

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 **December 22, 2021**  
 TK JOB NUMBER **2021-013**

DIVISION	DESCRIPTION	Onsite	Shell Building	GRAND TOTAL
1	General Requirements		\$ 10,386	\$ 10,386
2	Site Work	\$ 1,049,706		\$ 1,049,706
3	Concrete		\$ 302,229	\$ 302,229
4	Masonry		\$ 47,853	\$ 47,853
5	Metal		\$ 145,731	\$ 145,731
6	Woods & Plastics		\$ 1,236,183	\$ 1,236,183
7	Moisture & Thermal Protection		\$ 337,282	\$ 337,282
8	Doors & Windows		\$ 316,294	\$ 316,294
9	Finishes		\$ 441,185	\$ 441,185
10	Specialties		\$ 21,450	\$ 21,450
11	Equipment		\$ 81,400	\$ 81,400
12	Furnishings		\$ 10,300	\$ 10,300
13	Special Construction		\$ 280,714	\$ 280,714
15	Mechanical		\$ 746,857	\$ 746,857
16	Electrical		\$ 474,339	\$ 474,339
**	General Liability + Builders Risk		\$ 89,864	\$ 89,864
*	General Conditions		\$ 573,878	\$ 573,878
*	Fee		\$ 303,789	\$ 303,789
*	Payment & Performance Bond		\$ 47,067	\$ 47,067
*	Permit - By Owner		\$ -	\$ -
*	Contingency		\$ 230,510	\$ 230,510
<b>TOTAL</b>		<b>\$ 1,049,706</b>	<b>\$ 5,697,311</b>	<b>\$ 6,747,017</b>
Cost per Unit		\$ 47,714	\$ 258,969	\$ 306,683
Cost per Shell SF		\$ 54	\$ 294	\$ 348

2	Site Work	Add	\$ 235,834
3	Concrete	Add	\$ 74,927
4	Masonry	Deduct	\$ (2,747)
5	Metal	Deduct	\$ (171,819)
6	Woods & Plastics	Add	\$ 237,639
7	Moisture & Thermal Protection	Add	\$ 63,249
8	Doors & Windows	Add	\$ 62,919
9	Finishes	Add	\$ 26,326
10	Specialties	N/A	\$ -
11	Equipment	Add	\$ 7,700
12	Furnishings	Deduct	\$ (1,800)
13	Special Construction	Add	\$ 32,451
15	Mechanical	N/A	\$ -
15	Plumbing	Add	\$ 14,760
15	Fire Sprinkler	Add	\$ 30,792
16	Electrical	Add	\$ 45,682
*	Insurance, GC, P&P, Contingency	Deduct	\$ (111,375)
<b>TOTAL</b>		<b>ADD</b>	<b>\$ 544,537</b>

