
Kestrel Ridge

Design review and conceptual budget · Sample
A fictional apartment community · October 7, 2026

216

APARTMENTS

184

SHEETS READ

6

ITEMS TO SETTLE
FIRST

\$41.8M

PLANNING NUMBER



GOOD GOOD PLANS
Predictable Excellence > Heroic Recovery

Plan on \$41.8 million, and settle six items first.

GPathOS is GGP's proprietary operating system. It holds One Version of Truth across design and construction, from preconstruction through closeout, and checks it continuously. A machine does the math, and a person makes the call.

6

Items to settle first.

Each one names the sheets it's on. Five of them come with a price of their own.

\$41.8M

The number you can plan on.

It carries design contingency, insurance and our Fee. The five priced items sit outside it, \$830,000 to \$1,400,000 in total.

10

Business days to review each new drawing issue.

Your design team keeps the drawings moving, and every issue gets the same read until the set is ready to bid.

Next step. Walk the six items with your design team and set the date for the next issue. The budget and its basis follow.

SETTLE THESE FIRST

These six matter most for cost.

The sprinkler standard depends on the building area.

FP001 calls for NFPA 13R, and the code summary on G003 uses the area increase only NFPA 13 allows. Either the buildings get fire walls, or the system becomes NFPA 13, with sprinklers in the attics. The budget carries NFPA 13R. NFPA 13 is priced separately: \$190,000 to \$320,000. Fire walls get priced if chosen. **Sheets FP001 and G003.**

The stormwater design is waiting on its report.

C300 shows a dry detention basin, and the drainage report isn't in the set. If the basin falls short, the rest goes into storage under the parking. Priced separately for 35,000 cubic feet: \$260,000 to \$440,000. **Sheets C200 and C300.**

The soils haven't been tested yet.

S001 assumes 2,500 psf soil bearing for the footings, and the borings haven't been done. If the soils are soft, the top two feet under the buildings are replaced with engineered fill. Priced separately: \$140,000 to \$240,000. **Sheets S001 and C200.**

The east grades call for a wall that isn't drawn yet.

C200 drops the grade nine feet along the east property line, with no retaining wall designed. The price covers a segmental block wall 360 feet long, set back so the whole wall stays on the site: \$120,000 to \$200,000. **Sheet C200.**

The electrical service size isn't confirmed yet.

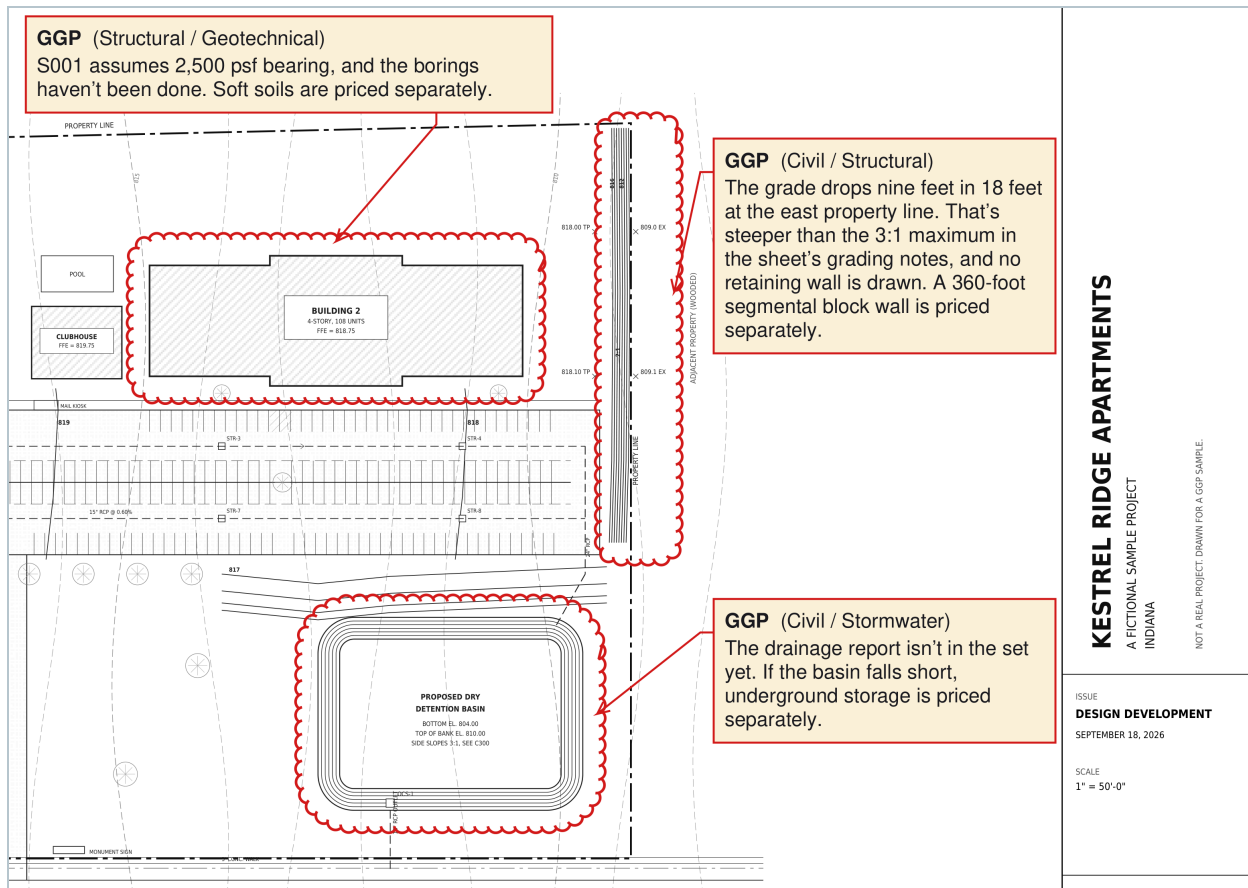
E001 shows one service for each building, and the load calculation isn't in the set. If the load calls for a second service at each building, that service adds switchgear, a transformer pad and feeders. Priced separately: \$120,000 to \$200,000. **Sheet E001.**

The water heaters need a place in the unit plans.

P601 schedules a 50-gallon electric water heater in every apartment. The budget carries the heaters, and the unit plans on A401 to A404 show no closet for one. Placing them may move walls, so their location should be settled before those plans are priced. **Sheets P601 and A401 to A404.**

ON THE SHEETS

We mark every item on the drawings, in Bluebeam.



C200, the grading plan, with three of the items marked: the east wall, the basin and the Building 2 pad.

GGPathOS places each item on its sheets in a Bluebeam file your design team can open like any other markup set. In this review, it placed the six items on 11 sheets.

THE NUMBER

Plan on \$41.8 million.

\$41.8M

PLANNING NUMBER

5%

PLUS OR MINUS, \$39.7M TO \$43.9M

\$193K

PER APARTMENT

What is in it.

The \$41.8M includes a 5 percent design contingency, insurance at 1.25 percent and a 5 percent Fee, each carried as its own line. It covers 216 apartments in two four-story wood-frame buildings, 228,000 GSF in all, plus a 4,500 GSF clubhouse, the parking and the site. Escalation is left out until the start date and the duration are set.

What is priced separately.

Five items are priced on their own, \$830,000 to \$1,400,000 in total, each tied to an item on page 3. Each has its basis written out, and none is buried in the \$41.8M. The water heaters carry no price of their own. If moving them changes the unit plans, we restate the number.

The detail behind it.

The schedule of values and the basis for each priced item follow. Ask about any line and we'll answer in writing. If the drawings say something different, the number changes.

YOUR DESIGN TEAM STAYS IN CHARGE

The review supports the architect and engineers of record. It doesn't replace them.

CONCEPTUAL BUDGET • SCHEDULE OF VALUES

DIVISION	TARGET	SHARE
Div 01 • General requirements	\$2,450,000	6.5%
Div 03 • Concrete	\$2,650,000	7.1%
Div 04 • Masonry	\$1,150,000	3.1%
Div 05 • Metals	\$820,000	2.2%
Div 06 • Wood, plastics and composites	\$6,400,000	17.1%
Div 07 • Thermal and moisture protection	\$2,150,000	5.7%
Div 08 • Openings	\$1,650,000	4.4%
Div 09 • Finishes	\$4,050,000	10.8%
Div 10 • Specialties	\$420,000	1.1%
Div 11 • Equipment	\$1,080,000	2.9%
Div 12 • Furnishings	\$1,250,000	3.3%
Div 14 • Conveying equipment	\$520,000	1.4%
Div 21 • Fire suppression	\$980,000	2.6%
Div 22 • Plumbing	\$2,600,000	6.9%
Div 23 • Heating, ventilating and air conditioning	\$2,350,000	6.3%
Div 26 • Electrical	\$2,600,000	6.9%
Div 27 • Communications	\$330,000	0.9%
Div 28 • Electronic safety and security	\$420,000	1.1%
Div 31 • Earthwork	\$1,100,000	2.9%
Div 32 • Exterior improvements	\$1,500,000	4.0%
Div 33 • Utilities	\$950,000	2.5%
Construction subtotal, before contingency, insurance and Fee	\$37,420,000	100%
Design contingency, 5%	\$1,871,000	
Insurance, 1.25%	\$491,138	
Fee, 5%	\$1,989,107	
Planning budget, target (\$39.7M to \$43.9M at plus or minus 5%)	\$41,771,245	

PRICED ITEMS, NOT IN THE TARGET

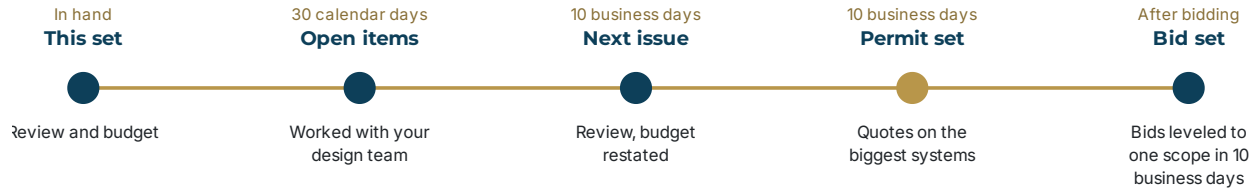
ITEM AND BASIS	LOW ADD	HIGH ADD
NFPA 13 in place of NFPA 13R FP001 calls for NFPA 13R, and G003 uses the area increase only NFPA 13 allows. Without fire walls, the system becomes NFPA 13, with sprinklers in the attics.	\$190,000	\$320,000
Underground detention under the parking C300 shows a dry detention basin, and the drainage report isn't in the set. If the basin falls short, the rest goes into 35,000 cubic feet of underground storage.	\$260,000	\$440,000
Soft soils under the buildings S001 assumes 2,500 psf bearing before any borings. If the soils are soft, the top two feet under both buildings are replaced with engineered fill.	\$140,000	\$240,000
Retaining wall along the east property line C200 drops the grade nine feet at the east line. The price is for a segmental block wall 360 feet long, set back so the whole wall stays on the site.	\$120,000	\$200,000
A second electrical service at each building E001 shows one service per building, and the load calculation isn't in the set. A second service at each building adds switchgear, a transformer pad and feeders.	\$120,000	\$200,000
Total, if every item lands	\$830,000	\$1,400,000

WHAT THE NUMBER ASSUMES

ITEM	QUANTITY	WHERE IT COMES FROM
Apartments	216	The unit matrix on A001
Buildings	Two, four stories	Wood frame on slab on grade, per S001
Gross area	228,000 GSF	Both buildings, per A101 and A102
Clubhouse	4,500 GSF	A801
Sprinklers	NFPA 13R	FP001
Parking	330 surface spaces	C100
Elevators	Four	Two in each building, per A101 and A102
Water heaters	216, 50 gallons each	Electric, one per apartment, per P601
Soil bearing	2,500 psf	S001, until the geotechnical report is in

THE ROAD TO A BIDDABLE SET

We take this set to bid in five steps.



Getting the set ready to bid.

We work the open items with your design team until each one is closed, and every new issue gets the same review. Decisions on the sprinkler standard, the stormwater and the soils get made while the drawings are still cheap to change. The permit review runs while the construction documents finish, so the bid set can pick up the city's comments.

A budget that tightens as it goes.

Trade quotes replace benchmark pricing on the biggest systems first. Carpentry, plumbing, mechanical and electrical are \$13.95 million of the \$37.42 million construction subtotal.

What comes back each time.

Every issue gets a written review within 10 business days, with each open item tied to its sheet and the budget restated when the drawings change it.

ABOUT THIS SAMPLE

This is a sample. Kestrel Ridge and every figure here are fictional. It shows what comes back when you send us your drawings: the items to settle first, a conceptual budget and how we'd take the set to bid.

Good Good Plans, LLC is a real estate development and construction company in Indianapolis, Indiana. The design review is free for owners and developers.

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