



Techridge 1.2 Apartments
197 Units, 5 Wood Framed, 5 Parking Levels
SD Plan Budget

Summary
May 8, 2025

SD Budget

	SYSTEM DESCRIPTION	COST	BLDG. COST/SF	PERCENT of TOTAL	UNITS COST/UN	NET UNIT SF COST/SF	MISC. SF	MISC. COST/SF
1	Footing & Foundation	1,971,298	5.62	3.10%	\$ 10,007	\$ 10.82	45,492	\$43.33
2	Superstructure - Tower Type V	14,186,298	40.44	22.30%	\$ 72,012	\$ 77.85	157,744	\$89.93
3	Exterior Closure	4,767,013	13.59	7.49%	\$ 24,198	\$ 26.16	123,128	\$38.72
4	Roofing System	777,964	2.22	1.22%	\$ 3,949	\$ 4.27	52,519	\$14.81
5	Interior Finishes	11,706,001	33.37	18.40%	\$ 59,421	\$ 64.24	223,465	\$52.38
6	Special Systems / Equipment	2,249,873	6.41	3.54%	\$ 11,421	\$ 12.35	-----	-----
7	Conveying Systems	931,052	2.65	1.46%	\$ 4,726	\$ 5.11	-----	-----
8	Mechanical Systems	7,602,156	21.67	11.95%	\$ 38,590	\$ 41.72	-----	-----
9	Electrical Systems	5,212,973	14.86	8.19%	\$ 26,462	\$ 28.61	-----	-----
10	Site Work	3,616,604	10.31	5.68%	\$ 18,358	\$ 19.85	140,266	\$25.78
11	Off-Site Improvements	Included	0.00	0.00%	\$ -	\$ -	-----	-----
12	General Conditions, Hoisting, Winter Cond.	4,966,198	14.16	7.81%	\$ 25,209	\$ 27.25	-----	-----
13	Permits, Perm. Utilities, and Impact Fees	By Owner	0.00	0.00%	\$ -	\$ -	-----	-----
14	CM Fee and Insurance	3,244,497	9.25	5.10%	\$ 16,470	\$ 17.81	-----	-----
15	Owners Items	By Owner	0.00	0.00%	\$ -	\$ -	-----	-----
16	CM/GC Contingency	1,431,396	4.08	2.25%	\$ 7,266	\$ 7.86	-----	-----
17	Estimating Contingency	954,264	2.72	1.50%	\$ 4,844	\$ 5.24	-----	-----
18	TOTAL CONSTRUCTION	\$63,617,587	\$181.36	100.00%	\$ 322,932	\$ 349.13		

19	Escalation Contingency	By Owner	0.00		\$ -	\$ -	-----	-----
20	TOTAL WITH ESCALATION	\$63,617,587	\$181.36		\$ 322,932	\$ 349.13		

	Parking	\$12,272,200	\$96.38	Per Parking Struct SF	\$38,471	Per Stall (Structure)	
	Apartments	\$51,345,386	\$229.77	Per Building SF	\$260,636	Per Unit	
	Surface Parking	\$483,621	\$11.79	Per Parking Area SF	\$5,624	Per Stall (Parking Lot)	

Per Unit Penthouse Finish/MEP Premium (Approximate)

\$ 42,000

	GROSS BUILDING AREA	Parking GSF	Other GSF	PERCENT	UNITS	NET UNIT SF	STALLS	SURFACE	PARALLEL	EV
20	Parking & Apartments P0.5 L0.5	15,073	0	4.30%	0	0	26	0	0	0
21	Parking & Apartments P1 L1	26,460	45,492	20.51%	33	31,220	70	86	17	16
22	Parking & Apartments P2 L2	26,460	42,227	19.58%	41	38,427	70			8
23	Parking & Apartments P3 L3	26,460	45,497	20.51%	44	37,965	70			8
24	Parking & Apartments P4 L4	26,460	45,497	20.51%	44	37,965	71			8
25	Parking & Apartments P5 L5	6,412	44,752	14.59%	35	36,641	12			0
26	Parking L6									
27	TOTALS	127,325	223,465	100.00%	197	182,218	319	86	17	40

925
SF/UN
2.14
STL/UN

	Building Areas by Use	GSF	PERCENT
28	Parking	127,325	34.78%
29	Amenity Leasing Mail	10,266	2.80%
30	Lobby	Included	0.00%
31	Office Spaces	Included	0.00%
32	Mechanical	Included	0.00%
33	Stairs & Elevator	Included	0.00%
34	Storage	Included	0.00%
35	Amenity	Included	0.00%
36	Corridors on Residential Levels	46,269	12.64%
37	Apartment Units	182,218	49.78%

38 **366,078** 100.00%

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			Estimate			
ITEM	DESCRIPTION		QUANTITY	UM	UNIT COST	TOTAL
1	FOOTING AND FOUNDATION					0
2	Structural Excavation - Earthwork		<>			0
3	Clear and Grub Building Footprint		With Site			0
4	Footings Excavation		3,671.65	CY	8.00	29,373
5	Backfill Foundation		1,639.72	CY	35.00	57,390
6	Backfill at Ramp		2,397.33	CY	35.00	83,907
7	Over Excavation Footings - 6' Deep Under Footings		7,805.00	CY	36.79	In Sitework
8	Over Excavation Slab - 6' Deep Under Slab		3,014.00	CY	36.79	In Sitework
9	Backfill at Over Excavation - Granular Borrow		4,791.00	CY	16.05	In Sitework
10	Dispose of Excess Material - Offsite		2,031.94	CY	25.75	52,322
11	Foundation Utilities		<>			0
12	Footing Drain		1,285.00	LF	15.00	19,275
13	Building Footprint - Sub drain System		71,952.00	SF	0.50	35,976
14	Form and Place Footings		<>			0
15	Continuous - FTS2.0		427.11	CY	650.00	277,622
16	Continuous - FC2.0		0.00	CY	650.00	0
17	Continuous - FC2.5A		0.00	CY	650.00	0
18	Continuous - FC4.0		403.56	CY	650.00	262,311
19	Continuous - FC4.5		0.00	CY	650.00	0
20	Continuous - FC5.5		0.00	CY	650.00	0
21	Continuous - FC6.0		0.00	CY	650.00	0
22	Continuous - FC7.0		0.00	CY	650.00	0
23	Continuous - FC10.0		502.96	CY	650.00	326,926
24	Continuous - FC10.5		0.00	CY	650.00	0
25	Continuous - FC11.0		123.52	CY	650.00	80,287
26	Spot - FS5.0		0.00	CY	650.00	0
27	Spot - FS6.0		0.00	CY	650.00	0
28	Spot - FS7.0		0.00	CY	650.00	0
29	Spot - FS8.0		0.00	CY	650.00	0
30	Spot - FS9.0		0.00	CY	650.00	0
31	Spot - FS9.5		0.00	CY	650.00	0
32	Spot - FS10.0		176.54	CY	650.00	114,753
33	Spot - FS11.0		0.00	CY	650.00	0
34	Spot - FS12.0		61.33	CY	650.00	39,867
35	Spot - FS12.5		0.00	CY	650.00	0
36	Spot - FS13.0		0.00	CY	650.00	0
37	Spot - FS13.5		0.00	CY	650.00	0
38	Spot - FS14.0		0.00	CY	650.00	0
39	Spot - FS14.5		0.00	CY	650.00	0
40	Spot - FS14.0x20.5		0.00	CY	650.00	0
41	Spot - FS15.0		0.00	CY	650.00	0
42	Spot - FS15.5		0.00	CY	650.00	0
43	Spot - FS16.0		0.00	CY	650.00	0

