

	Cost / House	Cost - Overall	Percentage of Construction Costs only	Value Engineering Suggestions	Possible Increases
Land Cost		\$150,000			
Architecture/Structural Design	\$7,500	\$60,000	1.6%		
Landscape Design	\$1,000	\$8,000	0.2%		
Soils report?		\$2,000			
Civil Design		\$57,400	1.5%		
Preconstruction Appraisal (for bank)		\$3,000			
Developer Fee					
Total (Pre-development Cost Only)		\$280,400			
General Contractor	\$25,000	\$200,000	5.4%		
Dumpsters		\$6,480			
Porta Potty		\$2,300			
Permits		\$5,000			
Demolition	\$1,000	\$8,000	0.2%		
- Tree Removal		\$10,000			
Sitework					
- Erosion Control & Maintenance		\$5,000			
- Excavation/backfill/Utilities					
- Excavate for Utilities?					
- Excavate for Foundation?					
- Rough Grading for driveway/foundations?					
- Utilities					
- Drainage	\$37,500	\$300,000		- Avoid Detention ponds - less driveways - Have subs include both earthwork and utilities	- full basement (add \$5,900/bldg) Silha
- water					
- sanitary					
- Earthwork					
- Electrical - service drops/laterals	\$3,125	\$25,000			
- Gas	\$3,125	\$25,000			
- Cable	\$1,875	\$15,000			
Landscaping	\$5,000	\$40,000	1.1%		- use crushed gravel instead of sidewalks and concrete paver
Concrete	\$11,122	\$88,975	2.4%		
- Foundations					- full basement
- Insulation?					
- Patios/Stoops					
- Concrete Driveways & Sidewalks				- remove pavers replace with compacted crushed gravel - No courtyard sidewalks	
Asphalt Driveways		\$23,880	0.6%		
Framing				- Less driveway SF	
	\$33,700	\$269,600	7.3%	- use pole barn (post frame) construction for garage - no 2nd floor in garage - shorten 1st floor wall height - lessen roof slope - remove one or both entry overhangs - install siding on wall panels - shorten lookouts? - eliminate overhangs - panelize entry overhangs somehow	- 1st floor framing - bigger garage (to increase sale price)
- Framing and erection					
- Install Windows?					
- Install Doors?					
Casework					
- Cabinet fabrication/supplier	\$35,082	\$280,656	7.6%		
- Kitchen Cabinetry	\$10,336			- use RTA	
- Kitchen quartz countertops	\$4,931			- (wood? solid surface)	
- 1st floor bath cabinetry	\$2,184			- use RTA	
- 1st floor bathroom quartz countertops	\$599			- use RTA	
- 2nd floor bath cabinetry	\$2,184			- use RTA	
- 2nd floor bathroom quartz countertops	\$599			- use RTA	
- 2nd floor linen cabinets	\$3,996			- remove	
- 2nd floor linen countertops	\$863			- remove	
- Bedroom quartz countertops	\$1,198			- remove	
- Attic access panel	\$2,392			- remove	
- Cabinet doors below stairs	\$5,800			- remove (stairs to basement)	
- Cabinet install	\$3,740	\$29,920			
- Stairs module prefabrication	\$9,000	\$72,000	1.9%	- straight stair (no winders) - possible shorter floor to floor - Larger footprint - Shorter treads	
Finish Carpentry					
- Install Trim	\$2,000	\$16,000		- using drywall returns	
- Install Stairs					
- Install Doors	\$5,250	\$42,000			
Roofing	\$11,832	\$94,652	2.5%	- use shingles - shallower pitched roofs (12/12, 10/12?)	
Siding	\$17,628	\$141,025	3.8%	- use LP or vinyl siding - apply siding to wall panel in shop?	
- Flashing?					
Insulation	\$8,979	\$71,832	1.9%	- use lash and batt at low slope - sip panels? - less pitch at roof.	
- Vapor Barrier?					
