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Sitework Selections

Option	Quantity	Unit	Unit Price	Sub-Total		
2: Site Preparation				NA		
13	Site Clearing	No Site Clearing	NA	N/A	N/A	
3: Site Improvements				\$45,309.20		
46	Driveway	Concrete 3500 psi; 4" thick; broom finish; 6x6 wire fabric; 6" crushed stone base	1,080	SF	\$6.83	\$7,376.40
51	Driveway Driveway Width	36'-0" (3 car)	36	Feet	N/A	N/A
80	Walkway	Brick paving; 4"x8"x1 1/2" without joints; 1" sand bed; 6" crushed stone base	112	SF	\$18.77	\$2,102.24
86	Walkway Walkway Width	4'-0" (DEFAULT)	4	N/A	N/A	N/A
97	Exterior Deck (open)	Wood deck; low tox treated wood (non-CCA); joists 16" OC, girder, posts, stair	216	SF	\$49.91	\$10,780.56
175	Lawn	Sod; 1" deep	15,000	SF	\$1.32	\$19,800.00
179	Landscaping	Average allowance; shrubs, bushes; some small caliper trees (less than 3" caliper)	1,500	SF	\$3.50	\$5,250.00
4: Site Utilities				\$9,405.00		
182	Electrical Site Utility	Powerline extension; underground [DEFAULT]	100	LF	\$20.00	\$2,000.00
187	Natural Gas Utility	Gas piping service; 2" Dia; SDR 11 coiled pipe with compression couplings	100	LF	\$10.21	\$1,021.00
194	City Water Service	PVC, class 150; 2" dia; 48" deep excav; backfill; compaction	100	LF	\$26.01	\$2,601.00

204	Sewer Service	PVC, SDR-35; bell & spigot; 8" dia; 48" deep excav; backfill; compaction	100	LF	\$37.83	\$3,783.00
SITWORK ESTIMATE TOTAL					\$54,714.20	
RESI-COST RUNNING ESTIMATE TOTAL					\$593,449.69	

Foundation Options Selections

Option	Quantity	Unit	Unit Price	Sub-Total		
5: Foundation Systems				\$12,677.28		
304	Foundation Wall Ledge Decision	NO: Home exterior is siding or veneer stone (TYPICAL)	1	N/A	N/A	
327	Foundation Wall Foundation Wall No Ledge	Poured-8"; bituminous damproofing; sill plates	462	WSF	\$17.89	\$8,265.18
338	Footings: Foundation Wall	8" thick x 18" wide; forms, reinf, direct chute	154	LF	\$18.48	\$2,845.92
366	Excavation: Foundation Wall and Footing	SAND & GRAVEL spread footing excavation; backfill; no compaction; rough grade	462	WSF	\$3.39	\$1,566.18
6: Slab On Grade Systems				\$18,779.20		
400	Slab On Grade: Basement	4" slab w/4" gravel base; 6 mil vapor barrier; expansion material; W1.4/W1.4; steel trowel finish	1,600	SF	\$7.05	\$11,280.00
410	Slab On Grade: Basement Slab Insulation: Basement	PERIMETER: 2" polystyrene, R-8; 24" wide	1,600	SF	\$0.88	\$1,408.00
414	Slab On Grade: Garage	4" slab w/4" gravel base; 6 mil vapor barrier; expansion material; W1.4/W1.4; steel trowel finish	864	SF	\$7.05	\$6,091.20
FOUNDATION OPTIONS ESTIMATE TOTAL					\$31,456.48	
RESI-COST RUNNING ESTIMATE TOTAL					\$593,449.69	

Basement Options Selections

Option	Quantity	Unit	Unit Price	Sub-Total
7: Basement Wall Systems				\$36,993.52