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ITEM	DESCRIPTION	Estimate			TOTAL
		QUANTITY	UM	UNIT COST	
44	Spot - FS16.5	0.00	CY	650.00	0
45	Spot - FS17.0	0.00	CY	650.00	0
46	Spot - FS17.5	0.00	CY	650.00	0
47	Spot - FS18.0	0.00	CY	650.00	0
48	Spot - FS19.0	0.00	CY	650.00	0
49	Spots - Elevator	133.33	CY	650.00	86,667
50	Personnel Hoist	0.00	CY	650.00	0
51	Tower Crane	Self Erect	CY	650.00	0
52	Form and Place Foundation Walls (Below Grade)	<>			0
53	Foundation Walls - 8B Elevator	660.00	SF	25.00	16,500
54	Foundation Walls - CW-8A&B	0.00	SF	25.00	0
55	Foundation Walls - CW-10A&B	3,632.00	SF	27.50	99,880
56	Foundation Walls - CW-12A	2,030.00	SF	28.50	57,855
57	Tower Crane Pit Walls at Ramp	0.00	SF	45.00	0
58	Purchase Reinforcing Steel	<>			0
59	Continuous Footings - Concrete - 110 PCY	160,286.30	LBS	1.25	200,358
60	Spots - Concrete - 65 PCY	24,128.64	LBS	1.25	30,161
61	Walls - Concrete - 4.0 PSF	25,288.00	LBS	1.25	31,610
62	Concrete Misc.	<>			0
63	Elevator Sump Pits	3.00	EA	675.00	2,025
64	Concrete Pumping	Included	CY	20.00	0
65	Concrete - Flagging & Traffic Control	Included	HRS	55.00	0
66	VDC Coordination - Trade Partner Budget	232.50	HRS	94.50	21,971
67	Concrete - Support	Included	PR	800.00	0
68	Masonry Walls	<>			0
69	Masonry - Wall - 8"	0.00	SF	23.00	0
70	Masonry Reinforcing	<>			0
71	Masonry - Wall - 8" Reinforcing 1.5 PSF	0.00	LBS	1.15	0
72	Dampproofing and Waterproofing	<>			0
73	Foundation Dampproofing - Fluid Applied	5,140.00	SF	3.00	15,420
74	Waterproofing Elevator Pits - Sheet Membrane	2,076.55	SF	11.00	28,842
75	SUBTOTAL FOOTING AND FOUNDATION				\$1,971,298

Parking
28,889
0
5,500
57,855
102,170.15
30,161
16,119.15
675
0.00
0.00
11,203.98
0.00
9,614
\$965,907

Apartments
57,778
0
11,000
99,880
98,187.72
15,490.85
1,350
0.00
0.00
10,767.27
0.00
15,420
19,228
\$1,005,391

76	SUPERSTRUCTURE - TOWER				
77	Under slab Capillary Break	<>			0
78	Under Slab Gravel 4"	71,952.00	SF	0.85	61,159
79	Vapor Barrier at Finish Floor Areas	<>			0
80	Under SOG Vapor Barrier - Units and Finished Common Areas Only	45,492.00	SF	0.65	29,570
81	Form and Place Slab on Grade	<>			0
82	Slab on Grade - 4" - Units and Common Areas	45,492.00	SF	5.00	227,460
83	Slab on Grade - 5" - Parking	26,460.00	SF	6.00	158,760
84	Form and Place Columns	<>			0
85	Columns - CC18A 1'-6"x2'-0" Rectangular	196.00	CY	950.00	186,200

25,140
29,570
227,460
158,760
0
186,200

36,019
29,570
227,460

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		Estimate			
ITEM	DESCRIPTION	QUANTITY	UM	UNIT COST	TOTAL
86	Form and Place Elevated Concrete Slabs	<>			0
87	Suspended Slab - 8" Parking 2 Way Slab	85,792.00	SF	18.00	1,489,960
88	Suspended Slab - 8" Common 2 Way Slab	0.00	SF	21.00	0
89	Suspended Slab - 12" Common 2 Way Slab	None	SF	24.00	0
90	Suspended Slab - 14" Transfer 2 Way Slab	0.00	SF	26.00	0
91	Suspended Slab - 16" Transfer 2 Way Slab	0.00	SF	28.00	0
92	Suspended Slab - 18" Pool 2 Way Slab	0.00	SF	30.00	0
93	Suspended Slab - 12" Spa 2 Way Slab	0.00	SF	28.00	0
94	Form and Place Concrete Beams	<>			0
95	Beams at Pool	0.00	CY	950.00	0
96	Additional Beam Allowance	1.00	LS	200,000.00	200,000
97	Form and Place Concrete Walls	<>			0
98	Partition Wall & Elevator Pits 8"	660.00	SF	25.00	16,500
99	Parking Barrier Walls	840.00	SF	27.50	23,100
100	ShearWall 12" (Also the 3 hour fire wall)	55,440.00	SF	28.50	1,632,558
101	Wallam Column-Wall 24"	0.00	SF	36.00	0
102	Purchase Reinforcing Steel	<>			0
103	Slab on Grade - 1.1 PSF	79,147.20	SF	1.25	98,934
104	Concrete Columns - 1320 PCY	258,720.00	LBS	1.25	323,400
105	Reinforcing Steel 8" PT Deck - 3.0 PSF	257,376.00	LBS	1.25	321,720
106	Reinforcing Steel 12" & 14" PT Deck - 4.0 PSF	0.00	LBS	1.25	0
107	Reinforcing Steel 16" & 18" PT Deck - 4.5 PSF	0.00	LBS	1.25	0
108	Post-Tension Cables 8" Slab - 1.25 PSF	171,584.00	LBS	1.10	188,742
109	Post-Tension Cables 12" & 14" Slab - 2.0 PSF	0.00	LBS	1.10	0
110	Post Tension 16" & 18" Slab - 2.1 PSF	0.00	LBS	1.10	0
111	Concrete Beams - 420 PCY	0.00	LBS	1.25	0
112	Concrete Walls - 4.0 PSF	227,760.00	LBS	1.25	284,700
113	Concrete Misc.	<>			0
114	Elevated Deck Stud Rails 12 EA Avg. Per Column	1,680.00	EA	250.00	420,000
115	Metal Stair Pan Concrete Infill	8.00	FLT	2,000.00	16,000
116	Embeds and Anchor Bolts	85,792.00	SF	0.35	30,027
117	Concrete Pumping	3,427.64	CY	18.00	61,698
118	Concrete - Flagging & Traffic Control	731.23	HRS	55.00	40,218
119	Concrete - Support	22.85	PR	800.00	18,281
120	VDC Coordination - Trade Partner Budget	135.44	HRS	94.50	12,799
121	Place Structural Masonry Block	<>			0
122	MW-8A	3,780.00	SF	22.00	83,160
123	MW-10A	0.00	SF	22.00	0
124	MSW-6A	0.00	SF	22.00	0
125	MW-8A Meter Wall	0.00	SF	22.00	0
126	Purchase Masonry Reinforcing	<>			0
127	Reinforcing - Walls - Masonry - 2.5 PSF	9,450.00	LBS	1.35	12,758
128	VDC Coordination - Trade Partner Budget	80.00	HRS	94.50	7,560

