

CONSTRUCTION QUESTIONS OR ASSISTANCE

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ITEMS THAT YOUR CONSTRUCTION BUDGET MAY 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 (patios, 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				

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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					

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