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20-unit Apartment Complex Building

Spring, 2022

Wood - \$3,085,014

ThermaSteel - \$2,863,184

This document is provided by speaking with a knowledgeable Builder/Developer used to the traditional building methods. Pricing of materials, labor and overall construction cost associated with the buildings.

Explanation of cost saving and benefits using ThermaSteel over traditional wood building.

-Dumpster on site went down in half Saving \$10,000 This due too little to no waste while using the ThermaSteel system since the panels are delivered precut to fit each individual project.

-HVAC units wile traditional wood building requires 3-ton units which came out to \$175,000 while using ThermaSteel that cost went down to \$83,750 saving \$91,250. This is due to the fact ThermaSteel insulation value requires much less energy consumption.

-Framing materials went down from \$600,000 to \$379,607 using the ThermaSteel flooring system requires fewer supporting beams than traditional wood framing.

-Labor for carpentry/rough envelope is cut down by about 45% due to the quick time it takes to erect the ThermaSteel building system. Months turns to weeks.

-Price cut in TPO Roof due to the fact wile using ThermaSteel no OSB is required.

Conclusion

Thermasteel came in under the budget by 7.2% meaning \$221,830 in savings

Wood Framing 20 unit budget	WOOD construction	ThermaSteel
line items	budget for 20 units	budget for 20 units
Security Fencing	\$ 5,648	\$ 5,648
Lot Stakeout - Corner Pins/ Offsets	\$ 3,671	\$ 3,671
Basement Excavation / Dirt Removal	\$ 246,000	\$ 100,000
Structural Foundation [Footings]	\$ 55,567	\$ 55,567
Straturl Foundation [Foundation Walls]	\$ 237,053	\$ -
Structural Foundation (Egress Wells, 4" Slab)	\$ 30,000	\$ -
Underslab Drainage	\$ 6,707	\$ 6,707
Crub Trap, 1" Water Service, 2" Fire Service, Sewer Lateral	\$ 14,120	\$ 14,120
Framing Materials (I-joists, Lumber) - Basement Floor	\$ 50,000	\$ 163,241
Framing Materials (I-joists, Sheathing, Dense Glass, Lumber, Tyvek) - 1st Floor	\$ 200,000	\$ 124,355
Framing Materials (I-joists, Sheathing, Dense Glass, Lumber, Tyvek) - 2nd Floor	\$ 200,000	\$ 125,587
Framing Materials (I-joists, Sheathing, Dense Glass, Lumber, Tyvek) - 3rd Floor	\$ 200,000	\$ 129,665
Framing Materials (I-joists, Sheathing, Dense Glass, Lumber, Tyvek) - Pilot House	\$ 75,000	\$ 41,135
Carpentry / Rough - Basement	\$ 24,711	\$ 15,568
Carpentry / Rough - 1st Floor	\$ 49,421	\$ 31,135
Carpentry / Rough - 2nd Floor	\$ 49,421	\$ 31,135
Carpentry / Rough - 3rd Floor	\$ 49,421	\$ 31,135
Carpentry / Rough - Pilot House + Roof	\$ 24,711	\$ 15,568
TPO Roof / Roof Barrier / Asphalt Shingles / Fiberglass	\$ 55,000	\$ 37,500
Windows (Floor to Ceiling - East, West & North Elevation) - Qty 27	\$ 59,306	\$ 59,306
Brick (Exterior Elevation - West, North & East)	\$ 42,361	\$ 42,361
Plumbing	\$ 96,019	\$ 96,019
HVAC // 90% 3 ton units	\$ 175,000	\$ 83,750
One (1) Wet Type Fire Suppression System -13R	\$ 98,843	\$ 98,843
Electric & House service	\$ 95,454	\$ 95,454
Doors	\$ 15,532	\$ 15,532
Fiber Cement [Panels, Lap Siding, 2", 6", 9" & 12" Fiber Cement Trim]	\$ 70,602	\$ 70,602
Insulation [Roof, Exterior Walls, Party Walls, Fire Foam and Sound Insulation]	\$ 47,500	\$ -
Drywall Tape Spackle	\$ 86,581	\$ 86,581
Interior Paint (ceiling and walls same color builder white)	\$ 35,301	\$ 35,301
Tile Material [Living Room, Kitchen, Dining Room, Bedroom, Bath, Common Areas]	\$ 53,657	\$ 53,657
Tile Installation	\$ 34,454	\$ 34,454
Trim material /Doors/Kitchens	\$ 32,477	\$ 32,477
Labor for install door & baseboard trim	\$ 60,000	\$ 60,000
Bathroom cabinet, toliets, hardware, sinks, faucets	\$ 30,500	\$ 30,500
Kitchen Cabinets - Material	\$ 67,778	\$ 67,778
Kitchen Cabinets - Installation	\$ 7,060	\$ 7,060
Quartz Countertops	\$ 39,537	\$ 39,537
Kitchen Backsplash	\$ 8,472	\$ 8,472
Appliance Packages	\$ 59,306	\$ 59,306
Interior Unit/Common Stairs/Railings	\$ 31,771	\$ 31,771
Dumpsters, Trash Removal	\$ 20,000	\$ 10,000
Miscelanous Finish Work/Exterior Railing	\$ 5,083	\$ 5,083
Site work/Step Removal	\$ 3,092	\$ 3,092
Poured Concrete Sidewalks / Exterior Concrete Stairs	\$ 9,290	\$ 9,290
Construction Project Management, Insurance & Overhead	\$ 223,586	\$ 201,375
Rpanel Roof system	\$ -	\$ 75,252
Fpanel floor system	\$ -	\$ 252,888
jacks kings and accessories	\$ -	\$ 34,572
headers n beams , cuts, track screw	\$ -	\$ 118,945
concrete & rebar for F panel	\$ -	\$ 142,188
discount prorated	\$ -	\$ (30,000)
Total Construction Budget	\$ 3,085,014	\$ 2,863,184