429	Basement Depth Full	Basement is full depth	1	N/A	N/A	N/A
445	Basement Wall Ledge Decision	NO: Home exterior is siding or veneer stone	1	N/A	N/A	N/A
469	Basement Wall Basement Wall No Ledge	Poured-8"; bituminous damproofing; sill plates	1,358	WSF	\$17.89	\$24,288.27
476	Basement Wall Insulation	3" Rigid; Extruded Polystyrene; 25 PSI Compressive (R-15)	1,358	WSF	\$3.06	\$4,154.39
481	Footings: Basement Wall	8" thick x 18" wide; forms, reinf, direct chute	170	LF	\$18.48	\$3,136.16
490	Footing Drains	HDPE 4" dia corrugated perforated pipe; gravel drain bed	170	LF	\$4.53	\$768.77
495	Excavation: Basement	Basement: SAND & GRAVEL excavation; backfill; compaction 8" lifts; rough grade	474	CY	\$9.80	\$4,645.93
504	Excavated Dirt Hauling	Off-site hauling not required (on site placement of spoils)	474	CY	N/A	N/A
BASEMENT OPTIONS ESTIMATE TOTAL						\$36,993.52
RESI-COST RUNNING ESTIMATE TOTAL						\$593,449.69

Shell Construction Selections

Option	Quantity	Unit	Unit Price	Sub-Total		
8: Floor Construction				\$19,968.00		
512	Supported Floor Framing	Composite wood joist, 14" (22' span), 16"OC; rim joist; girder / lally, 3/4" T&G OSB subfloor	3,200	SF	\$6.24	\$19,968.00
9: Porch Floor Construction				\$2,244.00		
531	Porch On Slab (1) Porch Floor Surface	Wood T&G (1x4 decking on 1x3 sleepers), Primer + 2 finish coats, 4" Concrete Base; 4" gravel base	240	SF	\$9.35	\$2,244.00
11: Roof Construction				\$26,816.46		
796	House Roof Structure Conventional	12:12; Truss 40#; 24"OC; 1/2" CDX sheathing; fascia; 1x3 clg furring	1,924	SF	\$13.94	\$26,816.46
12: Porch Roof Construction				\$10,028.70		

937	Covered Porch Roof Structure (1) Lumber	2x10 rafters; 16" OC; 1/2" CDX sheathing	240	SF	\$5.93	\$1,423.20
948	Porch Roof Support (1)	4x4 lumber posts; cedar clad with cast stone base; Laminated Veneer Lumber beam	30	LF	\$286.85	\$8,605.50
13: Garage Roof Construction						\$12,044.16
1176	Garage Roof Structure Conventional	12:12; Truss 40#; 24"OC; 1/2" CDX sheathing; fascia; 1x3 clg furring	864	SF	\$13.94	\$12,044.16
14: Exterior Wall Framing						\$28,397.39
1268	House Conventional	2x4; 16" OC; double top/single bottom plates; headers; 3 1/2" R-13; 1/2" CDX sheathing; house wrap	1,877	WSF	\$10.03	\$18,829.83
1348	Garage Conventional	2x4; 16" OC; double top/single bottom plates; headers; 3 1/2" R-13; 1/2" CDX sheathing; house wrap	1,128	WSF	\$8.48	\$9,567.56
15: Exterior Wall Material						\$19,249.00
1361	House Body No Ledge	Cement Fiber; 6" wide beveled; wd grain; house wrap; cedar trim, paint/primer 1 coat	1,200	WSF	\$6.71	\$8,051.50
1623	House Gable End Exterior No Ledge	Cement Fiber; 7" exposure shake/shingle panel (48"x16"); housewrap; cedar trim, paint/primer 1 coat	400	WSF	\$6.62	\$2,648.00
1680	Reverse Gable End Exterior No Ledge	Cement Fiber; 7" exposure shake/shingle panel (48"x16"); housewrap; cedar trim, paint/primer 1 coat	150	WSF	\$6.62	\$993.00
1826	Garage Exterior No Ledge	Cement Fiber; 6" wide beveled; wd grain; house wrap; cedar trim, paint/primer 1 coat	972	WSF	\$6.71	\$6,522.12
1896	Garage Gable End Exterior No Ledge	Cement Fiber; 7" exposure shake/shingle panel (48"x16"); housewrap; cedar trim, paint/primer 1 coat	156	WSF	\$6.62	\$1,034.38
17: Exterior Window Systems						\$28,104.26
2015	Exterior Windows: Fixed	FIXED: Solid vinyl windows; low-E double glazing; grilles; painted interior 2 coats; interior trim;	31	Window SF	\$85.22	\$2,601.61