Parking	
1,489,960	
200,000	
5,500	
23,100	
1,632,558	
40,668	
323,400	
321,720	
188,742	
284,700	
420,000	
10,667	
30,027	
61,698	
40,218	
18,281	
12,799	
0	
83,160	
0	
0	
0	
0	
12,758	
7,560	

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		Estimate			
ITEM	DESCRIPTION	QUANTITY	UM	UNIT COST	TOTAL
129	Wood Framing	<>			0
130	Wood - Framing Package - Lumber, Material, Labor, Equipment	223,465.00	SF	26.00	5,587,949
131	Temporary Trash Chutes	6.00	MO	4,000.00	24,000
132	Wood - VDC Coordination - Trade Partner Budget	67.87	HRS	94.50	6,414
133	Attached Balconies	168.00	EA	4,500.00	756,000
134	Metal Stud Framing - Brownstone Units	<>			0
135	Metal Stud - Framing Package - Ga. Members, Material, Labor, Equipment Fl	0.00	SF	30.00	0
136	Gypcrete Topping Over Wood Framing Floors	<>			0
137	Gypcrete - Topping Slab - 1"	177,973.00	SF	2.05	364,845
138	Gypcrete - Acousti-Mat 1/4"	135,746.00	SF	1.40	190,044
139	Patio Topping	<>			0
140	Concrete - Topping Slab On Wood Patio Decks - 1-1/2"	Traffic Coating			0
141	Misc. Steel	<>			0
142	Steel - Misc. Metals - .35 lbs/sf - bldg.	61.39	TN	12,500.00	767,353
143	Steel - Misc. Metals - Brick Ledger Exterior	With Budget			0
144	Steel - Metal Stair Flights	22.00	FLT	10,400.00	228,800
145	Steel - Metal Guardrails and Handrail at Stairs	22.00	FLT	3,150.00	69,300
146	Steel - Ladders - Elevator Pit	3.00	EA	750.00	2,250
147	Steel - Ships Ladder	None			0
148	Steel - VDC Coordination	None			0
149	Fire Proofing	None			0
150	Spray-On Fireproofing	None			0
151	Expansion Joint	None			0
152	Expansion Joint Filler and Cover	678.00	LF	360.00	244,080
153	SUBTOTAL STRUCTURE				\$14,186,299

Parking
266,891.86
152,533.33
46,200.00
1,500.00
\$6,044,740

Apartments
5,587,945
24,000
6,414
756,000
0
0
364,843
190,040
0
0
500,461.27
76,266.67
23,100.00
750.00
244,080
\$8,141,556

154	EXTERIOR CLOSURE		123,128.00	SF	\$38.72	
155	Exterior Veneer	100.00%	<>			0
156	Brick	33.00%	37,292.64	SF	28.00	1,044,194
157	Cement Board	18.00%	20,341.44	SF	12.00	244,097
158	Horizontal Metal Siding	10.00%	11,300.80	SF	40.00	452,032
159	Brake Metal	6.00%	6,780.48	SF	65.00	440,731
160	Architectural Concrete	0.00%	0.00	SF	3.00	0
161	Windows - Vinyl	18.00%	20,341.44	SF	30.00	610,243
162	Doors - Sliders - Vinyl	10.00%	11,300.80	SF	35.00	395,528
163	Aluminum Storefront	5.00%	5,650.40	SF	65.00	249,308
164	Louvers	0.00%	0.00	SF	85.00	0
165	Parking Screen		10,120.00	SF	82.00	829,840
166	Soffits		<>			0
167	Stucco Soffits at Decks		Prefab	SF	12.00	0
168	Stucco Soffits at Building		0.00	SF	12.00	0
169	Wood Soffits at Main Entry Canopy		None	SF	50.00	0

829,84

1,044,192
244,097
452,032
440,731
0
610,243
395,528
249,308
0
0
0
0
0

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ITEM	DESCRIPTION	QUANTITY	UM	UNIT COST	TOTAL
170	Exterior Weather Barrier	<>			0
171	Tyvek Commercial Paper Wrap or Equal	48,432.00	SF	1.85	89,599
172	Exterior Framing	<>			0
173	Metal Stud & Ext. Gypsum Board - Exterior Drop Soffit	0.00	SF	5.00	0
174	Expansion Joint	0.00	LF	360.00	0
175	Insulation	<>			0
176	Batt Insulation	48,432.00	SF	0.85	41,167
177	Exterior Openings	<>			0
178	Aluminum Storefront - Entry Doors - Single	11.00	EA	4,252.00	46,772
179	Aluminum Storefront - Entry Doors - Double	1.00	EA	8,200.00	8,200
180	Aluminum Storefront - Entry Doors - Sliding	With Above			0
181	Storefront Glass	2,287.00	SF	65.00	148,655
182	Doors - Single - Exterior - Hollow Metal - Doors, Frames, & Hardware	3.00	EA	3,500.00	10,500
183	Doors - Double - Exterior - Hollow Metal - Doors, Frames, & Hardware	0.00	EA	4,500.00	0
184	High Speed Overhead Parking Garage Entry	1.00	EA	36,000.00	36,000
185	Coiling Overhead Door at Trash Room	1.00	EA	8,750.00	8,750
186	Railings				0
187	Unit Deck Railings	Prefab	LF	115.00	0
188	Common Area Railings	87.00	LF	150.00	13,050
189	Exterior Misc.				0
190	Flashing - Misc. Flashings / Sheet Metal	123,128.00	SF	0.50	61,564
191	Anti-Graffiti Coating - 1st 10'	Excluded			0
192	Exterior Sheathing - Densglass	0.00			0
193	Caulking - Misc. Exterior Building	123,128.00	SF	0.25	30,782
194	Signage	<>			0
195	Building Signage - Exterior - Allowance	1.00	LS	6,000.00	6,000
196	SUBTOTAL EXTERIOR CLOSURE				\$4,767,013

