

California Townhomes

	4 Unit Townhome Costs Per Building (2-T2, T4, T5)			6 Unit Townhome Costs Per Building (3-T2,T3,T3E,T4)			7 Unit Townhome Costs Per Building (T1, 3-T2, 2-T3, T4)			8 Unit Townhome Costs Per Building (2-T3E,4-T2,2-T3)			Total
	Total	Per SF	% of Total	Total	Per SF	% of Total	Total	Per SF	% of Total	Total	Per SF	% of Total	Total
Number of Buildings	8			6			4			1			19
Number of Units per Building	4			6			7			8			25
Total Number of Units	32			36			28			8			104
Total SF per Building	8,762			13,137			15,065			17,516			
Slab SF	2,914			3,742			5,284			5,828			
Total Living Sapce	6,924			10,380			13,760			17,516			48,580
Total SF	55,392			62,280			55,040			13,840			186,552
Average SF per Unit	1,731			1,730			1,966			2,190			1,943
General Requirements	\$1,649	\$0.24	0.24%	\$1,687	\$0.16	0.17%	\$1,734	\$0.13	0.15%	\$1,778	\$0.10	0.14%	\$6,849
Site Prep & Excavation	\$13,132	\$1.90	1.91%	\$14,073	\$1.36	1.43%	\$13,389	\$0.97	1.19%	\$15,275	\$0.87	1.20%	\$55,874
Water, Storm, & Sewer	\$2,423	\$0.35	0.35%	\$3,635	\$0.35	0.37%	\$4,305	\$0.31	0.38%	\$4,846	\$0.28	0.38%	\$15,210
Concrete - Cast-In-Place	\$27,687	\$9.50	4.03%	\$36,011	\$9.62	3.67%	\$40,165	\$7.60	3.58%	\$43,440	\$7.45	3.42%	\$147,337
Concrete - Precast	\$488	\$0.07	0.07%	\$488	\$0.05	0.05%	\$610	\$0.04	0.05%	\$488	\$0.03	0.04%	\$2,074
Carpentry - Rough	\$126,918	\$18.33	18.48%	\$183,471	\$17.68	18.69%	\$215,044	\$15.63	19.15%	\$239,825	\$13.69	18.87%	\$765,324
Carpentry - Finish	\$16,646	\$2.40	2.42%	\$25,106	\$2.42	2.56%	\$29,302	\$2.13	2.61%	\$34,970	\$2.00	2.75%	\$106,033
Countertop	\$20,763	\$3.00	3.02%	\$28,771	\$2.77	2.93%	\$34,319	\$2.49	3.06%	\$37,019	\$2.11	2.91%	\$120,882
Wood Stairs & Railing	\$4,368	\$0.63	0.64%	\$6,552	\$0.63	0.67%	\$7,141	\$0.52	0.64%	\$8,735	\$0.50	0.69%	\$26,798
Insulation & Moisture	\$15,469	\$2.23	2.25%	\$22,823	\$2.20	2.33%	\$29,681	\$2.16	2.64%	\$33,518	\$1.91	2.64%	\$101,500
Roofing	\$54,439	\$7.86	7.93%	\$81,586	\$7.86	8.31%	\$100,748	\$7.32	8.97%	\$108,733	\$6.21	8.56%	\$345,536
Doors & Hardware	\$19,669	\$2.84	2.86%	\$27,584	\$2.66	2.81%	\$32,032	\$2.33	2.85%	\$36,240	\$2.07	2.85%	\$115,535
Windows & Glass	\$14,786	\$2.14	2.15%	\$19,815	\$1.91	2.02%	\$20,870	\$1.52	1.86%	\$25,019	\$1.43	1.97%	\$80,497
Stucco & Plaster	\$33,045	\$4.77	4.81%	\$42,064	\$4.05	4.29%	\$43,118	\$3.13	3.84%	\$51,083	\$2.92	4.02%	\$169,325
Drywall	\$50,553	\$7.30	7.36%	\$76,415	\$7.36	7.78%	\$83,919	\$6.10	7.47%	\$101,887	\$5.82	8.02%	\$312,801
Tile & Stone	\$11,530	\$1.67	1.68%	\$16,364	\$1.58	1.67%	\$19,255	\$1.40	1.71%	\$21,744	\$1.24	1.71%	\$68,899
Floor Finishes	\$21,580	\$3.12	3.14%	\$32,370	\$3.12	3.30%	\$37,514	\$2.73	3.34%	\$43,160	\$2.46	3.40%	\$134,636
Paint & Coatings	\$39,315	\$5.68	5.72%	\$58,987	\$5.68	6.01%	\$66,797	\$4.85	5.95%	\$77,781	\$4.44	6.12%	\$242,901
Specialties	\$12,786	\$1.85	1.86%	\$18,340	\$1.77	1.87%	\$21,438	\$1.56	1.91%	\$24,454	\$1.40	1.92%	\$77,025
Equipment Installation	\$20,625	\$2.98	3.00%	\$27,876	\$2.69	2.84%	\$31,939	\$2.32	2.84%	\$36,005	\$2.06	2.83%	\$116,455
Furnishings	\$27,873	\$4.03	4.06%	\$41,570	\$4.00	4.23%	\$44,517	\$3.24	3.96%	\$45,826	\$2.62	3.61%	\$159,800
Fire Suppression	\$20,760	\$3.00	3.02%	\$31,140	\$3.00	3.17%	\$35,631	\$2.59	3.17%	\$41,520	\$2.37	3.27%	\$129,062
Plumbing	\$63,817	\$9.22	9.29%	\$84,519	\$8.14	8.61%	\$93,267	\$6.78	8.30%	\$103,757	\$5.92	8.17%	\$345,390
Hvac	\$29,867	\$4.31	4.35%	\$45,050	\$4.34	4.59%	\$52,776	\$3.84	4.70%	\$60,733	\$3.47	4.78%	\$188,442
Electrical	\$36,629	\$5.29	5.33%	\$55,333	\$5.33	5.64%	\$63,703	\$4.63	5.67%	\$72,911	\$4.16	5.74%	\$228,596
Total per Building	\$686,817	\$104.70	100.00%	\$981,630	\$100.72	100.00%	\$1,123,214	\$86.31	100.00%	\$1,270,747	\$77.52	100.00%	
Total All Buildings	\$5,494,536			\$5,889,780			\$4,492,856			\$1,270,747			\$17,147,919

The following documents were used to prepare this estimate: