

PROJECT TITLE **FRISCO GRANITE STREET APARTMENTS**
 PROJECT ADDRESS **619 Granite Street
Frisco, CO 80443**
 BIDDERS NAME **Taylor Kohrs**
 CONTACT NAME **Trevor Vance
Estimator**
 Phone **303-928-1800**

BID DATE **September 28, 2021**
 TK JOB NUMBER **2021-013**

DIVISION	DESCRIPTION	Onsite	Shell Building	GRAND TOTAL
1	General Requirements		\$ 10,386	\$ 10,386
2	Site Work	\$ 813,872		\$ 813,872
3	Concrete		\$ 227,303	\$ 227,303
4	Masonry		\$ 50,600	\$ 50,600
5	Metal		\$ 317,550	\$ 317,550
6	Woods & Plastics		\$ 998,544	\$ 998,544
7	Moisture & Thermal Protection		\$ 274,034	\$ 274,034
8	Doors & Windows		\$ 253,375	\$ 253,375
9	Finishes		\$ 414,859	\$ 414,859
10	Specialties		\$ 21,450	\$ 21,450
11	Equipment		\$ 73,700	\$ 73,700
12	Furnishings		\$ 12,100	\$ 12,100
13	Special Construction		\$ 248,263	\$ 248,263
15	Mechanical		\$ 701,305	\$ 701,305
16	Electrical		\$ 428,657	\$ 428,657
**	General Liability + Builders Risk		\$ 101,721	\$ 101,721
*	General Conditions		\$ 565,311	\$ 565,311
*	Fee		\$ 270,565	\$ 270,565
*	Payment & Performance Bond		\$ 42,952	\$ 42,952
*	Permit - By Owner		\$ -	\$ -
*	Contingency		\$ 375,934	\$ 375,934
TOTAL		\$ 813,872	\$ 5,388,608	\$ 6,202,480
Cost per Unit		\$ 36,994	\$ 244,937	\$ 281,931
Cost per Shell SF		\$ 42	\$ 278	\$ 320

1	General Requirements	N/A	\$ -	
2	Site Work	Add	\$ 59,809	7.3%
3	Concrete	Add	\$ 3,375	1.5%
4	Masonry	Add	\$ 50,600	100.0%
5	Metal	Add	\$ 93,000	29.3%
6	Woods & Plastics	Deduct	\$ (45,300)	-4.5%
7	Moisture & Thermal Protection	Deduct	\$ (30,783)	-11.2%
8	Doors & Windows	Deduct	\$ (19,700)	-7.8%
9	Finishes	Add	\$ 76,132	18.4%
10	Specialties	Add	\$ 1,400	6.5%
11	Equipment	Deduct	\$ (3,300)	-4.5%
12	Furnishings	Deduct	\$ (14,150)	-116.9%
13	Special Construction	Add	\$ 11,119	4.5%
15	Mechanical	N/A	\$ -	0.0%
15	Plumbing	Add	\$ 28,188	6.6%
15	Fire Sprinkler	Deduct	\$ (10,670)	-10.5%
16	Electrical	Deduct	\$ (27,156)	-4.8%
*	Insurance, GC, P&P, Contingency	Deduct	\$ (28,422)	-2.1%
	TOTAL	ADD	\$ 144,143	2.3%

