

CONSTRUCTION QUESTIONS OR ASSISTANCE

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ITEMS THAT YOUR CONSTRUCTION BUDGET SHOULD INCLUDE

- Utilities (water/ well, septic/ sewer, electrical and phone/ cable T.V. services, gas)
- Demolition and/or Site prep (as required for the project and hardscapes/ eventual landscaping)
- Construction costs for the home - every physical piece of the project and the labor to place it: including excavation, foundation/ flatwork, frame, roof, flashing & gutters, windows & shades & doors, siding & exterior trim, decks, HVAC, plumbing, electrical, insulation, drywall, millwork, paint, tile, cabinets & closets & counters flooring, specialty components (bath hardware, mirrors, fireplace, handrails, decorative metal), appliances
- General conditions (porta potty, site security, specialty tools, staging, shipping, miscellaneous)
- Debris removal
- Hardscape (patio's, walkways, driveways, etc.)
- Final cleaning
- Special Conditions (project specific- unconventional foundations, site access, etc.)
- Sales Tax
- Construction Management + Site Superintendent (traditionally, General Contractor Fee)

OTHER TYPICAL PROJECT COSTS THAT YOU SHOULD CONSIDER

(outside of the \$/sf typically quoted)

- Architectural fees (ranging from 8-15% typically depending on project scope/ type).
- Design consultants (such as surveyor, geotech, structural engineer, energy consultant, etc.)
- Permit fees (all regulatory and jurisdictional charges for the project approval)
- Landscaping

TYPICAL CONSTRUCTION COSTS

- Design-Build
- Remodel: \$150 per square foot +
- New construction: \$250 per square foot +
- Architect & General Contractor

CONSTRUCTION COSTS - ESTIMATES and ACTUAL

Job Name: _____ **Date** _____

No.	Item	Size or Qty.	Estimate	Actual
1	Land			
	Property Taxes/FCHA dues			
2	Survey			
	Appraisal			
3	Attorney			
4	Plans			
5	Loan Origination Fee			
	Zoning Permit			
6	Septic Permit			
7	Building Permit			
	Contractors License Renewal			
	Workmen's Comp & General Liability			
8	Builders Risk Insurance			
10	Water/Well			
	Electricity & Gas			
11	Sewer (septic)			
12	Pipe under Driveway			
13	Clear Lot			
14	Gravel			
15	Excavate (crawl space/basement)			
16	Footings - Material			
17	Footings - Labor			
18	Foundation - Material			
19	Foundation - Labor			
20	Concrete Floors (basement/garage/porch)			
21	Steel			
22	Waterproofing			
23	Drainage System			
24	Termite Treatment			
25	Framing - Material (to complete dry-in)			
26	Framing - Dry in Labor			
27	Windows			
28	Exterior Doors			
29	Roofing - Material			
30	Roofing - Labor			
31	Brick - Material			
32	Brick - Labor			
33	Fireplace - material & labor			
34	Stucco			
35	Siding - material			
	Siding - Labor			
36	Boxing			
37	Exterior Millwork - Material			
38	Exterior Millwork - Labor			
39	HVAC			
40	Electrical			

41	Plumbing Rough In				
42	Plumbing Fixtures & Toilets				
43	Tubs, Showers & Sinks				
44	Insulation				
45	Drywall - Material				
46	Drywall - Hang & finish				
47	Interior Millwork - Material				
48	Interior Millwork - Labor				
50	Hardward Floor				
51	Cabinets				
52	Countertops - Bathrooms				
53	Countertops - All Others				
54	Door Hardware (lock, handles, hinges				
55	Painting				
56	Appliances				
57	Light Fixtures				
58	Carpet and Vinyl				
59	Ceramic tile				
60	Closet Shelving				
61	Mirrors				
	Glass				
63	Intercom				
64	Bathroom Hardware				
65	Wallpaper				
66	Front Porch				
67	Deck				
68	Garage Doors & Openers				
69	Gutters				
70	Cleaning - Interior & Exterior				
72	Driveway				
73	Landscaping				
	Retaining Wall				
74	Extras				
75	Miscellaneous				
76	Trash Removal				
77	Attic Fan				
78	Ventilator				
79	Hookups				
80	Sanitation				
81	Construction Loan Interest				
82	General contractor fee				
83	Subtotal				
84	Real Estate Fee				
85	Closing Costs				
86	Total Selling Price				
87					
88					
89					
90					