



**(NAME) - Project Estimate (DATE)**

<b>Home sq.ft.:</b>	0		<b>Owner Information:</b>	(Name)
<b>Location:</b>	(Name)		<b>Owner Information:</b>	(Name)
<b>Lot #:</b>	(Number)		<b>Architect Information:</b>	(Name)
<b>Address:</b>	(Address)		<b>Estimated Start Date:</b>	(Date)
<b>City/State:</b>	(Address)		<b>Complete Plan Set Date:</b>	(Date)

#	Line Items	Original Budget	Options/Additions	Notes/Description
<b>Pre-Construction</b>				
1	Architectural Drawings	\$ -	\$ -	By Owner/Architect
2	Engineering	\$ -	\$ -	By Owner/Architect
3	Surveys	\$ -	\$ -	
4	Insurance	\$ -	\$ -	By Owner - Course of Construction
5	Permits	\$ -	\$ -	Allowance - Final Price TBD by PC Building Dpt.
6	Road Mitigation	\$ -	\$ -	Allowance
7	Utility Connection/Update(s)	\$ -	\$ -	Allowance - Upsizing the gas meter and updating electrical service
8	Soils Engineer	\$ -	\$ -	TBD based on PCBD
9	Plan Copies	\$ -	\$ -	Tyvek Set + Additional paper sets (2-3)
10	LOD Fencing - Rental/Installation	\$ -	\$ -	Estimated for (Number) months
11	LOD Fencing - Removal	\$ -	\$ -	
12	Demo	\$ -	\$ -	
<b>Total</b>		\$ -	\$ -	
<b>Site Work</b>				
13	Site Preparation/LOD/SWPPP	\$ -	\$ -	Included in excavation
14	Site Preparation - Misc.	\$ -	\$ -	Fire equipment and first aid
15	Excavation	\$ -	\$ -	Change orders will be billed and scaled from \$180/per hour to \$65/per hour plus materials depending on the equipment