Project Name:		FRISCO GRANITE STREET APARTMENTS						
Project No.		2021-013						
SITE SF		24,480						
SHELL SF		19,400						
Units		22						
Acres		0.56						
Trade Code	Trade Code Description	No. of Units SF/LF/LS	Price Per Unit SF/LF/LS	Unit Description SF/LF/LS	Combined Cost	DD Budget 9/28/2021	DD BUDGET VS. SD BUDGET	SD BUDGET 6/18/2021
Site Totals 002						\$ 813,872	59,809	754,064
						SHELL SF COST>>>>>		
2005	Survey				\$ 16,494.87	\$ 16,495	1,224	15,271
1	Initial Site Survey	1	1500	LS	\$ 1,500.00			
2	SURVEY	24480	0.5	SF	\$ 12,240.00			
3	RESTAKING	11	250	MO	\$ 2,754.87			
2205	Excavation and Backfill				\$ 208,797.63	\$ 208,798	30,902	177,896
1	SCARIFY 6" / CONDITION / RECOMPACT UNDER ASPHALT AND CONCRETE	300.00	18.95	CY	\$ 5,685.00			
2	4" GRAVEL UNDER BUILDINGS AND PARKING	600.00	95	TON	\$ 57,000.00			
3	CLEAR AND GRUB	24480	2.5	SF	\$ 61,200.00			
4	ROUGH GRADING	24480	2.75	SF	\$ 67,320.00			
5	ON-SITE SOILS AS STRUCTURAL FILL	1	0	INCLUDED	\$ -			
7	SITE DEMO	1	12500	LS	\$ 12,500.00			
8	SUB BOND	\$ 203,705.00	2.50%		\$ 5,092.63			
2275	Soil Erosion Protection				\$ 11,077.92	\$ 11,078	(3,794)	14,872
1	BMP Maintenance	11	150	month	\$ 1,652.92			
2	EROSION CONTROL	1	9425	LS	\$ 9,425.00			
2555	Site Utilities (Wet)				\$ 366,036.73	\$ 366,037	22,470	343,567
1	SANITARY	1	33679	LF	\$ 33,679.00			
2	STORM	1	276161	LF	\$ 276,161.00			
3	WATER	1	47269	EA	\$ 47,269.00			
4	CONTECH UNDERGROUND STORAGE	1	0	INCLUDED				
5	SUB BOND	2.50%	\$ 357,109.00	LS	\$ 8,927.73			
2605	Paving & Surfacing				\$ 72,750.00	\$ 72,750	12,125	60,625
1	6" CONCRETE PAVEMENT	9700.00	7.5	SF	\$ 72,750.00			
2625	Site Concrete, Curb & Gutters				\$ 32,020.00	\$ 32,020	(198)	32,218
1	4" SIDEWALK	2200	5.5	SF	\$ 12,100.00			
2	4" TRASH PAD	210	4.5	SF	\$ 945.00			
3	CURB AND GUTTER	200	17	LF	\$ 3,400.00			
4	BIKE STORAGE PAD	300	4.5	SF	\$ 1,350.00			
5	TRANSFORMER PAD	50	9.5	SF	\$ 475.00			
6	VALLEY DRAIN	50	75	LF	\$ 3,750.00			
7	CONCRETE STEPS	4	2500	EA	\$ 10,000.00			
2655	Striping & Signage				\$ 5,000.00	\$ 5,000	0	5,000
1	STRIPING	1	5000	LS	\$ 5,000.00			
2705	Site Lighting				\$ 3,500.00	\$ 3,500	0	3,500
1	BUILDING PACK SITE LIGHTING	1	3500	LS	\$ 3,500.00			
2805	Landscaping & Irrigation				\$ 83,195.30	\$ 83,195	(2,920)	86,115
1	DECIDUOS TREES	5	700	EA	\$ 3,500.00			
2	ORNAMENTAL TREES	24	550	EA	\$ 13,200.00			
3	SHRUBS	143	95	EA	\$ 13,585.00			
