

Town House Project

(3) Unit Cluster (15) Units Total

1554 sq. ft. Unit Size
358 sq. ft. Garage
90 sq. ft. Deck Patio



1 Plans and Specifications

| | | | | |
|-------------------------------------------------|----|-----------|----|------------|
| Architectural | \$ | 16,000.00 | | |
| Structural Engineering | \$ | 9,000.00 | | |
| Civil Engineering | \$ | 19,000.00 | | |
| MEP Engineering | \$ | 14,100.00 | | |
| Geo Technical | \$ | 8,500.00 | | |
| Site Survey | \$ | 9,500.00 | | |
| Landscape Plans | \$ | 5,800.00 | | |
| Research Zoning, Utilities, Building Codes | \$ | 6,200.00 | | |
| Permits: Zoning, Building, Environmental, Other | | | | |
| Impact Fee | | | | |
| Plan Review 3rd Party | \$ | 4,200.00 | | |
| Energy Calculations | \$ | 12,500.00 | | |
| Administrative Costs | \$ | 20,306.00 | | |
| SUBTOTAL | | | \$ | 125,106.00 |

2 Site Prep

| | | | | |
|----------------------------------|----|-----------|----|------------|
| Demolition | \$ | 12,800.00 | | |
| Dust control, Surface Protection | \$ | 9,800.00 | | |
| Job-Site Access | \$ | 500.00 | | |
| Job-Site Security Fencing | \$ | 6,200.00 | | |
| Dumpster & Removal | \$ | 12,500.00 | | |
| Clear Lot | \$ | 6,000.00 | | |
| Storage On Site | \$ | 2,800.00 | | |
| Portable Toilet | \$ | 2,200.00 | | |
| Temporary Power | \$ | 25,000.00 | | |
| Tool/Equipment Rental | \$ | 4,200.00 | | |
| Security | \$ | 12,000.00 | | |
| Additional Items | \$ | 9,000.00 | | |
| SUBTOTAL | | | \$ | 103,000.00 |

3 Utilities

| | | | | |
|--------------------------|----|------------|----|------------|
| Sewer Tie In | \$ | 120,000.00 | | |
| Power Underground | \$ | 68,000.00 | | |
| Road Repave Patch | \$ | 24,000.00 | | |
| Water Meter Add and Fire | \$ | 90,000.00 | | |
| Natrual Gas Hook Ups | \$ | 75,000.00 | | |
| Concrete Curbs / DI | \$ | 38,500.00 | | |
| Teleconnections | \$ | 18,100.00 | | |
| Light Poles | \$ | 49,200.00 | | |
| SUBTOTAL | | | \$ | 482,800.00 |

4 EXCAVATION & EARTHWORK

| | | | | |
|-------------------------------|----|------------|--|--|
| Cut & Fill | \$ | 41,000.00 | | |
| Removal Of Concrete/Dirt | \$ | 10,100.00 | | |
| Rough Grading | \$ | 12,000.00 | | |
| Trenching For Utility Hookups | \$ | 14,200.00 | | |
| Culverts | \$ | 10,000.00 | | |
| Swales | | | | |
| Retaining Walls | | | | |
| Other Site Drainage | \$ | 6,000.00 | | |
| Backfill | \$ | 39,000.00 | | |
| Compaction Testing | \$ | 5,100.00 | | |
| Top Soil | \$ | 15,000.00 | | |
| Finish Grading | \$ | 12,200.00 | | |
| Seeding | \$ | 14,000.00 | | |
| Sidewalks and Roads | \$ | 120,000.00 | | |

SUBTOTAL \$ 298,600.00

5 **FOUNDATION**

Footing Trenching \$ 6,100.00
Concrete Slab Material / Labor \$ 333,000.00

SUBTOTAL \$ 339,100.00

6 **FRAMING**

Framing Material and Labor \$ 1,956,375.00
Engendering Special Hardware

SUBTOTAL \$ 1,956,375.00

7 **EXTERIOR COVER**

Roofing Material and Labor \$ 166,500.00
Sheetmetal \$ 24,000.00
Rain Gutter \$ 24,000.00
Window Material and Install Labor \$ 69,000.00
Exterior wall Cover Material labor \$ 265,500.00
Exterior Rock Cover \$ 52,800.00
Exterior Paint Material and Labor \$ 88,500.00
Special Carpentry \$ 40,500.00
Additional Items \$ 12,000.00

SUBTOTAL \$ 742,800.00

8 **PLUMBING AND ELECTRICAL**

Plumbing Material and Labor \$ 148,500.00
Electrical Material and Labor \$ 157,500.00
HVAC Material and Labor \$ 210,000.00

SUBTOTAL \$ 516,000.00

9 **INSULATION**

Insulation Material and Labor \$ 114,500.00

SUBTOTAL \$ 114,500.00

10 **DRYWALL AND PAINT**

Drywall Material and Labor \$ 171,750.00
Paint Material and Labor \$ 128,812.50
Finish Carpentry \$ 36,000.00
Other

SUBTOTAL \$ 336,562.50

11 **INTERIOR FINISH**

Cabinets Material and Labor, Install \$ 72,000.00
Granite Counter Material and Labor, Install \$ 42,000.00
Flooring Material and Labor \$ 192,000.00
Wall and Floor Tile Material and Labor \$ 46,500.00
Stair Cover Material and Labor \$ 31,500.00
Gas Fire Material and Labor

| | | |
|----------------------------------|----|------------|
| Doors Material and Labor Install | \$ | 70,500.00 |
| Appliances -Install | \$ | 127,500.00 |
| Specialty Carpentry | \$ | 20,000.00 |
| Final Clean | \$ | 11,000.00 |

| | | |
|-----------------|----|-------------------|
| SUBTOTAL | \$ | 613,000.00 |
|-----------------|----|-------------------|

12 **LANDSCAPE**

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|---------------------------------------|----|------------|
| Concrete Hardscape Material and Labor | \$ | 130,000.00 |
| Planting- Sod, Plants and Labor | \$ | 64,000.00 |
| Irrigation material and labor | \$ | 44,000.00 |
| Trash Enclosure | \$ | 28,000.00 |
| Specialty Carpentry | \$ | 2,000.00 |
| Fencing Material and Labor | \$ | 59,400.00 |
| Project Site Clean | \$ | 3,400.00 |
| Pool | \$ | 300,000.00 |
| Pool House | \$ | 160,000.00 |
| Quall Covey Art | \$ | 140,000.00 |
| Signage | \$ | 80,000.00 |

| | | |
|-----------------|----|---------------------|
| SUBTOTAL | \$ | 1,010,800.00 |
|-----------------|----|---------------------|

13 **ADMINISTRATION**

| | | |
|----------------------|----|-----------|
| Legal | \$ | 12,000.00 |
| Accounting | \$ | 14,000.00 |
| Liability Insurances | \$ | 16,000.00 |
| Project Oversight | \$ | 96,000.00 |
| Other | | |

| | | |
|-----------------|----|-------------------|
| SUBTOTAL | \$ | 138,000.00 |
|-----------------|----|-------------------|

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|----------------------------------------|-----------|---------------------|
| Estimated Concept Project Total | \$ | 6,776,643.50 |
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