16	Excavation - Utility Connection	\$ -	\$ -	Allowance
17	Shoring	\$ -	\$ -	TBD based on excavation
18	Retainage	\$ -	\$ -	Per plans
19	Gravel	\$ -	\$ -	Per plans
<b>Total</b>		\$ -	\$ -	
<b>Foundation</b>				
20	Pumpers	\$ -	\$ -	Included in concrete line items
21	Footing/Foundation - Material & Labor	\$ -	\$ -	Per plans
22	Concrete - Floor Slab	\$ -	\$ -	Per plans
23	Concrete - Garage Slab	\$ -	\$ -	Per plans
24	Concrete - Misc., e.g., steel, hold-downs, rebar	\$ -	\$ -	Included in concrete line items
25	Concrete - Cutting	\$ -	\$ -	Allowance
26	Footing Drain	\$ -	\$ -	4" gravel pipe
27	Waterproofing	\$ -	\$ -	Per plans
28	Waterproofing - Options	\$ -	\$ -	N/A
29	Pool	\$ -	\$ -	Included in pool "finish" line item
<b>Total</b>		\$ -	\$ -	
<b>Framing</b>				
30	Framing Material - Including Hardware	\$ -	\$ -	Per plans. Subject to lumber markets
31	Framing Labor	\$ -	\$ -	Per plans
32	Framing Labor - Warmboard	\$ -	\$ -	TBD
33	Framing Labor - Misc.	\$ -	\$ -	TBD - Billed at T&M
34	Framing Material - Misc.	\$ -	\$ -	Allowance - Drops, furring out, etc.
35	Structural Steel	\$ -	\$ -	Per plans
36	Structural Steel - Misc.	\$ -	\$ -	Per plans
37	Concrete - Lightweight	\$ -	\$ -	
38	Built-in BBQ	\$ -	\$ -	Allowance - metal stud construction and Durock
<b>Total</b>		\$ -	\$ -	
<b>Shell</b>				
39	Roofing	\$ -	\$ -	Per plans - including drip edge
40	Roofing - Gutter, Heat Cable, & Snow Retention	\$ -	\$ -	Recommendation by roofer
41	Windows	\$ -	\$ -	Per plans
42	Windows - Skylights	\$ -	\$ -	Per plans
43	Windows - Well and Cover	\$ -	\$ -	TBD
44	Windows - Installation	\$ -	\$ -	Per window company
45	Exterior Door(s)	\$ -	\$ -	Per plans
46	Exterior Door(s) - Custom Entry	\$ -	\$ -	TBD
47	Exterior Door(s) - Firedoor	\$ -	\$ -	Allowance
48	Exterior Door(s) - Dog	\$ -	\$ -	TBD
49	Garage Door(s)	\$ -	\$ -	Per plans
50	Exterior Siding - Wood	\$ -	\$ -	Per plans