Thermasteel comes 7.2% under the budget 92.8%
Using ThermaSteel savings \$ 221,830

PROJECT ESTIMATE

Job #:	22-131R
Sales Rep:	TSHQ
Revision:	R2
Date:	
Expired Date:	

Description	Type	Density	R-Value	Thickness	Ga	SqF		Price (US)	
1 bPanel - Basement Below Grade Panels	7.5S	0.0	0.0	7.5	16	2,029	\$	32,648.22	
2 xPanel - 1st Floor Exterior Walls	5.5	1.0	R-35	5.5	18	2,081	\$	24,870.90	
3 xPanel - 2nd Floor Exterior Walls	5.5	1.0	R-35	5.5	18	2,101	\$	25,117.14	
4 xPanel - 3rd Floor Exterior Walls	5.5	1.0	R-35	5.5	20	2,305	\$	25,932.91	
5 xPanel - 4th Floor Exterior Walls	5.5	1.0	R-35	5.5	20	731	\$	8,226.94	
6 iPanel - Interior Walls - All Levels (Non-Load Bearing)	3.5HD	1.5	R-23	3.5	24	7,213	\$	71,029.82	
7									
8									
9									
10									
11 fPanel - Roof System	7.5	1.0	R-47	7.5	24	1,445	\$	15,050.38	
12									
13 fPanel - Floor System - 1st thru 3rd	7.5	1.0	R-47	7.5	24	4,856	\$	50,577.59	
14 Included: Jacks, Kings and Accessories								\$6,914.40	
							Panel Total	\$	260,368.30

15 Total sqf	22,761
16 Panel Price \$/sqf	\$11.44
17 Estimated number of flatbed trucks	4.27
18 Est Installation man hours	142

Additional Items:			
19	<input type="checkbox"/>	Optional: Headers and structural beams	\$3,590.66
20	<input type="checkbox"/>	Optional: Factory cut of openings for framed windows and doors	\$1,005.20
21	<input type="checkbox"/>	Optional: Track	\$14,820.80
22	<input type="checkbox"/>	Optional: Screw package and plates	\$4,372.30

Notes:
Due to higher volume of projects, Drafting will begin 4 weeks after engagement.

Important Notes:
This Initial Project Estimate is valid for 30 days. Initial 10% deposit is NON-REFUNDABLE.
This Initial Project Estimate does not constitute a valid contract for the production of panels. A signed final drafting letter and final invoice, together with the Terms and Conditions and any attachments thereto, constitutes a valid contract for the production of panels.
A final invoice will be provided after final shop drawings are approved by customer or customer's authorized representative.
Initial Project Estimates constitute initial estimates only and are subject to change in accordance with the final invoice.
SHIPPING FEES NOT INCLUDED. Panels are loaded by the Company and shipped on customer's carrier, without staging.
Pickup/shipping only occurs upon receipt of payment and clearing of funds.
Client requested design changes after Design Drawing Approval are subject to an additional \$700 change fee and rescheduling of production allocation.
Any stop order during manufacturing will result in a stop order fee \$1,000 for each stoppage.
If final invoice is not paid by Client within 10 days after the products are ready to ship, a finance charge of 18% APR applies for remaining balance.
If Client delivers payment in a timely manner, 30 days free storage is provided. Products not picked up after 30 days are subject to additional storage fees.
Jobs not released to production within 180 days are cancelled and subject to forfeit of deposit.
THIS PRODUCT REQUIRES ENGINEERING, which is Client's responsibility. Engineering and stamping services can be provided at additional cost.
Client that does not provide structural engineering nor wishes to acquire engineering assumes all liability.

This Initial Project Estimate and terms per Purchase Order have been reviewed and accepted
Link to Purchase Ord: <https://www.thermasteelinc.com/sites/default/files/purchase-order.pdf>

Name _____

Date _____

Title _____