

# budget: intro

(These selections and comments will help provide decisions during the entire design and construction process. Below is a typical list of project estimated cost categories.  
Note: Additional Fees and Costs may be required beyond the list indicated. Contingency is important in each phase to help offset the unknown.)

## SIMILAR PROJECT SALE COMPARISONS:

\$ \_\_\_\_\_

Realtor provided comparisons for Proposed Final Home

### a Real Estate: \$ \_\_\_\_\_

|   |    |
|---|----|
| Existing Mortgage                         | \$ |
| Existing House/Lot Cost                   | \$ |
| Marketing Cost/Sales Commission (+/- 6%)  | \$ |
| Home Staging                              | \$ |
| Closing Cost (+/- 2 to 5%)                | \$ |
| Property Tax (During Project Duration)    | \$ |
| Home Insurance (During Project Duration)  | \$ |
| (refer to Policy for Project Limitations) |    |
| Other:                                    | \$ |

### c Design Consultants: \$ \_\_\_\_\_

|                               |    |
|-------------------------------|----|
| Architect                     | \$ |
| Energy Consultant             | \$ |
| Structural Engineer           | \$ |
| Civil Engineer                | \$ |
| Landscape Architect           | \$ |
| Mech/Elec/Plumb Engineers     | \$ |
| Interior Designer             | \$ |
| LEED/Environmental Consultant | \$ |
| Cost Estimator                | \$ |
| Expediter                     | \$ |
| Other:                        | \$ |

### e Construction: \$ \_\_\_\_\_

|  |    |
|--|----|
| The Following is based on:   |    |
| Owner \$/SF Estimates  |    |
| Contractor \$/SF Estimates   |    |
| Other defined \$/SF Estimates  |    |
| Other  |    |
| <b>HARD COSTS</b>  |    |
| Site/Landscape   | \$ |
| Building(s)  | \$ |
| Other:   | \$ |
| <b>SOFT COSTS</b>  |    |
| Contractor General Conditions, Over-head, and Profit (+/- 20 to 25%) | \$ |

### b Tests/Surveys (Owner): \$ \_\_\_\_\_

|                                   |    |
|-----------------------------------|----|
| Site/Grading Survey               | \$ |
| Arborist/Tree Report              | \$ |
| Soils/Geo-technical Test          | \$ |
| Percolation Test                  | \$ |
| Hazardous Material Test           | \$ |
| Hazardous Material Mitigation     | \$ |
| Methane Reports/Mitigation Design | \$ |
| Zoning Modification Mailers/Maps  | \$ |
| LEED/Environmental Cert.          | \$ |
| Other:                            | \$ |

### d City Fees: \$ \_\_\_\_\_

|                                  |    |
|----------------------------------|----|
| Building Plan Check              | \$ |
| Building Construction Permit Fee | \$ |
| Grading Report Review            | \$ |
| Grading Pre-Inspection           | \$ |
| Bureau/Dept Engineering          | \$ |
| Electrical Utility Service Fee   | \$ |
| Water Utility Service Fee        | \$ |
| Sewer Utility Service Fee        | \$ |
| Gas Utility Service Fee          | \$ |
| Other:                           | \$ |

### f Contingency: \$ \_\_\_\_\_

|                              |    |
|------------------------------|----|
| (b, d) Owner's Contingency   | \$ |
| (c) Design Contingency       | \$ |
| (e) Construction Contingency | \$ |
| Inflation Contingency        | \$ |
| Other:                       | \$ |

Note: Design and Construction Contingency Percentage can vary during the design phase, starting at +/- 20% during Pre-Design, +/- 15% during Design Phases, +/- 10% at the End of Construction Documents/Bidding, and +/- 5% during Construction. Remodels and more complex projects require larger percentages.

notes: (click and type below)

## ESTIMATED CONSTRUCTION BUDGET:

\$ \_\_\_\_\_

Budget to be updated at each Phase of Design by Owner's Cost Estimator or Pre-Construction General Contractor