00
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07800 Expansion Joints & Firestopping										
Allow. Caulking & sealants fire stopping	1	ea	ea	FLAT	4	4		\$450.00		\$1,800.00

07800 Expansion Joints & Firestopping										\$1,800.00
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07000 DIVISION 7 ROOFING & WATERPROOFING										\$8,380.00
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0800 DIVISION 8 WINDOWS & DOORS

08100: Steel doors, frames & hardware.

Unit entry doors, frames & hardware	1	ea	ea	FLAT	4	4		\$750.00		\$3,000.00
Unit exterior storage doors, frames & hardware	0	ea	ea	FLAT	4	0		\$650.00		\$0.00
Unit interior doors, frames & hardware - Single.	8	ea	ea	FLAT	4	32		\$300.00		\$9,600.00
Unit interior doors, frames & hardware - Pocket.	0	ea	ea	FLAT	4	0		\$350.00		\$0.00
Unit interior doors, frames & h/w - Double Sliding	2	ea	ea	FLAT	4	8		\$350.00		\$2,800.00
Unit interior doors, frames & h/w - Double	2	ea	ea	FLAT	4	8		\$350.00		\$2,800.00
Unit interior doors, frames & h/w - Double bi-fold	0	ea	ea	FLAT	4	0		\$350.00		\$0.00

08100: Steel doors, frames & hardware.										\$18,200.00
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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	ea	FLAT	4	0		\$500.00		\$0.00
Mirror 1/4" polished w/clips	35	sf	sf	FLAT	4	140		\$10.00		\$1,404.00

08810 Glass										\$1,404.00
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0800 DIVISION 8 WINDOWS & DOORS										\$19,604.00
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09000 DIVISION 9 FINISHES

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	3 Bedroom	3/2	4	1300

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
09250 Gypsum Board - Level 3 Finish									
Gypsum board to interior of exterior walls - 1 layer	931	sf	FLAT	4	3725		\$2.75		\$10,244.52
Gypsum board to interior of corridor walls - 2 layers	164	sf	FLAT	4	656		\$2.75		\$1,803.78
Gypsum board to interior partitions - 1 layer on each side	1950	sf	FLAT	4	7800		\$4.00		\$31,200.00
Gypsum board to party walls - 2 layers	500	sf	FLAT	4	2000		\$2.50		\$5,000.00
Gypsum board to interior ceilings - 2 layers	1300	sf	FLAT	4	5200		\$3.00		\$15,600.00
Gypsum board to dropped soffits	325	sf	FLAT	4	1300		\$3.25		\$4,225.00
Shaft wall system at interior shafts	80	sf	FLAT	4	320		\$3.50		\$1,120.00
									\$69,193.30

09270 Portland Cement Plaster									
Included in shell cost									
									\$0.00

09300 Tile									
Shower Pan	0	ea	FLAT	4	0		\$300.00		\$0.00
Cultured Marble at Guest Bath Tub / Shower surround	0	sf	FLAT	4	0		\$8.50		\$0.00
Ceramic Tile at Tub / Shower surrounds	0	sf	FLAT	4	0		\$15.00		\$0.00
Ceramic Tile at kitchen floor	0	sf	FLAT	4	0		\$15.00		\$0.00
Ceramic Tile at bathroom floor	0	sf	FLAT	4	0		\$15.00		\$0.00
Ceramic Tile at Entry	0	sf	FLAT	4	0		\$15.00		\$0.00
									\$0.00