[illegible]

Apartments
0
89,599
0
0
0
41,167
0
46,772
8,200
0
148,655
10,500
0
36,000
8,750
0
0
13,050
0
61,564
0
30,782
0
6,000
\$3,937,173

197	HORIZONTAL WATERPROOFING AND ROOFING SYSTEMS	52,519.00	SF	\$14.81	
198	Roofing	<>			0
199	TPO - Membrane Roofing - Mechanically Attached with Insulation	44,752.00	SF	11.35	507,935
200	TPO - Membrane Roofing - Parapet wall	3,400.00	SF	4.00	13,600
201	Walkway Pad	223.76	LF	11.35	2,540
202	Flashing - Parapet Cap	1,595.00	LF	16.00	25,520
203	Flashing - Roof to Wall	680.00	LF	12.00	8,160
204	Horizontal Waterproofing & Traffic Coating	<>			0
205	Coating - Traffic - Residential - Ext. Deck	11,266.00	SF	15.00	168,990
206	L3 Private Decks Waterproofing (No insulation)	With Plaza	SF	9.00	0
207	L3 Plaza Waterproofing (No Insulation)	4,367.00	SF	9.00	39,303
208	L5 Plaza Waterproofing (No Insulation)	1,324.00	SF	9.00	11,916
209	Misc. Roofing	<>			0
210	Mechanical Screen Wall Enclosure & Structure - Blocked by Parapet	None			0

[illegible]

507,935
13,600
2,540
25,520
8,160
0
168,990
0
39,303
11,916
0
0

211	SUBTOTAL ROOFING SYSTEM		
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\$777,964

\$0

\$777,964



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ITEM	DESCRIPTION	Estimate			TOTAL	Parking	Apartments
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212	INTERIOR FINISHES						
213	Common Area Finishes Allowance	56,535	SF	65.00	2,580,883		2,580,883
214	Masonry Walls	<>			0		
215	Masonry - Partitions Walls - 8" Non-Bear, Seismic Reinforcement Only	With Structure	SF	22.00	0		
216	Purchase Masonry Reinforcing	<>			0		
217	Reinforcing - Walls - Masonry - 2.5 PSF	With Structure	LBS	1.35	0		
218	Wood Framing	<>			0		
219	Wood Framing - Interior Partitions	<>			0		
220	Gypsum Board Assemblies and Gypsum Board Sheathing	<>			0		
221	Metal Stud and Gypsum Sheathing Partitions	With Allowance	SF	8.00	0		
222	Metal Stud and Gypsum Sheathing One Side and Furring	44,000.00	SF	6.00	264,000	66,000	198,000
223	Gypsum Sheathing - Corridor Walls Corridor Side	With Allowance	SF	3.10	0		
224	Resilient Channel and Gypsum Sheathing - Ceilings L3-L6 Corridors & Com	With Allowance	SF	4.00	0		
225	Suspended Frame and Gypsum Sheathing - Ceilings L3-L6 Corridors	With Allowance	SF	5.00	0		
226	Metal Frame and Gypsum Sheathing - Drop Ceiling - Mechanical	With Allowance	SF	4.00	0		
227	Suspended Frame and Gypsum Sheathing - Ceilings Common Areas L1 & L	With Allowance	SF	5.00	0		
228	Suspended Frame and Gypsum Sheathing - Ceilings Common Areas Artic	With Allowance	SF	2.00	0		
229	Cement Board @ Tile Locations Premium	With Allowance	SF	2.00	0		
230	Insulation	<>			450,000		450,000
231	Sound - Common Walls - Common Areas	With Allowance	SF	0.65	0		
232	Sound & Thermal - Parking Ceiling - Common and Units	With Allowance	SF	1.55	0		
233	Sound - Ceilings - Common and Units	With Allowance	SF	0.65	0		
234	Sound & Thermal - Roof - Common and Units - Fill Cavity	With Allowance	SF	1.25	0		
235	Doors	<>			0		
236	Doors - Commercial Single, Frame, Door & Hardware	76.00	EA	1,850.00	140,600	28,120	112,480
237	Doors - Commercial Double, Frame, Door & Hardware	Fire 16.00	EA	2,350.00	37,600	7,520	30,080
238	Doors - Commercial Double	15.00	EA	3,250.00	48,750		48,750
239	Doors - Commercial Double Fire Doors - Split Long Corridors	<>			Included		
240	Paint - Door Frames	285.00	EA	125.00	35,625		35,625
241	Glass Partitions and Doors	<>			0		
242	Interior Glass Wall	With Allowance	SF	125.00	0		
243	Glass Walls Doors - Single	With Allowance	EA	8,000.00	0		
244	Glass Doors - Double	With Allowance	EA	12,000.00	0		
245	Elevator Smoke Doors/Curtains	<>			0		
246	Elevator Smoke Doors/Curtains	With Allowance	EA	6,100.00	0		
247	Interior Guard Rail	<>			0		
248	Interior Guard Rail	With Allowance	LF	150.00	0		
249	Expansion Joints	<>			0		
250	Expansion Joint - Interior - Floor/Walls/Ceilings	With Exterior			0		
251	Floor Finishes	<>			170,842		170,842
252	Polished and Sealed Concrete F8 Lobby	With Allowance	SF	3.30	0		
253	Polished and Sealed Concrete Fitness Center	With Allowance	SF	3.30	0		



Detail
5/8/2025

[illegible]