		caulk				
2045	Exterior Windows: Double Hung	DBL HUNG: Solid vinyl windows; low-E double glazing; grilles; painted interior trim; caulk	275	Window SF	\$92.82	\$25,502.65
19: Exterior Door Systems						\$20,253.72
2108	Exterior Doors: Entry Doorway	3' Steel; insulated; raised panel w/sidelights, prehung, hardware, paint (2 coats)	1	EA	\$3,390.90	\$3,390.90
2118	Exterior Doors: Garage Fire Door	3' steel fire door; "B" Label 90 minute; flush panel, prehung, hardware, paint (2 coats)	1	EA	\$1,159.68	\$1,159.68
2123	Exterior Doors: Passage	3' Fir/Hemlock, prehung raised panel, 1 3/4" thick; prehung; hardware, paint (2 coats)	2	EA	\$1,752.50	\$3,505.00
2152	Exterior Glass Sliding Doorwalls	6' sliding; Aluminum; 5/8" tempered; interior/exterior casing; oak sill; paint (2 coats)	2	EA	\$3,344.45	\$6,688.90
2233	Exterior Garage Doors (1 Car) Standard	9x7 sectional; Metal (prefinished); insulated; frame; trim; weatherstrip; elec opener	1	EA	\$2,433.92	\$2,433.92
2252	Exterior Garage Doors (2 Car) Standard	16x8 sectional; Metal (prefinished); insulated; frame; trim; weatherstrip; elec opener	1	EA	\$3,075.32	\$3,075.32
20: Roofing Covering Systems						\$22,188.74
2319	House Roofing Material Asphalt_8_12	Asphalt (8 to 12 pitch roof), Premium Laminated Multi-Layer Shingles; Class C; 260-300 #/SQ; 30# felt; ice guard	42	SQ	\$498.94	\$20,738.29
2389	Covered Porch Roofing Material Asphalt_8_12	Asphalt (8 to 12 pitch roof), Laminated Multi-Layer Shingles; Class A; 240-260 #/SQ; 15# felt; ice guard	4	SQ	\$386.91	\$1,450.45
23: Soffit and Fascia						\$6,796.83
2587	Gable Roof Guttering Soffit	Gable Roof: vent, drip edge, soffit, fascia, painted 1x8 rake trim	3,268	SF	\$2.08	\$6,796.83
SHELL CONSTRUCTION ESTIMATE TOTAL						\$196,091.26
RESI-COST RUNNING ESTIMATE TOTAL						\$593,449.69

Special Spaces Selections

Option			Quantity	Unit	Unit Price	Sub-Total
39: Special Spaces						\$3,247.25
3285	Premium Floor Finish	Wet area ceramic tile; floor application; cementitious backer board	80	SF	\$13.85	\$1,157.04
3414	Bathroom Vanity	Vanity base 60"; [GOOD] hardwood doors & face; melamine box; good quality	1	EA	\$1,088.66	\$854.96
3439	Bathroom Countertop	Solid Polymer Surface	5	LF	\$194.00	\$774.00
3446	Bathroom Mirror	Mirror; unframed; polished edges; laminated	25	SF	\$24.00	\$461.25
MASTERBATH ESTIMATE TOTAL						\$3,247.25
RESI-COST RUNNING ESTIMATE TOTAL						\$593,449.69
Option			Quantity	Unit	Unit Price	Sub-Total
39: Special Spaces						\$18,443.10
3293	Premium Floor Finish	Premium ceramic tile or special install; glazed 12"x12"; floor application; thin set	150	SF	\$11.98	\$1,930.50
3315	Kitchen Cabinets	[GOOD] Base/upper cabs; hardwood doors & face; melamine box; good quality	30	LF	\$462.00	\$11,286.00
3322	Kitchen Countertop	Solid Polymer Surface	30	LF	\$194.00	\$4,644.00
3340	Counter Backsplash Wall	Wet area ceramic tile; cementitious backer board; (credits no gyp board or paint)	45	SF	\$14.03	\$582.60
KITCHEN ESTIMATE TOTAL						\$18,443.10
RESI-COST RUNNING ESTIMATE TOTAL						\$593,449.69
Option			Quantity	Unit	Unit Price	Sub-Total
39: Special Spaces						\$1,993.05
3284	Premium Floor Finish	Ceramic tile; glazed 12"x12"; floor application; thin set	70	SF	\$15.85	\$837.90
3406	Bathroom Vanity	Vanity base 36"; [GOOD] hardwood doors & face; melamine box; good quality	1	EA	\$520.00	\$414.00