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	80% CD BUDGET 12/22/2021
Site Totals 002						\$ 1,049,706
						SHELL SF COST>>>>>
2005	Survey				\$ 25,700.00	\$ 25,700
1	SURVEY	1	25700	SF	\$ 25,700.00	
2205	Excavation and Backfill				\$ 232,708.56	\$ 232,709
1	CLEAR/STRIP AND GRUB	220.00	15.49	CY	\$ 3,407.80	
2	SITE CUT TO FILL (OVERLOT GRADING)	990.00	35	CY	\$ 34,650.00	
3	EXCAVATE FOR FOUNDTAIONS	1100	17.00	LF	\$ 18,699.00	
4	BACKFILL USING NATIVE SOILS	1	26400	SF	\$ 26,400.00	
5	OVER-EXCAVATION AND RECOMPACTION	300	80	CY	\$ 24,000.00	
6	SITE DEMO	1	3500	LS	\$ 3,500.00	
7	SUB MOB	1	11500	LS	\$ 11,500.00	
8	IMPORT CLASS 6 UNDER PAVING AND SLAB	600	80	TON	\$ 48,000.00	
9	FINE GRADE	3733	8.72	SY	\$ 32,551.76	
10	SCREEN ONSITE MATERIAL - ALLOWANCE	1	30000	LS	\$ 30,000.00	
2275	Soil Erosion Protection				\$ 12,734.92	\$ 12,735
1	BMP Maintenance	11	150	month	\$ 1,652.92	
2	EROSION CONTROL	1	11082	LS	\$ 11,082.00	
2555	Site Utilities (Wet)				\$ 551,303.02	\$ 551,303
1	SANITARY	1	90576	LF	\$ 90,576.00	
2	STORM	1	333651	LF	\$ 333,651.00	
3	WATER	1	113629.6	EA	\$ 113,629.60	
4	CONTECH UNDERGROUND STORAGE	1	0	INCLUDED		
5	SUB BOND	2.50%	\$ 537,856.60	LS	\$ 13,446.42	
2605	Paving & Surfacing				\$ 89,840.00	\$ 89,840
1	6" CONCRETE PAVEMENT	1.00	89840	LS	\$ 89,840.00	
2625	Site Concrete, Curb & Gutters				\$ 44,858.00	\$ 44,858
1	4" SIDEWALK	1	21485	LS	\$ 21,485.00	
2	6" TRASH PAD	1	1131	LS	\$ 1,131.00	
3	CURB AND GUTTER	1	3960	LS	\$ 3,960.00	
4	ADA RAMPS	1	1180	LS	\$ 1,180.00	
5	BIKE STORAGE PAD	1	1680	LS	\$ 1,680.00	
6	TRANSFORMER PAD	1	280	LS	\$ 280.00	
7	VALLEY DRAIN	1	4392	LS	\$ 4,392.00	
8	CONCRETE STEPS	1	9500	LS	\$ 9,500.00	
9	BOLLARDS	5	250	EA	\$ 1,250.00	
2655	Striping & Signage				\$ 2,300.00	\$ 2,300
1	STRIPING	1	2300	LS	\$ 2,300.00	
2705	Site Lighting				\$ -	\$ -
2805	Landscaping & Irrigation				\$ 80,241.60	\$ 80,242
1	TREES	31	550	EA	\$ 17,050.00	
2	SHRUBS	41	200	EA	\$ 8,200.00	
3	PERENNIALS	39	95	EA	\$ 3,705.00	
4	STEEL EDGER	52	5	LF	\$ 260.00	
5	TURF	160	30	SF	\$ 4,800.00	
6	NATIVE SEED	1150	1.25	SF	\$ 1,437.50	
7	CONCRETE PAVERS	101	75	SF	\$ 7,575.00	
8	CRUSHED ROCK	98	2.95	SF	\$ 289.10	
9	STONE SEATS	5	1500	EA	\$ 7,500.00	
10	IRRIGATION	1	20000	LS	\$ 20,000.00	
11	BIKE RACK	29	325	EA	\$ 9,425.00	
2815	Site Masonry				\$ 10,020.00	\$ 10,020
1	TRASH ENCLOSURE	1	10020	EA	\$ 10,020.00	
2	BIKE STORAGE SHED - NO LID	1	0	INCLUDED	\$ -	
Building Shell Totals 003-016						\$ 4,452,204
						SHELL SF COST>>>>>
1	Cleaning & Waste Management					
	\$ 10,385.79					
17423	Final Cleaning				\$ 7,178.00	\$ 7,178
17419	Construction Waste Management (Recycle)				\$ 3,207.79	\$ 3,208
1	WASTE MANAGEMENT	8	400	MO	\$ 3,207.79	
3	CONCRETE					
	\$ 302,229.15					
3300	Cast-in-Place Concrete				\$ 268,334.15	\$ 268,334
1	STRUCTURAL CONCRETE	1	167217.1	LS	\$ 167,217.10	
2	SUB MOB	1	15330	LS	\$ 15,330.00	
3	PUMPING	1	8800	LS	\$ 8,800.00	
4	REBAR	1	22157	LS	\$ 22,157.00	
5	CONCRETE PATIO	6	7500	EA	\$ 45,000.00	
6	SUB BOND ALL CONCRETE	2.50%	\$ 393,202.10	LS	\$ 9,830.05	
3350	Gypcrete				\$ 33,895.00	\$ 33,895
1	1.25" GYPCRETE WITH ACOUSTIMAT LEVEL 2	1	25295.00	LS	\$ 25,295.00	
2	Prepours	4	2150	EA	\$ 8,600.00	
4	MASONRY					
	\$ 47,853.00					
4400	Stone Veneer				\$ 47,853.00	\$ 47,853
1	STONE VENEER	1	47853	LS	\$ 47,853.00	
5	METAL					
	\$ 145,731.00					
5500	Miscellaneous Metals				\$ 145,731.00	\$ 145,731
1	CORTEN METAL SIDING	1	85231.00	LS	\$ 85,231.00	
2	TRASH GATES	1	5500	LS	\$ 5,500.00	
3	STRUCTURAL STEEL	1	55000	LS	\$ 55,000.00	
6	WOODS AND PLASTICS					
	\$ 1,236,183.06					
6100	Rough Carpentry				\$ 1,044,630.06	\$ 1,044,630
1	ROUGH CARPENTRY	19400	38	SF	\$ 737,200.00	
2	BUILDING WRAP	19400	1.75	SF	\$ 33,950.00	
3	WINDOW FRAME SETTING	0	0	INCLUDED	\$ -	
4	JAMES HARDIE LAP SIDING	7370	9.5	SF	\$ 70,015.00	
5	BOARD AND BATT SIDING	3025	9.5	SF	\$ 28,737.50	
6	SHEATHING	10996	0	INCLUDED	\$ -	
7	WOOD SIDING	600	22	SF	\$ 13,200.00	
8	WOOD STAIRS	1	108000	LS	\$ 108,000.00	
9	WOOD RAILING WITH WELDED WIRE	250	115	LF	\$ 28,750.00	
10	SUB BOND	\$ 991,102.50	2.50%	LS	\$ 24,777.56	

