

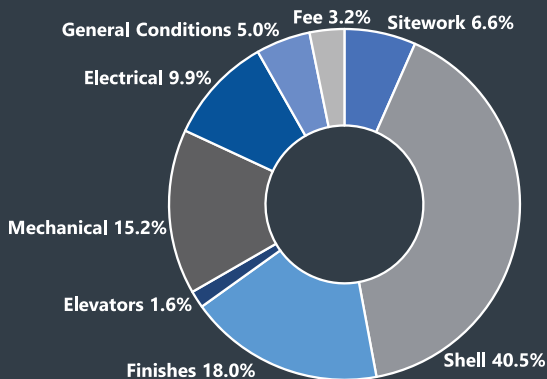


REP PHOTO

## RESIDENTIAL TOWER Nashville, Tennessee

- Size:** 342-Unit, 450-Parking Space (4-Level),  
1 Below and 21 Above Grade Stories,  
565,467 SFG
- Site Area:** 1.06-Acres
- Labor:** Open Shop
- Delivery:** General Contractor Under GMP Contract
- Risk Mitigant:** Subcontractor Bonds
- Schedule:** 26 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, and hardscape
- Foundation:** Shallow reinforced concrete system
- Superstructure:** Cast-in-place concrete
- Façade:** Aluminum & glass curtain wall at residential levels; precast concrete at garage levels
- Roof:** Fully adhered single-ply
- Interior Finishes:** Painted gypsum interior walls, exposed concrete ceilings, engineered wood flooring at living areas, stone at bath areas
- Equipment:** Premium appliances
- Furnishings:** High-end cabinets, quartz countertops and window treatments
- Elevators:** Four, 22-stop gearless traction elevators
- Sprinkler:** 100% wet pipe system
- Plumbing:** PEX water supply piping, PVC sanitary vent piping, and individual domestic water heaters in each unit
- HVAC:** Ducted split systems for cooling and electric heat
- Electrical:** 5,000-amp, 480 volt, 3-phase 4-wire main switchboard with 150 amp panels at each unit and emergency generator

### DIRECT COST SYNOPSIS

TRADE	ROUNDED COST	COST/UNIT	COST/SF
Sitework	\$7,791,000	\$22,781	\$13.78
Concrete	\$23,460,000	\$68,596	\$41.49
Masonry	\$1,573,000	\$4,599	\$2.78
Metals	\$2,774,000	\$8,111	\$4.91
Carpentry / Drywall	\$1,311,000	\$3,833	\$2.32
Thermal / Moisture Protection	\$2,260,000	\$6,608	\$4.00
Doors / Windows	\$15,027,000	\$43,939	\$26.57
Finishes	\$18,199,000	\$53,213	\$32.18
Specialties	\$1,039,000	\$3,038	\$1.84
Equipment	\$1,407,000	\$4,114	\$2.49
Furnishings	\$1,714,000	\$5,012	\$3.03
Special Construction	\$411,000	\$1,202	\$0.73
Elevators	\$1,877,000	\$5,488	\$3.32
Fire Protection	\$1,960,000	\$5,731	\$3.47
Plumbing	\$8,116,000	\$23,731	\$14.35
HVAC	\$7,912,000	\$23,135	\$13.99
Electrical	\$11,675,000	34,137	\$20.65
<b>SUBTOTAL</b>	<b>\$108,506,000</b>	<b>\$317,269</b>	<b>\$191.89</b>
General Conditions / Bonds / SDI	\$5,936,000	\$17,357	\$10.50
Fee	\$3,775,000	\$11,038	\$6.68
<b>TOTAL COST</b>	<b>\$118,217,000</b>	<b>\$345,664</b>	<b>\$209.07</b>



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