09560 Wood Strip Flooring									
Wood flooring at Kitchen & dining	0	sf	FLAT	4	0		\$15.00		\$0.00
									\$0.00

09650 Resilient Flooring									
Vinyl at Kitchen / Entry	185	sf	FLAT	4	740		\$4.35		\$3,219.00

Project Name		Unit Type	Bed/Bath	# of units	SF of unit				
Serramonte Vista Commercial Site		3 Bedroom	3/2	4	1300				
ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
Vinyl at Bathrooms	90	sf	FLAT	4	360			\$4.35	\$1,566.00
Vinyl at Laundry	12	sf	FLAT	4	48			\$4.35	\$208.80
Rubber Base	0	lf	FLAT	4	0			\$1.50	\$0.00
09650 Resilient Flooring									\$4,993.80
09682 Carpet									
Rolled residential grade carpet - Bedrooms & halls	113	sy	FLAT	4	450			\$25.00	\$11,255.56
09682 Carpet									\$11,255.56
09701 Sound Control Matting									
Allow quiet-core in bathroom and kitchen floors	0	sf	FLAT	4	0			\$2.50	\$0.00
09701 Sound Control Matting									\$0.00
09901 Residential Painting									
Paint Interior walls of units	6795	sf	FLAT	4	27181			\$0.70	\$19,026.84
Paint doors and jambs - Single	9	ea	FLAT	4	36			\$35.00	\$1,260.00
Paint doors and jambs - Double	4	ea	FLAT	4	16			\$45.00	\$720.00
Paint base board	390	lf	FLAT	4	1560			\$0.25	\$390.00
Paint crown	0	lf	FLAT	4	0			\$0.25	\$0.00
Paint closet shelving - allow	0	ls	FLAT	4	0			\$200.00	\$0.00
09901 Residential Painting									\$21,396.84
09000 DIVISION 9 FINISHES									\$106,839.50
10000 DIVISION 10 SPECIALTIES									
10820 Bath Accessories									
Allow for bath accessories	2	ea	FLAT	4	8			\$150.00	\$1,200.00
10820 Bath Accessories									\$1,200.00
10000 DIVISION 10 SPECIALTIES									\$1,200.00

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	3 Bedroom	3/2	4	1300

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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11000 DIVISION 11 EQUIPMENT

11452 Residential Appliances

Frigidaire Freestanding Gas Range - White	1	ea	FLAT	4	4		4	\$416.76	\$1,667.04
Frigidaire Dishwasher -White	1	ea	FLAT	4	4		4	\$308.13	\$1,232.52
Broan Range Hood - White	1	ea	FLAT	4	4		4	\$48.72	\$194.88
Appliance Installation	1	ea	FLAT	4	4		4	\$295.00	\$1,180.00
Frigidaire - Washer/Dryer White	1	ea	FLAT	4	4		4	\$975.00	\$3,900.00
Frigidaire 18CU Refer top mount - White	1	ea	FLAT	4	4		4	\$535.84	\$2,143.36

11452 Residential Appliances

11000 DIVISION 11 EQUIPMENT

\$10,317.80

12000 DIVISION 12 FURNISHINGS

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

\$0.00

DIVISION 14 VERTICAL TRANSPORTATION

Included in shell cost									\$0.00
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DIVISION 14 VERTICAL TRANSPORTATION

\$0.00

15000 DIVISION 15 MECHANICAL

15300: Fire protection system

Fire protection system	1300	sf	FLAT	4	5200		5200	\$3.50	\$18,200.00
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15400: Plumbing System

Building plumbing system	9	fixt.	FLAT	4	36		36	\$2,800.00	\$100,800.00
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15500 Mechanical System

Building mechanical system (Heat Only)	1300	sf	FLAT	4	5200		5200	\$10.00	\$52,000.00
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15000 DIVISION 15 MECHANICAL

\$171,000.00

Project Name	Unit Type	Bed/Bath	# of units	SF of unit
Serramonte Vista Commercial Site	3 Bedroom	3/2	4	1300

ITEM	QTY	UOM	UOM	AREA	AREA QTY	UOM	TOTAL	\$/UNIT	TOTAL \$
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16000 DIVISION 16 ELECTRICAL

16070 Electrical Residential

Building electrical system (Power & lighting)	1300		sf	FLAT	4		5200	\$12.00	\$62,400.00
Building tele/data system	1300		sf	FLAT	4		5200	\$1.65	\$8,580.00

16070 Electrical Residential

\$70,980.00

16000 DIVISION 16 ELECTRICAL

\$70,980.00

Div 2	\$0.00	sf	5200	\$0
Div 3	\$0.00	sf	5200	\$0
Div 4		sf	5200	\$0
Div 5	\$0.00	sf	5200	\$0
Div 6	\$27,702.00	sf	5200	\$5
Div 7	\$8,380.00	sf	5200	\$2
Div 8	\$19,604.00	sf	5200	\$4
Div 9	\$106,839.50	sf	5200	\$21
Div 10	\$1,200.00	sf	5200	\$0
Div 11	\$10,317.80	sf	5200	\$2
Div 12	\$0.00	sf	5200	\$0
Div 13		sf	5200	\$0
Div 14	\$0.00	sf	5200	\$0
Div 15	\$171,000.00	sf	5200	\$33
Div 16	\$70,980.00	sf	5200	\$14

Total Direct Construction Costs \$416,023.30 5200 \$80 /sf

\$104,005.82 /unit