

Wood Residence

COST SUMMARY



BUDGET ESTIMATE

This estimate has been prepared for preliminary budgeting purposes and to assist in evaluating project options. Every effort has been made to present cost breakouts for clarity; however, certain line items are based on allowances, combined subcontractor pricing, or reasonable approximations where detailed breakdowns were not available. All pricing is subject to refinement and adjustment based on final scope, selections, subcontractor confirmations, and field conditions should the project or any option proceed.

PRIMARY SUITE & DEN BUDGET

Total Finished Area (square feet) 1376 sf

BASE PRICE

\$450,394

UPGRADE FEATURES & OPTIONS (included in budget)

1	Wardrobe 3-way mirror	\$2,011
2	Stackable washer/dryer unit	\$2,616
3	New cabinetry in Den Closet	\$8,364
4	Decorative wall moldings at the bed wall and perimeter of bedroom	\$1,193
5	Foyer floor	\$28,872

Subtotal Upgrade Features & Options **\$43,056**

Subtotal Cost **\$ 493,450**

KITCHEN, HEARTH ROOM, DINING, & POWDER BATH

Total Finished Area (square feet) 1588 sf

BASE PRICE

\$493,395

UPGRADE FEATURES & OPTIONS (included in budget)

upgrade features and options incorporated during design process

1	See-thru Dining Cabinet	\$28,870
2	Powder Bath vanity, countertop, plumbing fixtures, light fixture, mirror, & bath accessories	\$12,324
3	Dining ceiling moldings	\$4,759
4	Dining wall moldings	\$5,357
5	New corbels, tile, and doors at Great Room fireplace	\$8,880
6	New doors at Hearth Room fireplace	\$3,502

Subtotal Upgrade Features & Options **\$63,692**

Subtotal Cost **\$557,087**

ACCEPTED OPTION ITEMS (incorporated into budget)

o	Bath 2 - Replace shower only to a fully tiled system (shower floor, ceiling, walls, new valve and shower head)	ADD	\$15,791
o	Bath 2 - New plumbing fixtures (using existing vanity), mirror, tile flooring, paint bathroom/wardrobe/bedroom (walls, ceilings, trim, doors)	ADD	\$14,298
o	Bath 2 - provide new cabinet	APPROX. ADD	\$4,200
o	Bath 3 - Replace shower only to a fully tiled system (shower floor, ceiling, walls, new valve and shower head)	ADD	\$16,950
o	Bath 3 - New plumbing fixtures (using existing vanity), mirror, paint bathroom/wardrobe/bedroom (walls, ceiling, trim, doors)	ADD	\$12,884
o	Bath 3 - provide new cabinet	APPROX. ADD	\$4,200
o	Add decorative muntins to vanity cabinet doors (as shown on 3D)	ADD pending	pending
o	Change tub selection from the Amma Oval 66x38 drop-in tub to the Essencia Oval 72x36 drop-in tub	DEDUCT	-\$1,109