Techridge 1.2 Apartments

197 Units, 5 Wood Framed, 5 Parking Levels

SD Plan Budget

Detail

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SD Budget

		Estimate			
ITEM	DESCRIPTION	QUANTITY	UM	UNIT COST	TOTAL
297	Lobby Screen Wall	With Allowance	SF	200.00	0
298	Mail room West and East Walls	With Allowance			0
299	Break Room Lowers	With Allowance	LF	175.00	0
300	Break Room Uppers	With Allowance	LF	150.00	0
301	Mezz TV Room Lowers	With Allowance	LF	300.00	0
302	Mezz TV Room Wall Panels	With Allowance			0
303	Mezz TV Room Back Wall	With Allowance			0
304	Club Kitchen Lowers	With Allowance	LF	300.00	0
305	Club Kitchen Lowers Countertop	With Allowance	SF	85.00	0
306	Club Kitchen Upper	With Allowance	LF	250.00	0
307	Club Kitchen Shelves	With Allowance	LF	50.00	0
308	Club Kitchen Tall	With Allowance	LF	350.00	0
309	Club Room Wall Paneling	With Allowance			0
310	Club Kitchen Back Wall - Tile	With Allowance	SF	50.00	0
311	Club Room TV Lower Shelving	With Allowance	LF	300.00	0
312	Club Room TV Shelving	With Allowance	LF	50.00	0
313	Club Room TV Back Wall	With Allowance			0
314	Club Room TV Bartop	With Allowance	SF	85.00	0
315	Club Room Island 36" Wide	With Allowance	LF	350.00	0
316	Conf. Room Lowers	With Allowance	LF	300.00	0
317	Conf. Room Lowers Countertop	With Allowance	SF	85.00	0
318	Conf Room Shelves	With Allowance	LF	50.00	0
319	Conf Room Back Wall	With Allowance			0
320	Conf Room Wall Paneling	With Allowance			0
321	Locker Room Counters	With Allowance	SF	85.00	0
322	Lockers	With Allowance	EA	250.00	0
323	Locker Bench	With Allowance	LF	150.00	0
324	Solarium Lower	With Allowance	LF	300.00	0
325	Solarium Lower Countertop	With Allowance	SF	85.00	0
326	Solarium Upper	With Allowance	LF	250.00	0
327	Solarium Tall	With Allowance	LF	350.00	0
328	Solarium Island	With Allowance	LF	350.00	0
329	Solarium Island Countertop	With Allowance	SF	85.00	0
330	Solarium Shelves	With Allowance	LF	50.00	0
331	Solarium Back Wall	With Allowance			0
332	Solarium Restroom Cabinet	With Allowance	LF	300.00	0
333	Solarium Restroom Counter	With Allowance	SF	85.00	0
334	Millwork Design completion Allowance	With Allowance	SF	2.00	0
335	Misc. Common	<>			0
336	Fire Stopping	With Allowance	SF	0.10	0
337	Caulking & Sealants	With Allowance	SF	0.20	0
338	Final Cleaning - Occupied	With Allowance	SF	0.70	0
339	Final Cleaning - Parking and Mechanical	127,325.00	SF	0.20	25,465

[illegible][illegible]



Detail
5/8/2025

Apartments
1,248,861
294,000
440,000
363,525
182,225
285,600
89,775
28,875
11,760
212,480
18,900
314,600
834,111
735,790



Detail
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[illegible]



Techridge 1.2 Apartments
197 Units, 5 Wood Framed, 5 Parking Levels

SD Plan Budget

Detail
5/8/2025

SD Budget

ITEM	DESCRIPTION	Estimate			TOTAL		
		QUANTITY	UM	UNIT COST			
455	Roller Shades in Units	With Allowance	SF	6.00	0	Parking	Apartments
456	Units Misc.	<>			0		
457	Caulking & Sealants	With Allowance	SF	0.20	0		
458	Fire Stopping	With Allowance	SF	0.10	0		
459	Clean Windows Interior and Exterior	With Allowance	SF	0.35	0		
460	Final Cleaning	With Allowance	SF	0.70	76,000		
461 SUBTOTAL INTERIOR FINISHES					\$11,706,001	51,000	25,000
462 SPECIAL SYSTEMS / EQUIPMENT						\$313,766	\$11,392,235
463	Appliances	<>			0		
464	Refrigerator	197.00	EA	1,704.00	335,688		335,688
465	Range	197.00	EA	800.00	157,600		157,600
466	Range Hood	None			0		0
467	Microwave	197.00	EA	446.00	87,862		87,862
468	Dishwasher	197.00	EA	613.00	120,761		120,761
469	Washer / Dryer	197.00	EA	1,500.00	295,500		295,500
470	Main Lobby Under Counter Fridge	1.00	EA	1,600.00	1,600		1,600
471	Break Room Fridge	1.00	EA	8,000.00	8,000		8,000
472	Break Room Dishwasher	1.00	EA	1,600.00	1,600		1,600
473	Break Room Microwave	1.00	EA	950.00	950		950
474	Conf. Room Under Counter Fridge	2.00	EA	1,800.00	3,600		3,600
475	Club Room Range	1.00	EA	3,500.00	3,500		3,500
476	Club Room Dishwasher	1.00	EA	1,250.00	1,250		1,250
477	Club Room Refrigerator	1.00	EA	8,000.00	8,000		8,000
478	Club Room Microwave	1.00	EA	950.00	950		950
479	Solarium Cooktop	1.00	EA	3,000.00	3,000		3,000
480	Solarium Refrigerator	1.00	EA	8,000.00	8,000		8,000
481	Solarium Double Ovens	1.00	EA	12,000.00	12,000		12,000
482	Solarium Microwave	1.00	EA	950.00	950		950
483	Solarium Dishwasher	1.00	EA	1,250.00	1,250		1,250
484	Window Treatment	<>			0		0
485	Window Coverings - Shades	31,642.24	SF	5.10	161,375		161,375
486	Bathroom Accessories	<>			0		0
487	Shower Door - Door with Side Panel	With Allowance			0		0
488	Shower Door - Door Only	With Allowance			0		0
489	Shower Door - Door at Tubs	With Allowance			0		0
490	1-1/2" Grab Bar 36"	5.00	EA	75.00	375		375
491	1-1/2" Grab Bar 42"	5.00	EA	85.00	425		425
492	Toilet Dispenser	With Allowance			0		0
493	Towel Bar	With Allowance			0		0
494	Towel Ring	With Allowance			0		0
495	Shower Rod	With Allowance			0		0
496	Bathroom Mirrors	With Allowance			0		0