4	ORNAMENTAL GRASSES	43	55	SF	\$ 2,365.00			
5	PERENNIALS	38	35	SF	\$ 1,330.00			
6	STEEL EDGER	52	5	LF	\$ 260.00			
7	SOD	158	1.2	SF	\$ 189.60			
8	NATIVE SEED	1256	1.45	SF	\$ 1,821.20			
9	CONCRETE PAVERS	101	75	SF	\$ 7,575.00			
10	CRUSHED ROCK	98	2.75	SF	\$ 269.50			
11	STONE SEATS	5	1500	EA	\$ 7,500.00			
12	IRRIGATION	1	20000	LS	\$ 20,000.00			
13	BIKE RACK	29	400	EA	\$ 11,600.00			
2815	Site Masonry				\$ 15,000.00	\$ 15,000	0	15,000
1	TRASH ENCLOSURE	1	5000	EA	\$ 5,000.00			
2	BIKE STORAGE SHED	1	10000	EA	\$ 10,000.00			
Building Shell Totals 003-016						\$ 4,032,126	112,755	3,919,371
						SHELL SF COST>>>>>		
1	Cleaning & Waste Management							
	\$ 10,385.79							
17423	Final Cleaning				\$ 7,178.00	\$ 7,178	0	7,178
17419	Construction Waste Management (Recycle)				\$ 3,207.79	\$ 3,208	0	3,208
1	WASTE MANAGEMENT	8	400	MO	\$ 3,207.79			
3	CONCRETE							
	\$ 227,302.50							
3300	Cast-in-Place Concrete				\$ 189,052.50	\$ 189,053	8,375	180,678
1	PERIMETER GRADE BEAM	1125	89	LF	\$ 100,125.00			
2	4" SLAB ON GRADE	7750	9.25	SF	\$ 71,687.50			
3	VAPOR BARRIER	7750	1.6	SF	\$ 12,400.00			
4	1ST FLOOR 4" THICK PATIOS	200	8	SF	\$ 1,600.00			
5	STAIR STOOP LANDING	75	25	SF	\$ 1,875.00			
6	ECO PAN	1	1365	LS	\$ 1,365.00			
3350	Gypcrete				\$ 38,250.00	\$ 38,250	(5,000)	43,250
1	1.25" GYPCRETE WITH ACOUSTIMAT LEVEL 2	11700	2.07	SF	\$ 24,250.00			
2	Prepours	4	3500	EA	\$ 14,000.00			
4	MASONRY							
	\$ 50,600.00							
4400	Stone Veneer				\$ 50,600.00	\$ 50,600	50,600	0
1	STONE VENEER	2300	22	SF	\$ 50,600.00			
5	METAL							
	\$ 317,550.00							
5500	Miscellaneous Metals				\$ 317,550.00	\$ 317,550	93,000	224,550
1	PATIO AND BALCONY RAILING	250	135	LF	\$ 33,750.00			
2	STAIR RAILING	0	0	INCLUDED	\$ -			
	VERTICAL AND HORIZONTAL CORRUGATED METAL SIDING	2800	26	SF	\$ 72,800.00			
4	STAIR TREADS AND LANDINGS	140	1175	EA	\$ 164,500.00			
5	TRASH GATES	1	1500	LS	\$ 1,500.00			
6	STRUCTURAL STEEL	1	45000	LS	\$ 45,000.00			
6	WOODS AND PLASTICS							
	\$ 998,544.20							
6100	Rough Carpentry				\$ 786,224.20	\$ 786,224	(39,875)	826,099
1	ROUGH CARPENTRY	19400	28.5	SF	\$ 552,900.00			
2	BUILDING WRAP	19400	1.47	SF	\$ 28,518.00			
3	WINDOW FRAME SETTING	0	0	INCLUDED	\$ -			
4	JAMES HARDIE LAP SIDING	7300	9	SF	\$ 65,700.00			
5	BOARD AND BATT SIDING	2940	9	SF	\$ 26,460.00			
6	SHEATHING	13640	1.75	SF	\$ 23,870.00			
8	DRIP THRU TREX BALCONY	6	10000	EA	\$ 60,000.00			