3439	Bathroom Countertop	Solid Polymer Surface	3	LF	\$194.00	\$464.40
3446	Bathroom Mirror	Mirror; unframed; polished edges; laminated	15	SF	\$24.00	\$276.75
GUESTBATH ESTIMATE TOTAL						\$1,993.05
RESI-COST RUNNING ESTIMATE TOTAL						\$593,449.69

Interior Selections

Option	Quantity	Unit	Unit Price	Sub-Total		
28: Interior Partition Systems				\$6,881.28		
2674	Interior Wall Framing	2x4; 16" OC; single bottom plate; double top plate [DEFAULT]	2,048	WSF	\$3.36	\$6,881.28
29: Stair Construction				\$5,536.28		
2700	Ground Floor Stair	Hardwood treads / risers (oak/beech), box stairs, WALLS 2 SIDES / handrail only	1	EA	\$3,033.04	\$3,033.04
2708	Basement Stair	Pine treads and risers, box stairs, WALLS 2 SIDES / handrail only	1	EA	\$2,503.24	\$2,503.24
31: Interior Doors				\$7,999.68		
2753	Interior Doors: Passage / Closet	2'-8" door; (1-3/8"); prehung raised panel; painted MDF (Medium Density Fiber); lockset; door and trim painted 2 coats	13	EA	\$615.36	\$7,999.68
32: Interior Specialty Systems				\$3,197.20		
2781	Window Casing	Standard Default - No Premium (2-1/2" Pine, Painted 2 coats)	305	SF	N/A	N/A
2788	Door Casing	Standard Default - No Premium (2-1/2" Pine, Painted 2 coats)	4	EA	N/A	N/A
2802	Base Molding - Main Level	Baseboard 4"; pine finger jointed/primed; painted 2 coats	490	LF	\$4.69	\$2,296.72
2817	Base Molding - Upper Level	Baseboard 4"; pine finger jointed/primed; painted 2 coats	192	LF	\$4.69	\$900.48
33: Interior Wall Surfaces				\$7,691.04		
2882	Wall Surface	1/2" gyp board; taped & sanded; unfinished [DEFAULT]	4,646	WSF	\$1.33	\$6,179.18
2907	Wall Surface: Attached Garage	5/8" gyp board; taped & sanded; unfinished	1,128	WSF	\$1.34	\$1,511.86

35: Interior Wall Finish						\$9,989.45
2928	Wall Finishes: House	Paint; primer; 2 finish coats	4,646	SF	\$1.73	\$8,037.58
2946	Wall Finishes: Garage	Paint; primer; 2 finish coats	1,128	SF	\$1.73	\$1,951.87
36: Interior Ceiling Surfaces						\$9,022.16
2956	Ceiling Surface: House	1/2" gyp board; taped & sanded; unfinished [DEFAULT]	2,560	CLG_SF	\$1.60	\$4,096.00
3019	Ceiling: Covered Porch	Wood beaded ceiling; primed + 2 finish coats	375	CLG_SF	\$9.43	\$3,535.12
3025	Ceiling: Attached Garage	5/8" gyp board; taped & sanded; unfinished	864	CLG_SF	\$1.61	\$1,391.04
37: Interior Ceiling Finishes						\$7,395.84
3054	Ceiling Finish: House	Paint; primer; 2 finish coats	2,560	SF	\$2.16	\$5,529.60
3075	Ceiling Finish: Attached Garage	Paint; primer; 2 finish coats	864	SF	\$2.16	\$1,866.24
38: Interior Floor Surfaces						\$13,081.40
3092	Floor Surface: House	Carpet; medium duty; 36 oz Nylon; rubber pad	1,860	SF	\$4.79	\$8,909.40
3128	Floor Surface: House (Supplemental)	Wood plank; prefinished character grade Maple; 3-1/2" wide; 3/4" thick	400	SF	\$10.43	\$4,172.00
3196	Floor Surface: Basement	No Finish	1,600	SF	N/A	N/A
INTERIOR ESTIMATE TOTAL						\$70,794.33
RESI-COST RUNNING ESTIMATE TOTAL						\$593,449.69