51	Exterior Siding - Metal	\$	-	\$	-	Per plans
52	Exterior Soffit & Fascia	\$	-	\$	-	Per plans
53	Exterior Materials - Misc.	\$	-	\$	-	Allowance - Stone to siding flashing
54	Exterior Framing Labor - Soffit, Fascia, Siding, etc.	\$	-	\$	-	\$7 per sq. ft. - TBD
55	Exterior Stone	\$	-	\$	-	Per plans
56	Handrail - Exterior	\$	-	\$	-	Per plans
57	Deck(s) - Wood	\$	-	\$	-	Per plans
58	Deck(s) - Concrete	\$	-	\$	-	Per plans
59	Deck(s) - Coating	\$	-	\$	-	Per plans
60	Chimney Cap(s) - Metal	\$	-	\$	-	Per plans
61	Chimney Cap(s) - Stone	\$	-	\$	-	Per plans
62	Gas Meter Cover	\$	-	\$	-	Allowance - Required by code
<b>Total</b>		\$	-	\$	-	
<b>MEP (Mechanical, Electrical, Plumbing, AV)</b>						
63	Radon Mitigation	\$	-	\$	-	TBD
64	Plumbing Rough	\$	-	\$	-	TBD
65	Plumbing Rough - Sump Pump	\$	-	\$	-	Allowance
66	Plumbing Rough - Options	\$	-	\$	-	N/A
67	Radiant Heat - Warmboard	\$	-	\$	-	TBD - Billed at T&M
68	Radiant Heat - Interior	\$	-	\$	-	Labor/Installation of Warmboard System
69	Snowmelt	\$	-	\$	-	TBD
70	Snowmelt - Options	\$	-	\$	-	N/A
71	HVAC	\$	-	\$	-	TBD
72	HVAC - Exhausts/Make up air	\$	-	\$	-	TBD
73	HVAC - Humidifier	\$	-	\$	-	TBD
74	HVAC - Options	\$	-	\$	-	
75	HVAC - A/C Unit(s)	\$	-	\$	-	Included in HVAC line item
76	Gas Line	\$	-	\$	-	
77	Electrical	\$	-	\$	-	Per plans
78	Electrical - Lighting Control	\$	-	\$	-	TBD
79	Electrical - Options	\$	-	\$	-	TBD
80	Fire Suppression	\$	-	\$	-	Per plans
81	Fire Suppression - Options	\$	-	\$	-	
82	AV - Pre-wire (AV, Sound, Alarm)	\$	-	\$	-	TBD
83	AV - Pre-wire (Network)	\$	-	\$	-	TBD
84	Elevator	\$	-	\$	-	TBD - includes cab
85	Spa MEP	\$	-	\$	-	TBD - Shut off, etc.
86	Pool MEP	\$	-	\$	-	
<b>Total</b>		\$	-	\$	-	
<b>Finishes</b>						
87	Fireplace - Exterior	\$	-	\$	-	TBD
88	Fireplace - Interior	\$	-	\$	-	TBD
89	Insulation	\$	-	\$	-	Per plans
90	Insulation - Foundation Walls	\$	-	\$	-	Required by code
91	Insulation - Options	\$	-	\$	-	TBD
92	Drywall	\$	-	\$	-	Holy Smooth, 5/8" garage, <b>TBD</b> , Mechanical Rooms included
93	Cabinets	\$	-	\$	-	Allowance - Per plans
94	Cabinets - Wine Room	\$	-	\$	-	Allowance - Per plans
95	Cabinets - Garage	\$	-	\$	-	TBD
96	Cabinets - Hardware	\$	-	\$	-	Allowance
97	Closet(s) - (Number)	\$	-	\$	-	TBD
98	Closet - Options	\$	-	\$	-	TBD
99	Bunk Bed(s) - (Number)	\$	-	\$	-	TBD
100	Finish/Trim - Materials	\$	-	\$	-	TBD
101	Finish/Trim - Mechanical	\$	-	\$	-	Allowance
102	Finish/Trim - Labor	\$	-	\$	-	Allowance
103	Trim/Finish - Misc. Labor	\$	-	\$	-	TBD
104	Finish/Trim Custom - Materials	\$	-	\$	-	TBD
105	Finish/Trim Custom - Materials	\$	-	\$	-	TBD
106	Interior Door(s) - (Number)	\$	-	\$	-	Allowance - Estimating \$900 a door - painted
107	Interior Door(s) - (Number) Pocket	\$	-	\$	-	Allowance - Including cavity and door
108	Interior Door(s) - (Number) Barn	\$	-	\$	-	Allowance
109	Interior Door(s) - (Number) Firedoor	\$	-	\$	-	Allowance
110	Interior Door(s) - (Number) Hidden	\$	-	\$	-	
111	Door Hardware	\$	-	\$	-	TBD
112	Door Hardware - Barn	\$	-	\$	-	Allowance
113	Door Hardware - Installation	\$	-	\$	-	
114	Handrail - Interior (Wood)	\$	-	\$	-	Per plans
115	Handrail - Interior (Metal)	\$	-	\$	-	Per plans
116	Tile - Material	\$	-	\$	-	Allowance
117	Tile - Labor	\$	-	\$	-	Allowance
118	Granite - Material	\$	-	\$	-	Allowance
119	Granite - Fabrication	\$	-	\$	-	Allowance
120	Fireplace Surround(s) - Exterior	\$	-	\$	-	Per plans
121	Fireplace Surround(s) - Interior	\$	-	\$	-	Per plans
122	Fireplace Surround(s) - Hearth(s)	\$	-	\$	-	Per plans

123	Paint/Stain - Interior	\$	-	\$	-	One Paint Color - Three Sheens
124	Paint/Stain - Exterior	\$	-	\$	-	
125	Paint/Stain - Touch-up	\$	-	\$	-	Allowance
126	Accent Wall(s) - Wallpaper	\$	-	\$	-	TBD
127	Accent Wall(s) - Plaster	\$	-	\$	-	TBD
