

Quick Estimates: Baden Ave Condos

25-Oct-19 Only architectural drawings provided; will need full drawings before formal quote



Breakthrough Builders

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Total
Beds/Baths	3/ 2.5	3/ 2.5	4/ 3	4/ 3	3/ 2.5	3/ 2.5	4/ 3	4/ 3	
Garage		240	479	358		240	479	358	
1st Floor	728	107	112	310	728	107	112	310	
2nd Floor	326	430	838	809	326	430	838	809	
3rd Floor		610	632	486		610	632	486	
Gross SqFt	1054	1387	2061	1963	1054	1387	2061	1963	12930
Net SqFt	1054	1147	1582	1605	1054	1147	1582	1605	10776

Assumptions	
Garage Cost	\$100 \$/SqFt
Home Cost	\$233 \$/SqFt

Cost \$246,034 \$291,743 \$417,184 \$410,453 \$246,034 \$291,743 \$417,184 \$410,453

Blended Cost	
\$2,730,827	Infrastructure \$211.20 \$/SqFt

Finishing Budget: \$60,000 \$60,000 \$66,000 \$66,000 \$60,000 \$60,000 \$66,000 \$66,000

Total Cost: \$306,034 \$351,743 \$483,184 \$476,453 \$306,034 \$351,743 \$483,184 \$476,453

Blended Cost	
\$3,234,827	Infrastructure + Finishes \$250.18 \$/SqFt

Landscaping, Pavers for Open Space and Pervious Area \$50,000

Kamal Hyder
Breakthrough Builders
info@breakthroughbuilders.com
http://www.breakthroughbuilders.com/
Cell: 408-582-2066

Trenching and Utility Connections: \$120,000

Street Work: \$106,535

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Blended Cost	
Total: \$3,511,362	Complete Project \$271.57 \$/SqFt

Quick Estimates: Baden Ave Condos (July 17, 2020). This is not a formal bid

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	
Beds/Baths	3/ 2.5	3/ 2.5	4/ 3	4/ 3	3/ 2.5	3/ 2.5	4/ 3	4/ 3	
Garage		240	460	371		240	460	371	
1st Floor	731	114	105	318	731	114	105	318	
2nd Floor	375	435	813	774	375	435	813	774	
3rd Floor		607	662	519		607	662	519	
Gross SqFt	1106	1396	2040	1982	1106	1396	2040	1982	13,048
Net SqFt	1106	1156	1580	1611	1106	1156	1580	1611	10,906

Assumptions:		
Garage Cost	\$100	\$/SqFt
Living Area Cost	\$230	\$/SqFt
Finishing Cost	\$15	\$/SqFt

Costs:									
Infrastrucgture:	\$254,380	\$289,880	\$409,400	\$407,630	\$254,380	\$289,880	\$409,400	\$407,630	
Doors/Windows:	\$8,950	\$9,900	\$8,400	\$17,050	\$9,900	\$9,900	\$17,050	\$17,050	
Finishing:	\$76,590	\$77,340	\$89,700	\$90,165	\$76,590	\$77,340	\$89,700	\$90,165	

		Blended Cost	
\$2,820,780	Infrastructure	\$216.18	\$/SqFt

Total Cost:	\$339,920	\$377,120	\$507,500	\$514,845	\$340,870	\$377,120	\$516,150	\$514,845	
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		Blended Cost	
\$3,488,370	Infrastructure + Finishes	\$267.35	\$/SqFt

Grading / Foundation:	\$225,000	
Landscaping, Pavers for Open Space and Pervious Area	\$50,000	
Trenching and Utility Connections:	\$120,000	
Street Work:	\$106,535	
Fences, Porta Potties, hauling, Covid-19 Prep:	\$36,000	Assuming 18 months for project

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Sub-total:	\$3,989,905		
Contingency:	\$199,495	5%	
Total Cost:	\$4,189,400	Blended Cost	\$321.08 \$/SqFt