DD BUDGET VS 80% CD	DD BUDGET 9/28/2021
235,834	813,872
9,205	16,495
23,911	208,798
1,657	11,078
185,266	366,037
17,090	72,750
12,838	32,020
(2,700)	5,000
(3,500)	3,500
(2,954)	83,195
(4,980)	15,000
420,078	4,032,126
0	7,178
0	3,208
79,282	189,053
(4,355)	38,250
(2,747)	50,600
(171,819)	317,550
258,406	786,224

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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	80% CD BUDGET 12/22/2021
6200	Finish Carpentry				\$ 4,445.00	\$ 4,445
1	WRAPPED DRYWALL WINDOW SILLS	1	45	EA	\$ 45.00	
2	MISC. BACKING AND BLOCKING	22	200	EA	\$ 4,400.00	
3	MDF SHELIVING	0	0	W/ DOORS	\$ -	
4	MDF BASEBOARD	6380	0	W/ DOORS	\$ -	
6500	Cabinets, Kitchen and Vanity				\$ 187,108.00	\$ 187,108
1	THARP CABINETS	1	105096	EA	\$ 105,096.00	
2	CORIAN DUNE PRIMA W/ SET ON SPLASH	1	82012	EA	\$ 82,012.00	
7	MOISTURE & THERMAL PROTECTION					
	\$ 337,282.25					
7100	Waterproofing				\$ 12,548.25	\$ 12,548
1	SPRAY APPLIED WATERPROOFING FOUNDATIONS	2145	3.5	SF	\$ 7,507.50	
2	2" RIGID INSULATION	2145	2.35	SF	\$ 5,040.75	
7200	Building Insulation				\$ 155,520.00	\$ 155,520
1	BUILDING INSULATION	1	132442	SF	\$ 132,442.00	
2	SPRAY FOAM UNDER SLAB	1	23078	LS	\$ 23,078.00	
7400	Single-Ply Roofing				\$ 148,714.00	\$ 148,714
1	ROOFING	1	71920	LS	\$ 71,920.00	
2	GUTTERS AND DOWNSPOUTS	1	7543	LS	\$ 7,543.00	
3	SNOW BARS	1	69251	LS	\$ 69,251.00	
7900	Caulking & Sealants				\$ 9,700.00	\$ 9,700
1		9700	1	SF	\$ 9,700.00	
7950	Fire-Caulking & Safing				\$ 10,800.00	\$ 10,800
1	FIRE STOPPING AND CAULKING	1	10800	LS	\$ 10,800.00	
8	DOORS & WINDOWS					
	\$ 316,293.95					
8110	Doors Frames & Hdwr				\$ 241,192.95	\$ 241,193
1	DOOR SUPPLY	1	241192.95	LS	\$ 241,192.95	
2	DOOR INSTALL	1	0	INCLUDED	\$ -	
3	INTERIOR TRIM	1	0	INCLUDED	\$ -	
4	SHELIVING	1	0	INCLUDED	\$ -	
8500	Windows & Patio Doors				\$ 67,233.00	\$ 67,233
1	VINYL WINDOWS - ARTISAN CASEMENT AND STUDIO DIRECT	1	67233	EA	\$ 67,233.00	
8800	Glass-Glazing				\$ 7,868.00	\$ 7,868
1	MIRRORS	1	7868	LS	\$ 7,868.00	
9	FINISHES					
	\$ 441,185.00					
9250	Drywall				\$ 229,975.00	\$ 229,975
1	DRYWALL	19400	10.14	SF	\$ 196,650.00	
2	RC CEILING	19400	1.72	SF	\$ 33,325.00	
9380	Luxury Vinyl Tile				\$ 92,340.00	\$ 92,340
1	LVT IN KITCHENS, LIVING, BATHROOMS, PUBLIC AREAS	1	50095.00	LS	\$ 50,095.00	
2	RUBBER TREADS STAIRWELL	1	28565	LS	\$ 28,565.00	
3	RUBBER BASE IN STAIRWELL	0	0	INCLUDED	\$ -	
4	TILE BACKSPLASH	1	6180	LS	\$ 6,180.00	
5	SUB MOB / COSTS	1	7500	LS	\$ 7,500.00	
9680	Carpeting				\$ 13,270.00	\$ 13,270
1	CARPET IN BEDROOMS	1.00	13270.00	LS	\$ 13,270.00	
9900	Painting				\$ 105,600.00	\$ 105,600
1	INTERIOR AND EXTERIOR PAINT	1	105600	SF	\$ 105,600.00	
10	SPECIALTIES					
	\$ 21,450.00					
10400	Signs				\$ 13,050.00	\$ 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	SHOWER ROD/CURTAIN/HOOKS, TOILET PAPER DISPENSER - RESIDENTIAL UNITS	28	300	EA	\$ 8,400.00	
11	EQUIPMENT					
	\$ 81,400.00					
11450	Residential Appliances				\$ 81,400.00	\$ 81,400
1	KITCHEN APPLIANCES	22	2450	EA	\$ 53,900.00	
2	WASHER / DRYER	22	1250	EA	\$ 27,500.00	
12	FURNISHINGS					
	\$ 10,300.00					
12500	Shades/Blinds				\$ 10,300.00	\$ 10,300
1		1	10300	LS	\$ 10,300.00	
13	SPECIAL CONSTRUCTION					
	\$ 280,714.00					
13100	Covered Parking				\$ 280,714.00	\$ 280,714
1	CARPORTS	1	280714	EA	\$ 280,714.00	
15	MECHANICAL					
	\$ 746,857.00					
15000	H.V.A.C.				\$ 264,000.00	\$ 264,000
1	VTAC UNITS	22	12000	EA	\$ 264,000.00	
15200	Plumbing				\$ 409,385.00	\$ 409,385
1	PLUMBING	1	399400	LS	\$ 399,400.00	
2	HYBRID WATER HEATERS	0	0	INCLUDED	\$ -	
3	NO GAS	0	0	INCLUDED	\$ -	
4	SUB-BOND	\$ 399,400.00	2.50%	LS	\$ 9,985.00	
15300	Sprinkler & Fire Protection				\$ 73,472.00	\$ 73,472
1	NFPA 13R	1	73472	LS	\$ 73,472.00	
16	ELECTRICAL					
	\$ 474,339.49					
16000	Electrical				\$ 430,470.49	\$ 430,470
1	ELECTRICAL	1	398866.00	SF	\$ 398,866.00	
2	HEAT TRACE	1	19746.00	LS	\$ 19,746.00	
3	EV READY PARKING	0	0	INCLUDED	\$ -	