Plumbing Selections

Option	Quantity	Unit	Unit Price	Sub-Total		
42: Plumbing Systems				\$16,589.87		
3721	Water Distribution	Meter; PEX water distribution [Stacked fixture layout]	2,560	SF	\$5.58	\$14,284.80
3730	Hot Water Heater	WH, Gas 50 Gallon; glass lined; with vent/flue	1	EA	\$2,305.07	\$2,305.07
43: Bathroom Fixtures				\$10,587.56		
3751	Vanity Sink / Faucet	Sink and faucet (solid polymer or vitreous china sink); supply, waste and vent piping	2	EA	\$1,176.34	\$2,352.68

3765	Water Closet	Toilet; vitreous china; rough, supply, waste, vent	1	EA	\$986.75	\$986.75
3796	Elevated Tub (Set 1)	Whirlpool bath; molded fiberglass; 72"x36"x24"; premium faucet, rough in, supply lines, waste and vent	1	EA	\$3,302.09	\$3,302.09
3811	Tub / Shower Combination	Molded fiberglass tub w/ shower surround; 60"x34"x76" high; faucet, diverter spout combo; rough in, supply lines, waste and vent	1	EA	\$1,970.59	\$1,970.59
3841	Tiled Shower (Set 1)	Composite shower receptor 36" x 48"; thermostatic mix valve; rough, supply/vent	1	EA	\$1,975.45	\$1,975.45
44: Specialty Construction						\$4,665.76
3800	Elevated Tub (Set 1) Elevated Tub Enclosure	Elevated tub enclosure; tiled (ENCLOSURE ONLY)	1	EA	\$925.00	\$925.00
3814	Tub Enclosure	TUB DOOR: Standard tub and shower tempered clear glass doors; aluminum frame	1	EA	\$1,225.00	\$1,225.00
3844	Special Plumbing Tiled Shower Surround	36"x48" tiled shower wall surround and ceiling; tempered glass door and panel	1	EA	\$2,515.76	\$2,515.76
46: Kitchen Fixtures						\$1,576.91
3858	Kitchen Sink / Faucet	Kitchen sink, 1 bowl, Stainless, faucet/spray, 3/4 HP disposal; rough in, supply lines, waste and vent	1	EA	\$1,576.91	\$1,576.91
49: Service Fixtures						\$767.67
3896	Service Sink / Faucet	Laundry sink; high density plastic/legs; faucet; rough in, supply lines, waste and vent	1	EA	\$767.67	\$767.67
PLUMBING ESTIMATE TOTAL					\$34,187.77	
RESI-COST RUNNING ESTIMATE TOTAL					\$593,449.69	

Heating Decisions Selections

Option	Quantity	Unit	Unit Price	Sub-Total
52: Equipment Efficiencies				\$850.00

3925	HVAC Equipment Efficiencies (AFUE / SEER)	STANDARD: Average (92%-94% AFUE / 14 SEER)	1	\$ ADD	\$850.00	\$850.00
53: Air Infiltration						NA
3931	Infiltration Air Changes per Hour (ACH)	Tight Stick Built: 0.75 - 1.00 ACH	1	1.00 ACH	N/A	N/A
HEATING DECISIONS ESTIMATE TOTAL					\$850.00	
RESI-COST RUNNING ESTIMATE TOTAL					\$593,449.69	