o Heated floor at Primary Bath	ADD	\$4,874
o Pantry painted to match Kitchen in lieu of melamine (includes doors at base and upper cabinets)	APPROX. ADD	\$2,281
o Revise Cabinets & Fireplace Surround in the Hearth Room (pending design)	ADD pending	pending
o New carpet at the curved stairs (leading to upper level)	ADD	\$5,725
o New carpet at the curved stairs (leading to lower level)	ADD	\$5,725
o New wall moldings at the Foyer wall (leading to Dining)	ADD	\$7,253
o New wall moldings in the Great Room	ADD	\$8,006
o New flooring in the Great Room - carpet	ADD	\$7,255
o Reframe the steps leading down to the Great Room to gain additional space in the Foyer (cost does not include finish materials)	ADD	\$1,298
o New Front Entry System (pending further design approx. cost \$40k-\$50k)	APPROX. ADD	\$40,000
o New Foyer chandelier (\$20,000 fixture allowance)	ADD	\$26,589
o Add (2) sconces and (2) switches at the Upper Balcony	ADD	\$4,552
o New wall moldings at "sconce" wall at the Upper Balcony	ADD	\$2,390
o Paint the Upper Level (Foyer, Great Room, Upper Level Balcony, Hallways) - includes walls, ceilings, trim, doors; does NOT include re-finishing stairs or railings	APPROX. ADD	\$30,000
o Re-finish stair end caps at curved stair leading to the Upper Level (include re-finishing the newel posts, railing, and balusters)	ADD pending	pending
o New carpet at the Upper Level Bedrooms, Hallway, and Balcony	APPROX. ADD	\$12,500
o Paint the Lower Level (Family Room, Billiards, Bar, Fitness, Lower Vestibule, Bed 4 & Wardrobe, Bed 5 & Wardrobe, LL Back Hall, Back Kitchenette) - includes walls, ceilings, trim, doors; does NOT include re-finishing any cabinetry	APPROX. ADD	\$50,000
o New carpet for entire Lower Level, excluding Mechanical, Kitchenette, and Fitness	APPROX. ADD	\$27,500
o New LVP in floor of Lower Level Bar	ADD pending	pending
o Provide a low-VOC "Epoxy" coating at the Lower Level Storage Room	ADD pending	pending
o Add storage shelving in Mechanical Area	APPROX. ADD	\$4,678
o Reinforce osb sub-flooring to remove squeaks	ADD pending	pending
o New hardware for lower level and upper level doors (\$255 price per each) - new hardware included for all of the main level per the Primary Suite and Kitchen/Hearth/Dining estimates	APPROX. ADD	\$4,590
o Sauna Room	ADD	\$27,547
o Delete the door between Fitness Room and Storage	ADD pending	pending
o AV Systems - AV wiring, network/Wi-Fi, camera system, audio system (approximate add, pending changes per electrical walk through)	APPROX. ADD	\$66,115
o New TV's (Family Room, Primary Bedroom, Lower Level Family Room, reuse existing TV for Primary Bath) - fee not applied	ADD	\$3,294
o Lutron Lighting Control System (final cost pending electrical walk thru for a "minimal" system) value to be determined	ADD pending	pending
Subtotal Accepted Items Cost		\$409,386
TOTAL CONSTRUCTION BUDGET		\$1,459,923
Excluding Design, Window coverings, TV's, Furnishings, Interior Designer		

ALTERNATE BIDS (NOT included in total)

11	Bath 4 - Replace shower only to a fully tiled system (shower floor, ceiling, walls, new valve and shower head)	ADD	\$16,375
13	Bath 4 - New plumbing fixtures (using existing vanity), mirror, tile flooring, paint bathroom/wardrobe/bedroom (walls, ceiling, trim, doors)	ADD	\$15,121
14	Bath 4 - New door and drawer front for vanity/bath cabinetry	ADD	\$1,515
15	Bath 4 - provide new cabinet	APPROX. ADD	\$4,200
48	Lower Level Powder Bath - New plumbing fixtures, pre-fab vanity, countertops, vanity light, mirror, tile flooring, paint bathroom (walls, ceiling, trim, doors)	ADD	\$15,207
16	Add a motorized function to the closet pull-downs in the Primary Wardrobe	ADD	\$3,866
17	Modify Primary Wardrobe finishes to be painted wood cabinetry in lieu of melamine	ADD pending	pending
18	Add melamine doors to all "floor-ceiling" shelving areas in the Primary Wardrobe	APPROX. ADD	\$12,000
26	Change wood floor selection to be custom-finished lpe by Heartland Wood Floors in lieu of pre-finished wood floors by Timberland Flooring	ADD	\$17,812
37	Re-frame sloped ceiling above the front door to be an arched ceiling	APPROX. ADD	\$7,221
47	New closet systems and/or rods at secondary bedrooms	APPROX. ADD	\$3,000 each
53	New doors at Lower Level fireplace	ADD	\$3,068
59	Hobby Room - Lower Level - add custom melamine cabinetry system	APPROX. ADD	\$20,500
61	Replace exterior decorative light fixtures with new	ADD	\$9,465
63	Add a beverage faucet at the Kitchen sink	ADD	\$491
64	Water filtration system	ADD pending	pending
67	Lighting Control System (Lutron Hybrid) - includes main floor areas, hallway, stairs, lower level Family Room, lower level Powder Bath, lower level Hallway, Exterior lights (approximate add, pending changes per electrical walk through)	APPROX. ADD	\$39,049
68	New roof	ADD pending	pending
	Add to modify the interior of the Lower Level Fireplace cabinets (pending new meeting with Eurowood Cabinets)	ADD pending	pending
	new Add to repair the hole in the subfloor of the unfinished attic space	ADD pending	pending
	new Add to replace the door leading from Garage to House	ADD pending	pending