Techridge 1.2 Apartments

197 Units, 5 Wood Framed, 5 Parking Levels

SD Plan Budget

Detail

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SD Budget

		Estimate			
ITEM	DESCRIPTION	QUANTITY	UM	UNIT COST	TOTAL
497	Restroom Accessories	<>			0
498	1-1/2" Grab Bar 36"	8.00	EA	75.00	600
499	1-1/2" Grab Bar 42"	8.00	EA	85.00	680
500	Stalls	4.00	EA	1,050.00	4,200
501	Mirrors	<>			0
502	Fitness Room Mirrors	800.00	Sf	25.00	20,000
503	Signage	<>			0
504	Room Identification Units	197.00	EA	125.00	24,625
505	Room Identification / Common Area	52.00	EA	125.00	6,500
506	Misc. Specialties	<>			0
507	Mailboxes	206.85	EA	135.00	27,925
508	Fire Extinguishers & Cab.	110.00	EA	410.00	45,100
509	Bicycle Racks	80.00	EA	525.00	42,000
510	BBQ	2.00	EA	25,000.00	50,000
511	Lockers	10.00	EA	1,050.00	10,500
512	Knox Box	2.00	EA	900.00	1,800
513	Fire Places (does not include surround)	1.00	EA	55,000.00	55,000
514	Roof Anchors	1,595.00	LF	40.00	63,800
515	Pavement Markings	319.00	STL	55.00	17,545
516	Chutes	<>			0
517	Recycle Chute	5.00	FLR	5,000.00	25,000
518	Trash Chute	5.00	FLR	5,000.00	17,362
519	Compaction Equipment	Excluded	LS	40,000.00	0
520	Pool and Hot Tub	<>			0
521	Hot Tub	200.00	SF	435.00	87,000
522	Pool	1,600.00	SF	335.00	536,000
523	SUBTOTAL SPECIAL SYSTEMS / EQUIPMENT				\$2,249,873

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Apartments	
	0
	600
	680
	4,200
	0
	20,000
	0
	24,625
	6,500
	0
	27,925
	36,900
	50,000
	10,500
	1,800
	55,000
	63,800
	17,545
	0
	25,000
	17,362
	0
	0
	87,000
	536,000
	\$2,199,673

524	CONVEYING SYSTEMS				
525	MRL Elevator - Passenger 1	6.00	STP	32,500.00	250,000
526	MRL Elevator - Passenger 2	5.00	STP	32,500.00	195,000
527	MRL Elevator - Passenger 3	5.00	STP	32,500.00	195,000
528	Elevator Cab Finish Allowance Upgrade	3.00	EA	10,000.00	30,000
529	Construction use Permit	3.00	EA	2,100.00	6,300
530	Warranty Extension	12.00	EA	700.00	8,400
531	Elevator Cab Protection	3.00	EA	1,600.00	4,800
532	Elevator Cab Refurbish/Repair	3.00	EA	500.00	1,500
533	Hoist Elevator - Crane Potain 389, Power 480A Operator	26.00	MO	8,500.00	221,000
534	Forklift	2.00	MO	9,526.00	19,052
535	Elevator Operator	0.00	MO	9,526.00	0

250,000
10,000
2,100
2,800
1,600
500
73,66
6,35

195,000
195,000
20,000
4,200
5,600
3,200
1,000
147,333
12,700
0

536	SUBTOTAL CONVEYING SYSTEMS	\$931,052
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537 MECHANICAL SYSTEMS

Techridge 1.2 Apartments

197 Units, 5 Wood Framed, 5 Parking Levels

SD Plan Budget

Detail
5/8/2025

SD Budget

			Estimate			
ITEM	DESCRIPTION		QUANTITY	UM	UNIT COST	TOTAL
538	Fire Protection		<>			0
539	Total Building	7,123	Included	SF	3.75	0
540	Units	3,839	182,218.00		4.15	756,205
541	Corridors, Stairs, & Offices	975	46,269.00		4.15	192,016
542	Storage & Mechanical		Included			0
543	Amenity & Lobby	216	10,266.00		4.15	42,604
544	Parking Garage	1,939	127,325.00		3.00	381,975
545	VDC Coordination Trade Partner Budget	154	320.00	HRS	95.00	30,400
546	Plumbing		<>			0
547	Total Building	15,577	Included	SF		0
548	Units	13,412	182,218.00	SF	14.50	2,642,161
549	Corridors, Stairs, & Offices	470	46,269.00	SF	2.00	92,538
550	Storage & Mechanical		Included	SF		0
551	Amenity & Lobby	417	10,266.00	SF	8.00	82,128
552	Parking Garage	969	127,325.00	SF	1.50	190,988
553	VDC Coordination Trade Partner Budget	309	640.00	HRS	95.00	60,800
554	HVAC		<>			0
555	Total Building	15,890	Included	SF		0
556	Units	11,100	182,218.00	SF	12.00	2,186,616
557	Corridors, Stairs, & Offices	2,478	46,269.00	SF	10.55	488,138
558	Storage & Mechanical		Included	SF		0
559	Amenity & Lobby	550	10,266.00	SF	10.55	108,306
560	Parking Garage	1,454	127,325.00	SF	2.25	286,481
561	VDC Coordination Trade Partner Budget	309	640.00	HRS	95.00	60,800
562	SUBTOTAL MECHANICAL SYSTEMS	38,590			\$34.02	\$7,602,156

563	ELECTRICAL SYSTEMS	25,912	393,480.00	SF	13.5	
564	Building Electrical	0	Included	SF		0
565	Units - Power	16,788	182,218.00	SF	18.15	3,307,257
566	Light Fixture Allowance		Included	SF		0
567	Corridors, Stairs, & Offices	4,263	46,269.00	SF	18.15	839,782
568	Amenity & Lobby		10,266.00	SF	18.15	186,328
569	Common Area Lighting Allowance		Included	SF		0
570	Storage & Mechanical		Included	SF		0
571	Parking Garage	2,101	127,325.00	SF	3.25	413,806
572	Parking Garage - Lighting Allowance		Included	SF		0
573	Parking Garage - DAS Study		Included	SF		0
574	Units Tele/Data/TV		Included	SF		0
575	Amenity & Offices Tele/Data/TV		Included	SF		0
576	Emergency Communication		Included	SF		0
577	Security		Included	SF		0
578	Access Control		Included	SF		0
579	Unit Entry Control Hardware & Controls		Included	SF		0

Parking
381,975
190,988
286,481
\$859,444

Apartments
756,205
192,016
42,604
30,400
2,642,161
92,538
82,128
60,800
2,186,616
488,138
108,306
60,800
\$6,742,712

413,806

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Techridge 1.2 Apartments
197 Units, 5 Wood Framed, 5 Parking Levels

SD Plan Budget

Detail
5/8/2025

SD Budget

ITEM	DESCRIPTION		Estimate			TOTAL
			QUANTITY	UM	UNIT COST	
580	Emergency Generator - Allowance	330	1.00	EA	65,000.00	65,000
581	Electric Vehicle Chargers - 2 Charges	1,726	40.00	EA	8,500.00	340,000
582	VDC Coordination - Trade Partner Budget	309	640.00	HRS	95.00	60,800
583	SUBTOTAL ELECTRICAL SYSTEMS	25,516			\$23.33	\$5,212,973

