



# CAHILL

## Midtown Park Apartments New / Rehab Scheme

Conceptual Estimate

19-Feb-13

"Scheme A"

Developer: Mercy / MSPDI

Architect: Pyatok

Start Date: Assume 2015

Item	Quantity	UOM	Unit Rate	Extension	Comments / Assumptions
<b>Renovation</b>					
<b>Buildings 1, 2, 3</b>					
Residential Units - 74 units	106,834	SF	\$143	\$15,277,262	16-month duration per 12/7/12 estimate
Parking level	incl			incl above	
Site	0	SF	\$0	\$0	See new building budget
			<b>Subtotal</b>	\$15,277,262	
			<b>\$/SF</b>	\$143	
			<b>\$/unit</b>	\$206,449	
<b>New Buildings</b>					
<b>Demolition Buildings 4, 5, 6</b>					
Abatement	96,435	SF	\$19	\$1,832,265	3-month duration
Demolition	incl			incl above	
<b>Senior Building (6 story)</b>					
Parking below grade - 20 spaces	8,380	SF	\$125	\$1,047,500	20-month duration Concrete basement
Residential Units - 71 units	61,560	SF	\$275	\$16,929,000	Load-bearing metal stud
Common Interior Space - Lobbies	4,200	SF	\$400	\$1,680,000	
Service Areas, circulation	incl	SF			
Private Exterior Area - Patio / Terrace	1,980	SF	\$75	\$148,500	
Common Exterior Space - Courtyard	see sitework	SF			
<b>Family Building (6 story)</b>					
Parking below grade - 48 spaces	20,485	SF	\$125	\$2,560,625	21-month duration Concrete basement
Residential Units - 84 units	106,730	SF	\$275	\$29,350,750	Load-bearing metal stud
Common Interior Space - Lobbies	2,100	SF	\$400	\$840,000	
Service Areas, circulation	incl	SF			
Retail / Health Services	9,320	SF	\$150	\$1,398,000	Core and shell
Private Exterior Area - Patio / Terrace	4,860	SF	\$75	\$364,500	
Common Exterior Space - Courtyard	see sitework	SF			
<b>Supplemental Areas</b>					
Sitework, driveway, landscaping	55,000	SF	\$20	\$1,100,000	
City Sidewalks - Geary & Divisadero only	7,000	SF	\$15	\$105,000	
Utilities in Street	0			\$0	By Utility Companies
			<b>Subtotal</b>	\$57,356,140	
			<b>\$/SF</b>	\$270	
			<b>\$/unit</b>	\$370,040	
			<b>SUBTOTAL</b>	<b>\$72,633,402</b>	For Construction in 2013
Escalation (to anticipated start date)	8.00%			\$5,810,672	
Design Contingency				\$0	By Owner / Developer
			<b>GRAND TOTAL</b>	<b>\$78,444,074</b>	
			<b>\$/unit</b>	\$342,551	