

**CONCEPTUAL ESTIMATE SUMMARY**

Ground Level Parking, Wood Framed Apartments with gym, and common area)

1	<b>General Requirements</b>	\$ 970,408	10.5%
2	<b>Sitework/Utilities</b>	\$ 561,878	6.1%
3	<b>Concrete</b>	\$ 1,108,250	12.0%
4	<b>Masonry</b>	\$ 8,750	0.1%
5	<b>Metal</b>	\$ 165,000	1.8%
6	<b>Rough Carpentry</b>	\$ 916,000	9.9%
7	<b>Thermal and Moisture Protection</b>	\$ 614,000	6.6%
8	<b>Doors and Windows</b>	\$ 141,900	1.5%
9	<b>Finishes</b>	\$ 807,800	8.7%
10	<b>Specialties</b>	\$ 42,000	0.5%
11	<b>Appliances</b>	\$ 36,250	0.4%
12	<b>Special Construction</b>	\$ 100,000	1.1%
13	<b>Mechanical</b>	\$ 688,700	7.4%
14	<b>Electrical</b>	\$ 827,178	8.9%
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	<b>Architectural/Structural/Civil, Etc. @ 15%</b>	<b>\$ 902,656</b>	9.8%
	<b>Permit Fees</b>	<b>\$ 163,675</b>	1.8%
	<b>General Requirements</b>	<b>\$ 970,408</b>	10.5%
	<b>Sitework</b>	<b>\$ 561,878</b>	6.1%
	<b>Developer Fee @ 3%</b>	<b>\$ 163,675</b>	1.8%
	<b>Building Cost</b>	<b>\$ 5,455,829</b>	59.0%
	<b>Contractor OH &amp; Profit @ 12%</b>	<b>\$ 654,699</b>	7.1%
	<b>GL Insurance @ 2%</b>	<b>\$ 109,117</b>	1.2%
	<b>Contingency @ 5%</b>	<b>\$ 272,791</b>	2.9%
		<b>\$ 9,254,727</b>	100.0%
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	<b>Building Area</b>	40,667 sf	
	<b>Per SF Price</b>	\$ 228	
	<b>Units</b>	50 ea	
	<b>Per Unit Price</b>	185,095 ea	