Parking
\$413,806

Apartments
65,000
340,000
60,800
\$4,799,167

584	SITEWORK					
585	Demolition	<>				0
586	Trees, Utilities, Concrete, On- Site Appurtenances	140,266.00	SF	0.10		14,027
587	Earthwork	<>				0
588	Clear and Grub at Site	With Demo				0
589	Cut Topsoil - Top 6"	None				0
590	Export Excess Topsoil/Grub Offsite	None				0
591	Under Building Mass Ex. Cut & Export 3.5 Foot	9,327.11	CY	8.00		74,617
592	Under Building Mass Ex. Import and Place 3.5 to 2 Foot	None	CY	35.00		0
593	Cut & Export - At Pavement 4" for Gravel	304.77	CY	38.00		11,581
594	Import Gravel or Sidewalks/Flatwork	9,100.00	SF	1.40		12,740
595	Landscaping Place - Amend Existing	None				0
596	Site Grading Prep	9,100.00	SF	0.50		4,550
597	Overex Building footprint - 4' ave	None				0
598	Export Unsuitable Fills offsite	None				0
599	Import and Place Building Pads 1.5 FT	3,345.50	CY	35.00		117,093
600	Surveying	140,266.00	SF	0.23		32,261
601	Over Excavation		SF			0
602	Option 1 - 6' over excavation	1.00	EA	526,894.00		526,894
603	Micro Piles - Option 2		EA			0
604	Garage	255.24	EA	3,200.00		Not Included
605	Apartment	560.00	EA	3,200.00		Not Included
606	Matt Slab Cost	51,286.00	SF			0
607	Aggregate Pier - Option 3		EA			0
608	Garage	255.00	EA	1,550.00		Not Included
609	Apartment	560.00	EA	1,550.00		Not Included
610	Matt Slab Cost	51,286.00	SF			0
611	Dewatering	<>				0
612	Misc. Pumps, Lines, and Bag Filters	None	MO	11,000.00		0
613	Soil Improvement	<>				0
614	Deep Foundation - Aggregate Piers	Excluded				0
615	Temporary Fencing	<>				0
616	Temporary Fencing	1,421.20	LF	14.00		19,897
617	Erosion Control	<>				0
618	Silt Fence	1,421.20	LF	4.50		6,395
619	Inlet Protection - Budget Qnty	10.00	EA	250.00		2,500
620	Gravel Entrance	2.00	EA	2,600.00		5,200
621	Construction Maintenance	10.00	MO	425.00		4,250

5,766
30,672
4,761
5,237
1,870
48,132
13,261
0
216,586
0
0
0
0
0
0
0
0
8,179
2,629
1,028
2,138
1,747

8,261
43,945
6,821
7,503
2,680
68,960
19,000
0
310,308
0
0
0
0
0
0
0
0
11,718
3,767
1,472
3,062
2,503



Detail
5/8/2025

		Estimate			
ITEM	DESCRIPTION	QUANTITY	UM	UNIT COST	TOTAL
622	Signage	1.00	LS	455.00	455.00
623	Plan	1.00	LS	1,580.00	1,580.00
624	NOI & Termination Notice	1.00	LS	350.00	350.00
625	Utilities	<>			0.00
626	Dewatering - Water Management	None	MO	6,000.00	0.00
627	Cut and Cap Existing	None	LS	5,000.00	0.00
628	Sewer - Oil/Water Separator	1.00	EA	13,500.00	13,500.00
629	Sewer - 18" PVC	By Others			0.00
630	Sewer - 18" Sewer Bore	By Others			0.00
631	Sewer - 8" PVC	40.00	LF	150.00	6,000.00
632	Sewer - 6" PVC	By Others			0.00
633	Sewer - 72" Manhole	By Others			0.00
634	Sewer - 60" Manhole	By Others			0.00
635	Sewer - 48" Manhole	By Others			0.00
636	Storm Drain - 48" ADS	1.00	EA	14,500.00	14,500.00
637	Storm Drain - 12" ADS	By Others			0.00
638	Storm Drain - 6x6 Junction Box	2.00	EA	12,500.00	25,000.00
639	Storm Drain - 6x6 Junction Box over existing	By Others			0.00
640	Storm Drain - 4x4 Junction Box	By Others			0.00
641	Storm Drain - 3x3 SDCB	By Others			0.00
642	Storm Drain - Under Slab Drainage Collection	By Others			0.00
643	Relocate Existing	By Others			0.00
644	Water line - 8" C900	By Others			0.00
645	Water line - 8" Valve	By Others			0.00
646	Water line - 4" C900	60.00	LF	150.00	9,000.00
647	Water Line - 4" Valve	By Others			0.00
648	Water Line - Hot Tap	By Others			0.00
649	Water Line - Meter and Box	By Others			0.00
650	Water Line - Irrigation - Service Lateral	1.00	LS	2,500.00	2,500.00
651	Water Line - Fire hydrant	By Others			0.00
652	Water Line - Fire Riser	1.00	LS	12,000.00	12,000.00
653	Water Line - Fire Line - Lateral	60.00	LF	150.00	9,000.00
654	Trench Safety	Included			0.00
655	Gas Line	By Others			0.00
656	Service Connections	By Others			0.00
657	L3 Podium	<>			0.00
658	L3 Private Decks Pedestal Pavers	With Plaza	SF	35.00	0.00
659	L3 Plaza Pedestal Pavers	4,367.00	SF	35.00	152,845.00
660	L6 Plaza Pedestal Pavers	1,324.00	SF	35.00	46,340.00
661	L3 Plaza Allowance	1.00	LS	300,000.00	300,000.00
662	L1 Center Plaza Finish	8,800.00	SF	35.00	308,000.00
663	Cabanas (Structure)	With Allowance			0.00
664	BBQ Trellis	With Allowance			0.00

Apartments
268
931
206
6,000
8,540
14,723
9,000
1,472
7,067
5,300
152,845
46,340
300,000
308,000