HVAC Selections

Option	Quantity	Unit	Unit Price	Sub-Total		
54: Mechanical Systems				\$26,420.80		
3945	Furnace (200,000 BTUH)	Gas forced air; heat & cool; 200,000 BTU furnace with 5 Ton AC system [excluding ductwork]	1	EA	\$14,952.00	\$14,952.00
7010	Ductwork / Piping	Forced air heating AND air conditioning [DEFAULT]: Non-insulated sheet metal ductwork (supply, laterals and return)	2,560	SF	\$4.48	\$11,468.80
55: Fireplace / Chimney System				\$8,448.53		
4006	Fireplace System Fireplace Set "A"	No Chimney - DIRECT VENT gas fireplace; gas line; prefab 35x35 metal firebox with brick refractory; partial cast stone surround and hearth; wood mantle	1	EA	\$8,448.53	\$8,448.53
HVAC ESTIMATE TOTAL					\$34,869.33	
RESI-COST RUNNING ESTIMATE TOTAL					\$593,449.69	

Electrical Selections

Option	Quantity	Unit	Unit Price	Sub-Total		
57: Service and Distribution				\$16,218.50		
4131	Electrical Panel	200A; 120/240V; 1 ph; 3 wire; panel board w/breakers; overhead cable service entrance	1	EA	\$2,650.50	\$2,650.50
4138	Electrical Distribution	NM wiring distribution; lighting service; switches / receptacles	2,560	SF	\$5.30	\$13,568.00

58: Lighting Systems						\$9,458.29
4144	Fixed Lighting	Average fixed / recessed lighting [DEFAULT]	2,560	SF	\$3.36	\$8,594.29
4150	Fixed Lighting: Basement	Utility lighting (1 pull chain light fixture per 100 SF)	1,600	SF	\$0.54	\$864.00
ELECTRICAL ESTIMATE TOTAL						\$25,676.79
RESI-COST RUNNING ESTIMATE TOTAL						\$593,449.69

Appliances Selections

Option	Quantity	Unit	Unit Price	Sub-Total		
60: Residential Appliances				\$5,710.10		
4175	Range / Oven	30" Range/oven; gas or electric; free standing; appliance utility service	1	EA	\$1,134.00	\$1,134.00
4193	Range Hood	30" exhaust hood; appliance utility service; exterior vented; 600 CFM	1	EA	\$677.50	\$677.50
4217	Dishwasher	24" dishwasher; appliance utility service; built-in; 4 + cycles	1	EA	\$557.50	\$557.50
4223	Refrigerator / Freezer	30" Refrigerator / freezer; 17cu. ft; standard; appliance utility service; economy	1	EA	\$856.50	\$856.50
4254	Washer / Dryer	Washing machine (top load); Dryer (front load); appliance utility service; Standard	1	SET	\$1,734.60	\$1,734.60
4259	Appliance Installation	Appliance installation (gas/elec costs in appliance costs)	1	LOT	\$750.00	\$750.00
61: Fixtures and Furnishings				\$3,600.00		
4274	Closets and Shelving	Allowance: Melamine storage / shelving; vinyl coated wire hanger tracks	3	EA	\$1,200.00	\$3,600.00
APPLIANCES ESTIMATE TOTAL					\$9,310.10	
RESI-COST RUNNING ESTIMATE TOTAL					\$593,449.69	

General Contracting Selections

Option	Quantity	Unit	Unit Price	Sub-Total
63: General Conditions; Overhead and Profit				\$74,822.51

4312	General Conditions and Overhead	(DEFAULT): Temporary utilities, insurance; surveys, permits, cleaning, misc	10,373	Dollars	N/A	\$10,372.54
4332	Supervision	PART TIME Contractor site supervision; 7 months [REASONABLE TYPICAL]	7	MONTH	N/A	\$10,500.00
4362	Profit (on Construction, GC, OH)	Tight construction market (higher GC profit; 10%)	53,950	Dollars	N/A	\$53,949.97
GENERAL CONTRACTING ESTIMATE TOTAL (14%)				\$74,822.51		
RESI-COST RUNNING ESTIMATE TOTAL				\$593,449.69		

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