128	Accent Wall(s) - Stone	\$	-	\$	-	TBD
129	Accent Wall(s) - T & G	\$	-	\$	-	TBD
130	Appliances	\$	-	\$	-	Per plans
131	Appliance - Install	\$	-	\$	-	Allowance - Fixtures
132	Plumbing - Finish	\$	-	\$	-	Allowance - Fixtures
133	Plumbing - Bathroom Accessories	\$	-	\$	-	Allowance
134	Electrical - Finish	\$	-	\$	-	Allowance
135	Flooring - Wood	\$	-	\$	-	TBD
136	Flooring - Wood Refinish	\$	-	\$	-	
137	Flooring - Carpet	\$	-	\$	-	TBD
138	Flooring - Gym	\$	-	\$	-	TBD
139	Flooring - Custom Treads	\$	-	\$	-	TBD
140	Glass - Tub/Shower	\$	-	\$	-	TBD
141	Glass - Wine Room	\$	-	\$	-	TBD
142	Glass - Handrail	\$	-	\$	-	TBD
143	Glass - Options	\$	-	\$	-	Clear Shield on showers
144	Mirror(s) - (Number)	\$	-	\$	-	Allowance
145	AV	\$	-	\$	-	Allowance
146	AV - Home Theater	\$	-	\$	-	Allowance
147	AV - Network	\$	-	\$	-	Allowance
148	Window Treatments - Shade(s)	\$	-	\$	-	TBD - Motorized
149	Window Treatments - Drape(s)	\$	-	\$	-	TBD
150	Window Treatments - Frosted Glass	\$	-	\$	-	
151	Epoxy - Mechanical Room(s)	\$	-	\$	-	TBD
152	Epoxy - Garage	\$	-	\$	-	TBD
153	Spa	\$	-	\$	-	TBD
154	Spa - Coping	\$	-	\$	-	Option
155	Pool	\$	-	\$	-	TBD
156	Pool - Coping	\$	-	\$	-	Option
157	Ornamental Steel - Misc.	\$	-	\$	-	TBD
158	Built-in BBQ	\$	-	\$	-	TBD
<b>Total</b>		\$	-	\$	-	
<b>Landscaping</b>						
159	Concrete - Front Porch	\$	-	\$	-	Per plans
160	Concrete - Rear Patio(s)	\$	-	\$	-	Per plans
161	Concrete - Rear Step(s)	\$	-	\$	-	Per plans
162	Concrete - Landscape Patio Walls	\$	-	\$	-	Per plans
163	Concrete - A/C Pad	\$	-	\$	-	TBD
164	Concrete - Gas Meter Pad	\$	-	\$	-	Required by code - if upsizing of meter
165	Concrete - Hot Tub Vault	\$	-	\$	-	Per plans
166	Concrete - Staining	\$	-	\$	-	If applicable
167	Driveway - Prep	\$	-	\$	-	Included in excavation
168	Driveway - Concrete	\$	-	\$	-	Per plans
169	Driveway - Asphalt					Per plans
170	Landscaping	\$	-	\$	-	Per plans
171	Landscaping - Rock	\$	-	\$	-	Included in retaining line item
172	Landscaping - Steel Retaining	\$	-	\$	-	TBD
173	Landscaping - Fencing	\$	-	\$	-	Allowance - per plans
174	Landscaping - Rock Wall Veneer	\$	-	\$	-	Per plans
175	Landscaping - Monument					
176	Fire Feature(s)	\$	-	\$	-	
177	Fire Feature(s)- Table	\$	-	\$	-	TBD
178	Water Feature(s)	\$	-	\$	-	TBD
179	Water Feature(s) - Stream	\$	-	\$	-	
<b>Total</b>		\$	-	\$	-	
<b>General Conditions</b>						
180	Temporary Toilet	\$	-	\$	-	Allowance - (Number) months
181	Trash Removal	\$	-	\$	-	Allowance - (Number) months
182	Temp Utilities	\$	-	\$	-	Allowance - (Number) months
183	Snow Removal	\$	-	\$	-	Allowance - Entirely Dependent on the Snow that Given Year
184	3D Photo (4-Way)	\$	-	\$	-	Matterport - 3D Photos at 4-Way Inspection
185	Equipment - Rental Misc.	\$	-	\$	-	Allowance
186	Equipment - Gradall Rental (Loomis)	\$	-	\$	-	Allowance - (Number) months
187	Equipment - Crane	\$	-	\$	-	Allowance - \$325/hr with 4 hour/min
188	Labor - Punch List	\$	-	\$	-	Allowance
189	Labor - Job Site Clean Up	\$	-	\$	-	Allowance
190	Labor - Misc.	\$	-	\$	-	Allowance
191	Cleaning - Monthly	\$	-	\$	-	Allowance
192	Cleaning - Final	\$	-	\$	-	Final before move in - Allowance
193	Cleaning - Windows	\$	-	\$	-	Final before move in - Allowance
194	Superintendent	\$	-	\$	-	Bill at \$6,000 per month
<b>Total</b>		\$	-	\$	-	

Fees					
195	Contracting Fee	\$	-	\$	-
196	Hard costs	\$	-	\$	-
197	Administration	\$	-	\$	-
198	Contingency Reserve	\$	-	\$	-
Total Estimate		\$	-	\$	-
Build Cost per Sq.Ft.		#DIV/0!		Calculated on whole home sq.ft.	
***Please Note - All Line Items are Estimated Per Plans Unless Otherwise Specified***					
***This is an Estimate Only NOT a Bid, Costs Constitutes Cost at Time of Purchase, Supply & Materials Chains, Labor Market Conditions, and Owner/Designer Directive/Choices***					