Drywall	\$16,288	\$130,304	3.5%	- flat ceiling (i.e. no sloped ceilings)	
Flooring & Tile	\$10,793	\$86,340	2.3%	- not tile in 1st bathroom	
Painting					
- Interior	\$5,000	\$40,000	1.1%	- find a way to avoid tapping off - pre-painted trim - avoid filling fastener holes	
- Exterior	\$5,000	\$40,000	1.1%	- find a way to avoid tapping off	
Plumbing	\$16,792	\$134,332	3.6%	- include basement easier routing?	

	Cost / House	Cost - Overall	Percentage of Construction Costs only	Value Engineering Suggestions	Possible Increases
- Gas?	\$1,500	\$12,000			
- plumbing fixtures					
- Kitchen Sink	\$300	\$2,400			
- Garage Disposal	\$200	\$1,600			
- (2) Toilets	\$600	\$4,800			
- Tub - Alcove - 1st floor	\$600	\$4,800			
- Tub - Surround	\$600	\$4,800			
- (2) Bathroom sink/faucet	\$400	\$3,200			
- washer/dryer	\$1,500	\$12,000			
- water softener					
- water heater					
HVAC					
	\$24,973	\$199,784	5.4%	- use basement to route ductwork - locate furnace in basement - remove spiral ducts - switch dining/kithcne and put furance on first floor - mini-split system? ceiling cassette?	
- Radiant Heat					
Electrical	\$20,500	\$164,000	4.4%		
- Lighting					
- (2) bathroom sconces	\$300	\$2,400			
- (3) Kitchen Pendants	\$450	\$3,600			
- (3) Fans	\$600	\$4,800			
- (1) Dining Pendant	\$250	\$2,000			
- (1) Stair Pendant	\$250	\$2,000			
- Utility Fixtures					
- Site lighting?					
- fire/smoke dectectors?					
- Low voltage stuff?					
Lumber Yard					
- floor truss	\$753	\$6,024	0.2%		
- Redbuilt Trusses	\$3,778	\$30,224	0.8%	- don't use - exposed lumber instead	
- roof truss	\$4,544	\$36,352	1.0%		
- wall panels?	\$16,893	\$135,144	3.6%	- lean on panelizer to install siding?	
- windows & patio doors	\$14,525	\$116,200	3.1%	- use sliding door - change single door in corner to window	- andersen 200s upstairs
- Ext. doors	\$4,059	\$32,475	0.9%	- sliding double door, instead of double swinging door	
- Int. doors & Trim	\$5,309	\$42,474	1.1%		
- siding? (and roofing)	\$10,409	\$83,274	2.2%	- use LP smartside or fiber cement - pole barn (post frame) for garage	
- roofing?				- use asphalt shingles - rubber membrane at low slope?	
- Cabinet Allowance					
subtotal (items listed above)					
Total Bid					
- Remaining - Loose Lumber - Sheathing - Flashing - Hardware	\$19,170	\$153,361	4.1%		
Missing from Bid					
Includes					
- Garage Door					
- turnbuckles and collier ties	\$2,900	\$23,200	0.6%	- remove hung overhand - remove collar ties	
Appliances					
- Dishwasher	\$600	\$4,800			
- Range/Oven	\$1,000	\$8,000			
- Range Hood	\$400	\$3,200			
- Refrigerator	\$1,200	\$9,600			
- Garage Door Opener?					
- Installation					
Accessories					
- Window Blinds?	\$2,600	\$20,800			
- Window Blinds - Install	\$1,300	\$10,400			
- Shelving in closets	\$1,000	\$8,000			
- Shelving in closets - install	\$500	\$4,000			
- common mail boxes		\$2,000			
Contingency	\$21,000	\$168,000	4.5%		
Debt Service on Construction Loan	\$24,000	\$192,000	5.2%		
Total (Construction Costs Only)		\$3,717,008			
Realtor	\$7,875	\$63,000	1.8%		
Advertising					
Attorney - condo covenants		\$4,000			
Final survey		\$2,000			
Deferred Water/Sewer Assessment		\$30,790			
Closing Costs					
Total (Closing Costs Only)		\$99,790			
Total Costs		\$4,097,198			
Per House		\$512,150			
per square foot		\$245 / SF			