



PARTNER

WINTER 2023

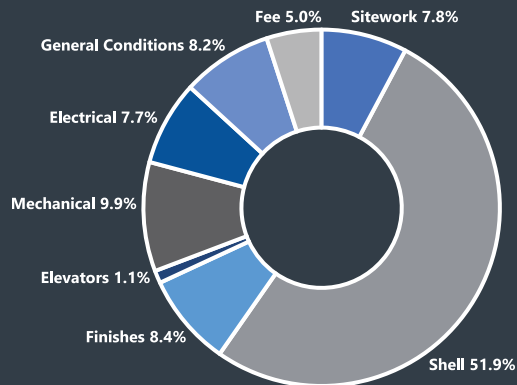
ENGINEERS WHO
UNDERSTAND
YOUR BUSINESS



LOW-RISE APARTMENTS Savannah, Georgia

- Size:** Six 4-Story Apartment Buildings, 384 Units, 500,000 SFG
- Site:** 12 Acres
- Labor:** Open Shop
- Delivery:** General Contractor Under GMP Contract
- Risk:** None
- Mitigant:**
- Schedule:** 24 Months

COST DISTRIBUTION



CONSTRUCTION COST CASE STUDY

Case study costs were derived from a project Partner Engineering and Science, Inc. monitored on behalf of a lending institution or investor.

OUTLINE SPECIFICATIONS

- Site:** Excavation, grading, site utilities, landscaping, surface parking for 588 spaces
- Foundation:** Concrete foundations and slab on grade
- Super-structure:** Wood framing, pre-engineered wood floor, and roof trusses
- Façade:** Wood siding / cement siding & vinyl windows
- Roof:** TPO roofing membrane
- Interior Finishes:** Painted gypsum interior walls and ceilings, vinyl plank flooring at living areas, carpet at bedrooms, porcelain tile at bathrooms
- Equipment:** Mid-range appliances (refrigerator, range/stove, dishwasher, microwave, washer/dryer)
- Furnishings:** Mid-range kitchen cabinets, quartz countertops and window treatments
- Elevators:** Gearless traction
- Sprinkler:** 100% wet pipe system
- Plumbing:** CPVC water supply piping, PVC sanitary vent piping, and individual domestic water heaters in each unit
- HVAC:** Ducted split system fan coil units for cooling and heating
- Electrical:** 120/208 volt, 3-phase 4-wire with 2,000 amps

DIRECT COST SYNOPSIS

TRADE	ROUNDED COST	COST/ UNIT	COST/ SF
Sitework	\$4,570,000	\$11,901	\$9.14
Concrete	\$1,923,000	\$5,008	3.85
Masonry	\$294,000	\$766	0.59
Metals	\$1,032,000	\$2,688	2.06
Carpentry / Drywall	\$19,803,000	\$51,570	39.61
Thermal / Moisture Protection	\$2,456,000	\$6,396	4.91
Doors/Windows	\$4,612,000	\$12,010	9.22
Finishes	\$3,318,000	\$8,641	6.64
Specialties	\$96,000	\$250	0.19
Equipment	\$1,371,000	\$3,570	2.74
Furnishings	\$242,000	\$630	0.48
Special Construction	\$306,000	\$797	0.61
Elevators	\$671,000	\$1,747	1.34
Fire Protection	\$718,000	\$1,870	1.44
Plumbing	\$3,045,000	\$7,930	6.09
HVAC	\$2,063,000	\$5,372	4.13
Electrical	\$4,508,000	11,740	9.02
SUBTOTAL	\$51,028,000	\$132,885	\$102.06
General Conditions / Ins / Bonds / SDI	\$4,820,000	\$12,552	\$9.64
Fee	2,935,000	7,643	5.87
TOTAL COST	\$58,783,000	\$153,081	\$117.57



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