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SHELL SF	19,400	
Units	22	
Acres	0.56	

Trade Code	Trade Code Description	No. of Units SF/LF/LS	Price Per Unit SF/LF/LS	Unit Description SF/LF/LS	Combined Cost	DD Budget 9/28/2021	DD BUDGET VS. SD BUDGET	SD BUDGET 6/18/2021
9	WOOD SIDING	600	16	SF	\$ 9,600.00			
10	SUB BOND	\$ 767,048.00	2.50%		\$ 19,176.20			
6200	Finish Carpentry				\$ 111,120.00	\$ 111,120	(5,425)	116,545
1	WRAPPED DRYWALL WINDOW SILLS	75	45	EA	\$ 3,375.00			
2	MISC. BACKING AND BLOCKING	22	200	EA	\$ 4,400.00			
3	MDF SHELIVING	80	275	EA	\$ 22,000.00			
4	MDF BASEBOARD	6380	12.75	LF	\$ 81,345.00			
6500	Cabinets, Kitchen and Vanity				\$ 101,200.00	\$ 101,200	0	101,200
1	KITCHENS AND VANITIES	22	3200	EA	\$ 70,400.00			
2	SS COUNTERTOPS	22	1400	EA	\$ 30,800.00			
7	MOISTURE & THERMAL PROTECTION							
	\$ 274,033.75							
7100	Waterproofing				\$ 10,188.75	\$ 10,189	0	10,189
1	WATERPROOFING FOUNDATIONS	2145	2.25	SF	\$ 4,826.25			
2	2" RIGID INSULATION	2145	2.5	SF	\$ 5,362.50			
7200	Building Insulation				\$ 128,683.00	\$ 128,683	(10,067)	138,750
1	BUILDING INSULATION	19400	6.63	SF	\$ 128,683.00			
2	EXTERIOR RIGID INSULATION AT BUILDING ENVELOPE	13640	0	INCLUDED	\$ -			
7400	Single-Ply Roofing				\$ 114,662.00	\$ 114,662	(3,778)	118,440
1	ASPHALT SHINGLES	11280	8.92	SF	\$ 100,562.00			
2	ICE AND WATER SHIELD	11280	1.25	SF	\$ 14,100.00			
7600	Flashing and Sheetmetal				\$ -	\$ -	(22,500)	22,500
1	GUTTERS AND DOWNSPOUTS	1250	0	W/ ROOFING	\$ -			
7900	Caulking & Sealants				\$ 9,700.00	\$ 9,700	0	9,700
1		9700	1	SF	\$ 9,700.00			
7950	Fire-Caulking & Safing				\$ 10,800.00	\$ 10,800	5,562	5,238
1	FIRE STOPPING AND CAULKING	1	10800	LS	\$ 10,800.00			
8	DOORS & WINDOWS							
	\$ 253,375.00							
8110	Doors Frames & Hdwr				\$ 183,645.00	\$ 183,645	(20,680)	204,325
1	UNIT ENTRY DOORS	30	850	EA	\$ 25,500.00			
2	FIRE RATED STAIR DOORS	4	800	EA	\$ 3,200.00			
3	UNIT INTERIOR DOORS	132	325	EA	\$ 42,900.00			
4	UNIT SLIDING CLOSET DOORS	17	385	EA	\$ 6,545.00			
5	DOOR HARDWARE	183	250	EA	\$ 45,750.00			
6	DOOR INSTALL	183	250	EA	\$ 45,750.00			
7	ADA DOOR OPERATORS	4	3500	EA	\$ 14,000.00			
8500	Windows & Patio Doors				\$ 61,750.00	\$ 61,750	0	61,750
1	6'6" x 5'-4" VINYL WINDOW	17	650	EA	\$ 11,050.00			
2	4'-6" X 3'-2" VINYL WINDOW	42	500	EA	\$ 21,000.00			
3	6-8" X 6'-8" VINYL WINDOW	16	800	EA	\$ 12,800.00			
4	SWING PATIO DOOR	2	950	EA	\$ 1,900.00			
5	SLIDING PATIO DOORS	12	1250	EA	\$ 15,000.00			
8800	Glass-Glazing				\$ 7,980.00	\$ 7,980	980	7,000
1	MIRRORS	28	285	EA	\$ 7,980.00			
9	FINISHES							
	\$ 414,859.00							
9250	Drywall				\$ 229,975.00	\$ 229,975	65,075	164,900
1	DRYWALL	19400	10.14	SF	\$ 196,650.00			
2	RC CEILING	19400	1.72	SF	\$ 33,325.00			
9380	Luxury Vinyl Tile				\$ 93,200.00	\$ 93,200	19,500	73,700
1	LVT IN KITCHENS, LIVING, BATHROOMS, PUBLIC AREAS	12250	4.46	SF	\$ 54,580.00			
2	RUBBER TREADS STAIRWELL	1	31120	LS	\$ 31,120.00			
3	RUBBER BASE IN STAIRWELL	0	3500	LS	\$ -			
4	SUB MOB / COSTS	1	7500	LS	\$ 7,500.00			
9680	Carpeting				\$ 14,620.00	\$ 14,620	683	13,937
1	CARPET IN BEDROOMS	450.00	32.49	SY	\$ 14,620.00			
9900	Painting				\$ 77,064.00	\$ 77,064	(9,126)	86,190
1	INTERIOR PAINT	19400	2.6	SF	\$ 50,440.00			
2	EXTERIOR PAINT	10240	2.6	SF	\$ 26,624.00			
10	SPECIALTIES							
	\$ 21,450.00							
10400	Signs				\$ 13,050.00	\$ 13,050	0	13,050
1	BUILDING SIGNAGE ALLOWANCE	2	5000	LS	\$ 10,000.00			
2	UNIT SIGNAGE	22	100	EA	\$ 2,200.00			
3	KNOX BOX	1	850	LS	\$ 850.00			
10850	Residential RR Accessories				\$ 8,400.00	\$ 8,400	1,400	7,000
1	SHOWER ROD/CURTAIN/HOOKS, TOILET PAPER DISPENSER - RESIDENTIAL UNITS	28	300	EA	\$ 8,400.00			
11	EQUIPMENT							
	\$ 73,700.00							
11450	Residential Appliances				\$ 73,700.00	\$ 73,700	(3,300)	77,000
1	KITCHEN APPLIANCES	22	2300	EA	\$ 50,600.00			
2	WASHER / DRYER	22	1050	EA	\$ 23,100.00			
12	FURNISHINGS							
	\$ 12,100.00							
12500	Shades/Blinds				\$ 12,100.00	\$ 12,100	(14,150)	26,250
1		22	550	EA	\$ 12,100.00			
13	SPECIAL CONSTRUCTION							
	\$ 248,263.00							
13100	Covered Parking				\$ 248,263.00	\$ 248,263	11,119	237,144
1	CARPORTS	1	248263	EA	\$ 248,263.00			
15	MECHANICAL							
	\$ 701,305.00							
15000	H.V.A.C.				\$ 264,000.00	\$ 264,000	0	264,000
1	VTAC UNITS	22	12000	EA	\$ 264,000.00			
15200	Plumbing				\$ 394,625.00	\$ 394,625	28,188	366,438
1	PLUMBING	22	17500	EA	\$ 385,000.00			
2	HYBRID WATER HEATERS	0	0	INCLUDED	\$ -			
3	NO GAS	0	0	INCLUDED	\$ -			
4	SUB-BOND	\$ 385,000.00	2.50%	LS	\$ 9,625.00			
15300	Sprinkler & Fire Protection				\$ 42,680.00	\$ 42,680	(10,670)	53,350
1	NFPA 13R	19400	2.2	SF	\$ 42,680.00			

Project Name:

FRISCO GRANITE STREET APARTMENTS

Project No.

2021-013

SITE SF

24,480

SHELL SF

19,400

Units

22

Acres

0.56

Trade Code	Trade Code Description	No. of Units SF/LF/LS	Price Per Unit SF/LF/LS	Unit Description SF/LF/LS	Combined Cost	DD Budget 9/28/2021	DD BUDGET VS. SD BUDGET	SD BUDGET 6/18/2021	
16	ELECTRICAL								
	\$ 428,657.44								
16000	Electrical				\$ 374,058.44	\$ 374,058	(47,737)	421,795	
1	ALL ELECTRIC BUILDING	19400	17.76	SF	\$ 344,592.00				
2	HEAT TRACE	1	15750.00	LS	\$ 15,750.00				
3	LEVEL 1 EV CHARGING STATIONS	2	1500	EA	\$ 3,000.00				
4	SUB BOND	\$ 428,657.44	2.50%	LS	\$ 10,716.44				
16600	Structured Cabling				\$ 13,968.00	\$ 13,968	4,850	9,118	
1	DATA CABLING	19400	0.72	SF	\$ 13,968.00				
16600	Fire Alarm System				\$ 35,131.00	\$ 35,131	15,731	19,400	
1		19400	1.81	SF	\$ 35,131.00				
16720	Building Security System				\$ 5,500.00	\$ 5,500	0	5,500	
1	ACCESS CONTROL (KEY FOB COMMON SPACES) ALLOWANCE	1	5500	LS	\$ 5,500.00				
2	CCTV Security System	0	0	BY OWNER					
SUBTOTAL OF ALL TRADE COSTS							\$ 4,845,998	172,564	4,673,434
101							SHELL SF COST>>>>		
	General Conditions				\$ 565,311	\$ 565,311	2,253	563,058	
	Contractor Fee				\$ 270,565	\$ 270,565	8,740	261,825	
	General Liability Insurance				\$ 76,705	\$ 76,705	2,478	74,227	
	Builders Risk Insurance				\$ 25,015	\$ 25,015	808	24,207	
General Conditions and Fee SUBTOTAL							\$ 937,597	14,280	923,317
102							SHELL SF COST>>>>		
	Permits - BY OWNER				\$ -	\$ -	0	0	
	Payment and Performance Bond				\$ 42,952	\$ 42,952	1,121	41,831	
	Taxes - TAX EXEMPT				\$ -	\$ -	0	0	
	Contingency				\$ 375,934	\$ 375,934	(43,822)	419,756	
	Material Escalation	\$ 5,783,595.14	2.5%		\$ 144,590				
	Construction	\$ 5,783,595.14	2.5%		\$ 144,590				
	Design	\$ 5,783,595.14	1.5%		\$ 86,754				
Permits-P&P Bonds-Taxes-Contingency SUBTOTAL							\$ 418,885	(42,702)	461,587
103							SHELL SF COST>>>>		
						\$ 6,202,480	144,142	6,058,338	
Trade Code	Trade Code Description	No. of Units SF/LF/LS	Price Per Unit SF/LF/LS	Unit Description SF/LF/LS	Combined Cost	Budget Price	DD BUDGET VS. SD BUDGET	SD BUDGET	