Techridge 1.2 Apartments

197 Units, 5 Wood Framed, 5 Parking Levels

SD Plan Budget

Detail

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SD Budget

		Estimate			
ITEM	DESCRIPTION	QUANTITY	UM	UNIT COST	TOTAL
665	Benches	With Allowance			0
666	Café Tables	With Allowance			0
667	Slatted Wood Screen	With Allowance			0
668	Podium BBQ/ Counter	With Allowance			0
669	Fire Pit	With Allowance			0
670	Residential Deck Fencing	With Allowance			0
671	Pool Fencing	With Allowance			0
672	Fencing - Pool Gates	With Allowance			0
673	Landscaping - Podium Planters	With Allowance			0
674	Concrete Planter Walls Tall Planters	With Allowance			0
675	Concrete Planter Walls Grass Area	With Allowance			0
676	Concrete Planter Walls Reinforcement	With Allowance			0
677	Landscaping - Planter Plants	With Allowance			0
678	Landscaping - Lawn	With Allowance			0
679	Landscaping - Irrigation	With Allowance			0
680	Landscaping - Site - Soil	With Allowance			0
681	Design Completion Allowance	With Allowance			0
682	Parking Canopies	12.00	EA	1,750.00	21,000
683	On Grade Allowance	68,314.00	SF	22.00	1,378,908
684	Landscaping On Grade	<>			0
685	Landscaping - Landscape Areas - Planter	With Allowance			0
686	Landscaping - Landscape Areas - Décor Rock	With Allowance			0
687	Landscaping - Landscape Areas - Lawn	With Allowance			0
688	Landscaping - Landscape Areas - Irrigation	With Allowance			0
689	Landscaping - Site - Soil	With Allowance			0
690	Landscaping - Site - Stepping Stone Pavers	With Allowance			0
691	Site Parking	<>			0
692	Site Clearing Trees, Utilities, Concrete, On- Site Appurtenances	26,800.00	SF	0.10	2,680
693	Site Grading Prep	26,800.00	SF	0.50	13,400
694	Cut & Export - At Pavement 4" for Gravel	257.22	CY	38.00	9,774
695	Import Gravel or Sidewalks/Flatwork	17,431.50	SF	1.40	24,404
696	Storm Drain Allowance	26,800.00	SF	4.00	107,200
697	Landscaping On Grade	17,155.00	SF	6.00	124,000
698	Asphalt Paving & Patching	<>			0
699	Asphalt Paving - 3" over 6"	24,600.00	SF	3.75	92,250
700	Asphalt Paving - Patch/Repair	None	SF		0
701	Site Concrete	<>			0
702	Curb Approach	1,004.00	SF	12.00	12,048
703	Curb and Gutter	1,223.00	LF	22.50	27,518
704	Curb Only	None			0
705	Waterway	456.00	LF	15.00	6,840
706	Sidewalk	13,370.00	SF	4.75	63,508
707	Concrete Paving	None	SF	10.00	0

[illegible]

	Apartments
	1,378,90
	2,68
	13,40
	9,77
	24,40
	107,20
	124,00
	(
	92,25
	(
	(
	12,04
	27,51
	(
	6,84
	63,50



Techridge 1.2 Apartments
197 Units, 5 Wood Framed, 5 Parking Levels

SD Plan Budget

Detail
5/8/2025

SD Budget

ITEM	DESCRIPTION	Estimate			TOTAL		
		QUANTITY	UM	UNIT COST			
708	Entry Stairs	With Allowance			0		
709	Patio Footings - Continuous - FC2.0 at Patios	With Allowance			0		
710	Patio Footings - Continuous - FC2.0 at Patios Reinforcement	With Allowance			0		
711	Patio Foundation Walls	With Allowance			0		
712	Patio Seat Walls	With Allowance			0		
713	Patio Walls Reinforcement	With Allowance			0		
714	Patio Slab on Grade - 4"	With Allowance			0		
715	Site Pavers	With Allowance			0		
716	Pavers	With Allowance			0		
717	Electrical	With Allowance			0		
718	Site Electrical - Low Voltage Sleeves	With Allowance			0		
719	Site Electrical	With Allowance			0		
720	Signage	With Allowance			0		
721	Site Signage - Directional / Wayfinding	With Allowance			0		
722	Misc. Site Items	With Allowance			0		
723	Traffic Control - Signage & Barricades	With Allowance			0		
724	Tree Grates	With Allowance			0		
725	Carports - Covered Structures	None			0		
726	SUBTOTAL SITEWORK				\$3,616,604	\$403,382	\$3,213,222
727	OFFSITE IMPROVEMENTS						
728	Off-Site Improvements	<>			With Onsite Work		
729	SUBTOTAL OFFSITE IMPROVEMENTS				\$0		
730	GENERAL CONDITIONS						
731	General Conditions	26.00	MO	191,007.60	4,966,198	958,008	4,008,189
732	Preconstruction Services	Sep. Contract	MO		0		
733	VDC/BIM Management	With Trade	MO		0		
734	Winter Conditions - Allowance	By Owner	MO		0		
735	Construction Crane - Self Erect	With Trade	MO		0		
736	Construction Lift/Hoist	None	LS		0		
737	SUBTOTAL GENERAL CONDITIONS / FEES/ BONDS				\$4,966,198	\$958,008	\$4,008,189
738	PERMITS / IMPACT FEES						
739	Building Permit	By Owner			0		
740	Plan Check Fee - 65% of Building Permit	By Owner			0		
741	State Surcharge Fee - 1% of Building Permit	By Owner			0		
742	Impact Fees	By Owner			0		
743	Landscape Bond	By Owner			0		
744	Utility and Connection Fees	By Owner			0		
745	SUBTOTAL PERMITS / IMPACT FEES				\$0		
746	BONDS / INSURANCE / FEE						



Techridge 1.2 Apartments
197 Units, 5 Wood Framed, 5 Parking Levels

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SD Budget

ITEM	DESCRIPTION		Estimate			TOTAL		
			QUANTITY	UM	UNIT COST			
747	Protective Liability Insurance - Builders Risk		By Owner			0		
748	Payment & Performance Bond		Excluded			0		
749	OCIP Insurance		Excluded			0		
750	General Liability Insurance	1.10%	1.00	LS	699,793.45	699,793	134,994	564,799
751	Contractor Fee	4.00%	1.00	LS	2,544,703.47	2,544,703	490,888	2,053,815
752	Subcontractors Bonds		With Trades			0		
753	SUBTOTAL PERMITS / FEES / BONDS					\$3,244,497	\$625,882	\$2,618,615
754	OWNERS ITEMS							
755	None		By Owner			0		
756	SUBTOTAL OWNERS ITEMS					\$0		
757	CONTINGENCY							
758	CM / GC Contingency During Construction	2.25%	1.00	LS	1,431,395.70	\$1,431,395.70	276,125	1,155,271
759	Escalation Contingency Allowance	0.00%	1.00	LS	0.00	\$0.00		
760	Design Completion Contingency	1.50%	1.00	LS	954,263.80	\$954,263.80	184,083	770,181
761	SUBTOTAL CONTINGENCY					\$2,385,660	\$460,208	\$1,925,452
762	PROJECT TOTAL					\$63,617,587	\$12,272,200	\$51,345,386