



ARCHITECTS | DESIGNERS

BUILD

RESIDENTIAL CONSTRUCTION BUDGET

CHEAT SHEET

ITEMS THAT YOUR **CONSTRUCTION BUDGET** SHOULD INCLUDE

Construction costs - 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 (portapotty, site security, specialty tools, staging, shipping, miscellaneous)
Debris removal
Final cleaning
Special Conditions (project specific: unconventional foundations, site access, etc.)
Sales Tax
Construction Management + Site Superintendent (traditionally referred to as the General Contractor Fee)

ITEMS THAT YOUR **PROJECT BUDGET** SHOULD CONSIDER

(these are outside of the \$/SF typically quoted)

Architectural fees (typically ranging from 10-15% depending on project type and scope)
Design consultants (such as surveyor, geotech, civil engineer, structural engineer, energy consultant, etc.)
Permit fees (all regulatory and jurisdictional charges for the permit review, permit corrections, and project approval)
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)
Hardscape (patios, walkways, driveways, etc.)
Landscaping

TYPICAL **CONSTRUCTION BUDGET** & **PROJECT BUDGET**

Full scale remodels:	\$250/SF ± \$50/SF
New construction:	\$325/SF ± \$50/SF
New multi-family:	\$225/SF ± \$50/SF

For an elevated level of *flawless perfection* add 40% minimum to costs above

www.buildllc.com

For use in residential construction in the Pacific Northwest, 2019