DD BUDGET VS 80% CD	DD BUDGET 9/28/2021
(106,675)	111,120
85,908	101,200
2,360	10,189
26,837	128,683
34,052	114,662
0	9,700
0	10,800
57,548	183,645
5,483	61,750
(112)	7,980
0	229,975
(860)	93,200
(1,350)	14,620
28,536	77,064
0	13,050
0	8,400
7,700	73,700
(1,800)	12,100
32,451	248,263
0	264,000
14,760	394,625
30,792	42,680
56,412	374,058

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Trade Code	Trade Code Description	No. of Units SF/LF/LS	Price Per Unit SF/LF/LS	Unit Description SF/LF/LS	Combined Cost	80% CD BUDGET 12/22/2021
4	SUB BOND	\$ 474,339.49	2.50%	LS	\$ 11,858.49	
16600	Structured Cabling				\$ -	\$ -
16600	Fire Alarm System				\$ 38,369.00	\$ 38,369
1		1	38369.00	LS	\$ 38,369.00	
16720	Building Security System				\$ 5,500.00	\$ 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 101						\$ 5,501,910
						SHELL SF COST>>>>>
	General Conditions				\$ 573,878	\$ 573,878
	Contractor Fee				\$ 303,789	\$ 303,789
	General Liability Insurance				\$ 61,882	\$ 61,882
	Builders Risk Insurance				\$ 27,982	\$ 27,982
General Conditions and Fee SUBTOTAL 102						\$ 967,531
						SHELL SF COST>>>>>
	Permits - BY OWNER				\$ -	\$ -
	Payment and Performance Bond				\$ 47,067	\$ 47,067
	Taxes - TAX EXEMPT				\$ -	\$ -
	Contingency				\$ 230,510	\$ 230,510
	Material Escalation	\$ 2,750,954.89	2.5%		\$ 68,774	
	Construction	\$ 6,469,440.77	2.5%		\$ 161,736	
	Design	\$ 6,469,440.77	0.0%		\$ -	
Permits-P&P Bonds-Taxes-Contingency SUBTOTAL 103						\$ 277,577
						SHELL SF COST>>>>>
						\$ 6,747,017
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 80% CD	DD BUDGET 9/28/2021
(13,968)	13,968
3,238	35,131
0	5,500
655,912	4,845,998
8,567	565,311
33,224	270,565
(14,823)	76,705
2,966	25,015
29,934	937,597
0	0
4,115	42,952
0	0
(145,424)	375,934
(141,309)	418,885
544,537	6,202,480
DD BUDGET VS 80% CD	DD BUDGET