

Schematic Completion Cost Estimate



Project: Spring Drive Viewpoint

Address: 7855 Spring Drive

Date: 7/27/2026

Building Square Footage: 6448

May 5, 2026

Summary	Cost	\$1,590,344.78
	Cost / s.f.	\$246.64

Division 1- General Requirements	A	Code	
Building Permit		143-1010	by owner
Surveys Height & Foundation		143-1120	na
Soils Engineer		143-1160	na
Structural Engineer		143-1170	na
Special Inspections - Material Testing		143-1199	na
Blueprints / Reproductions		143-1188	inc.
Energy Modeling		143-1171	\$1,400.00
Safety		143-7714	inc.
General Labor / Site Organization		143-7515	\$15,600.00
Final Cleaning		143-7520	\$3,224.00
Warranty		143-7524	inc.
Supervision / Management		143-7525	\$40,000.00
Equipment Rental		143-7530	\$2,500.00
Builder's Contingency		143-7535	\$40,000.00
Miscellaneous	A	143-7540	\$5,000.00
Punch Labor and Materials		143-7545	\$5,000.00
Protection Labor and Materials	A	143-7560	\$5,000.00
Material Transportation		143-7550	inc.
Division 2- Site Construction			
Temp Signage		143-0100	na
Temp Barricades / Fences		143-1250	na
Temp Water		143-1260	by owner
Temp Sanitation		143-1265	\$1,200.00
Temp Heat / Propane		143-1270	\$0.00
Temp Utilities / PSCO		143-1275	by owner
Traffic Control		143-0115	na
Winter Protection		143-1496	na
Snow Removal		143-1211	by owner
Erosion Control / SWMP		143-0025	na
Lot Clearing		143-1210	na
De-Watering		143-1215	na

Rough Grading			143-1230	na
Shoring / Underpinning			143-1231	na
Asbestos Abatement			143-1340	na
Demolition			143-1310	na
Deconstruction			143-1272	na
Saw Cut / Coring			143-1495	na
Dumpster / Recycling			143-1330	\$5,000.00
Underground Electrical Lateral & Meter			143-1490	na
Gas Infrastructure / Gas Meter			143-1491	na
Sanitary Sewer Infrastructure			143-1492	na
Water Lateral / Infrastructure			143-1493	na
Fire Line / Hydrants			143-1494	na
Fill Dirt/Material			143-1220	na
Excavation / Backfill / Grading			143-2020	na
Trucking / Hauling			143-2025	na
Foundation Perimeter / Site under drain			143-2050	na
Asphalt Paving	A		143-0090	\$57,000.00
Landscaping			143-7120	by owner
Tree Trimming / Protection			143-7121	inc.
Fencing			143-7130	by owner
Retaining Walls			143-7150	by owner
Division 3- Concrete				
Foundation			143-2140	na
Foundation Equipment / Pump			143-2160	na
Caissons / Piers			143-2170	na
Foundation Damp-proofing			143-2060	na
Foundation Insulation			143-2175	na
Window Wells / Covers			143-2180	na
Flatwork Labor and Material			143-3420	\$34,240.00
Acoustic mat / Gypcrete			143-3430	na
Concrete Washout			143-7210	\$1,400.00
Post Tension Concrete			143-3460	na
Division 4- Masonry & Stucco				
Masonry Labor & Material			143-4120	\$0.00
Stucco / Dryvit			143-4150	na
Division 5- Metals				
Steel Fabrication & Erection			143-3030	na
Fireproofing / Spray			143-3040	na
Architectural Steel		A	143-3050	\$68,000.00
Division 6- Woods				
Framing Material			143-3110	na

Stairs / Trusses			143-2161	na
Framing Labor			143-3120	na
Exterior Trim Material			143-4810	na
Exterior Trim Labor			143-4820	na
Exterior Accessories			143-4805	by owner
Interior Trim Material	A		143-6210	\$50,000.00
Interior Trim Labor	A		143-6220	\$50,000.00
Division 7- Thermal & Moisture				
Roofing / Metal / EPDM / Asphalt			143-4020	\$9,540.00
Gutters / Downspouts			143-4060	na
Tin, Vents and Flashing	A		143-4070	na
Crawl Space Vapor Barrier			143-4075	na
Insulation Labor & Materials			143-4720	na
Caulking / Sealing	A		143-4930	na
Division 8- Doors & Windows				
Windows / Skylights			143-4520	na
Exterior Doors	A		143-4540	\$5,000.00
Interior Doors	A		143-4550	\$32,000.00
Overhead Garage Doors / Openers	A		143-4570	\$13,745.00
Door Hardware	A		143-6240	\$3,900.00
Division 9- Finishes				
Painting Labor & Material	A		143-4920	\$85,810.00
Drywall Labor & Material			143-6020	\$40,000.00
Acoustical Ceiling			143-6030	na
Wood Flooring	A		143-6110	\$32,261.00
Carpet	A		143-6130	\$31,676.00
Stain Concrete			143-2061	x
Sheet Flooring	A		143-6140	\$19,872.00
Tile Labor & Materials	A		143-6310	\$90,019.56
Shower Base			143-6330	inc.
Division 10- Specialties				
Shower / Tub / Enclosures	A		143-6618	\$9,685.00
Mirrors	A		143-6630	\$4,200.00
Bathroom Accessories	A		143-6640	\$2,750.00
Specialties (blank)				na
Division 11- Equipment				
Oven / Range	A		143-6510	\$19,346.00
Range Hood & Vent	A		143-6511	\$1,410.00
Microwave	A		143-6512	\$0.00
Dishwasher	A		143-6540	\$500.00
Refrigerator	A		143-6550	\$10,799.00

Washer / Dryer	A		143-6560	\$2,458.00
Appliance Installation	A		143-6520	\$4,009.50
Division 12- Furnishings				
Cabinets / Built-ins	A		143-6410	\$240,000.00
Cabinet Hardware	A		143-6415	\$2,500.00
Countertops	A		143-6430	\$65,000.00
Cabinet Installation			143-6460	inc.
Division 13- Special Construction				
Swimming Pools / spas			143-3821	na
Radon Mitigation			143-3921	na
Solar Thermal			143-3822	na
Solar Photovoltaic			143-3771	\$113,498.00
Security System			143-3780	na
Fire Monitoring Systems			143-3920	na
Bathroom Toilet Enclosures			143-3925	na
Division 14- Conveying				
Elevator / Dumbwaiter			143-7360	na
Cranes & Hoisting			143-7370	na
Fork lifts / Man lifts			143-7380	na
Scaffolding			143-7390	na
Division 15- Mechanical & Plumbing				
Plumbing Labor & Material			143-3620	\$15,000.00
Plumbing Fixtures	A		143-3650	\$59,297.00
HVAC Labor & Materials			143-3820	\$20,000.00
Air Conditioning / Swamp Cooling			143-3850	na
Fireplace Labor & Material			143-3860	na
Fire Sprinkler Systems			143-3910	\$7,500.00
Division 16- Electrical				
Electrical Labor & Materials			143-3720	\$34,000.00
Electrical Fixtures	A		143-3760	\$28,850.00
Phone / Data			143-3770	na
Sound & Video Wiring	A		143-3775	\$0.00
General Conditions			8.00%	\$111,135.21
Contractor Fee			6.00%	\$90,019.52

TOTAL

\$1,590,344.78