

Schachne Residence

COST SUMMARY

PRELIMINARY BUDGET ESTIMATE



NEW HOME BUDGET

NEW HOME BASE PRICE \$ 1,516,880

Total Finished Area (square feet)	3644 sf
Garage Area	1082 sf
Covered Patio	230 sf

UPGRADE FEATURES & OPTIONS (incorporated into budget)

upgrade features and options incorporated during design process

o Finished Lower Level (1205sf)	\$144,977
o Add fireplace (and decorative facing) at Lower Level	\$13,639
o Add Elevator	\$46,665
o Add electric in-floor heat at Master Bathroom	\$3,060
o Add Velux SunTunnel Skylights at Laundry and Guest Bath	\$3,827
o Add Skylight at Covered Patio	\$1,187
o Add "Special Feature" at wall in Foyer	\$5,000
o Add GE Monogram warming drawer at Kitchen	\$2,182
o Add stationary screens at Covered Patio	\$5,348
o Add hot water recirc line/pump	\$2,358
o Add decorative metal shelves in Great Room	\$2,794
o Add tile to Master Wardrobe in lieu of carpet	\$1,682
o Add water treatment system (including softener and RO system)	\$5,869
o Add masonry mailbox allowance	\$4,000
o Upgraded Plumbing Fixture (and Bath Accessory) allowance	\$10,000
o Add masonry landscape planters at front elevation	\$7,453

Subtotal Upgrade Features & Options **\$260,041**

Subtotal Home Cost **\$1,776,921**

Home Cost per finished square footage **\$488 / sf**

SITEWORK ALLOWANCES (subtotal with allowance fee)

\$ 140,835

Direct Cost Allowances

o Paver Allowance	\$23,000
o Landscape Lighting Allowance	\$12,250
o Irrigation / Sod Allowance	\$14,250
o Buried Drainage Allowance	\$12,965
o Retaining Wall Allowance	\$20,000
o Landscaping (and buried drainage) Allowance	\$40,000

REVISED TOTAL CONSTRUCTION BUDGET

\$1,917,756

Excluding Design, Lot purchase costs, window coverings, TV's, furnishings

ALTERNATE BIDS (NOT included in total)

◦ Change Laundry Room Floor to be wood flooring in lieu of tile	DEDUCT	-\$1,328
◦ Add for urethane enamel paint at the lower level Mechanical Room floor	ADD	\$1,955
◦ Modify screen porch to incorporate motorized screens (in lieu of stationary) at the Covered Patio (approximate value only to be verified)	APPROX. ADD	\$12,000
◦ Change back patio to be standard concrete in lieu of porcelain tile	DEDUCT	-\$16,500
◦ Add multi-color flake 'epoxy' floor coating at Garage floor	ADD	\$7,135
◦ Add a natural gas (forced air) Garage unit heater	APPROX. ADD	\$4,950
◦ Add for one transfer switch to accommodate future generator for one (of two) electrical panels (would need two for total house coverage)	ADD for each	\$1,400
◦ Add generator (size pending items desired for backup)	APPROX. ADD	\$12k-\$20k
◦ Delete paver inset feature at front sidewalk	DEDUCT	-\$3,250
◦ Provide Pella RESERVE Contemporary Series windows in lieu of Pella Lifestyle Series.	ADD	\$13,981
◦ Provide Marvin Ultimate windows in lieu of Pella Lifestyle Series	ADD	pending
◦ Provide Windsor Pinnacle Series windows in lieu of Pella Lifestyle Series	DEDUCT	pending
◦ Add shower door at Master Bath	ADD	\$1,700
◦ Supply and install TV's, sound system, and video surveillance.	APPROX. ADD	pending
◦ Supply and install window coverings/motorized shades	ADD	by interior designer
◦ Provide a Lighting Control System	APPROX. ADD	pending
◦ Add radiant heated driveway (approximately 1200sf near garage doors), includes added closet in garage to conceal boiler equipment.	APPROX. ADD	\$59,500