

- Simple design from standard plans
- Single family - 1 full bath, 1 kitchen
- No basement
- Asphalt shingles on roof
- Hot air heat
- Drywall interior finishes
- Materials and workmanship are average

Note: The illustration shown may contain some optional components (for example, garages and/or fireplaces) whose costs are shown in the modifications, adjustments, & alternatives below or at the end of the square foot section.



Base cost per square foot of living area

Exterior Wall	Living Area											
	1200	1400	1600	1800	2000	2400	2800	3200	3600	4000	4400	
Wood Siding - Wood Frame	87.70	82.60	75.50	74.20	71.75	67.75	64.45	61.20	59.60	56.55	55.60	
Brick Veneer - Wood Frame	96.70	90.75	83.00	81.70	78.75	74.10	70.50	66.70	64.85	61.40	60.25	
Stucco on Wood Frame	88.20	83.05	75.90	74.55	72.10	68.10	64.75	61.55	59.90	56.80	55.85	
Solid Masonry	108.70	101.60	92.95	91.70	88.15	82.60	78.60	74.05	71.80	67.85	66.55	
Finished Basement, Add	12.95	12.30	11.85	11.80	11.50	11.00	10.80	10.45	10.25	10.00	9.85	
Unfinished Basement, Add	4.85	4.45	4.20	4.15	3.95	3.65	3.55	3.30	3.20	3.05	3.00	

Modifications

Add to the total cost

Upgrade Kitchen Cabinets	\$ + 2240
Solid Surface Countertops	+ 876
Full Bath - including plumbing, wall and floor finishes	+ 4028
Half Bath - including plumbing, wall and floor finishes	+ 2563
One Car Attached Garage	+ 8462
One Car Detached Garage	+ 11,102
Fireplace & Chimney	+ 4770

Adjustments

For multi family - add to total cost

Additional Kitchen	\$ + 4200
Additional Bath	+ 4028
Additional Entry & Exit	+ 1161
Separate Heating	+ 1225
Separate Electric	+ 1447

For Townhouse/Rowhouse - Multiply cost per square foot by

Inner Unit	.90
End Unit	.95

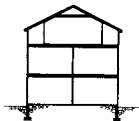
Alternatives

Add to or deduct from the cost per square foot of living area

Cedar Shake Roof	+ .92
Clay Tile Roof	+ 1.97
Slate Roof	+ 3.37
Upgrade Walls to Skim Coat Plaster	+ .38
Upgrade Ceilings to Textured Finish	+ .39
Air Conditioning, in Heating Ductwork	+ 1.47
In Separate Ductwork	+ 3.97
Heating Systems, Hot Water	+ 1.21
Heat Pump	+ 2.10
Electric Heat	-.91
Not Heated	- 2.87

Additional upgrades or components

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Average 2-1/2 Story

Living Area - 3200 S.F.

Perimeter - 150 L.F.

	Labor-Hours	Cost Per Square Foot Of Living Area		
		Mat.	Labor	Total
1 Site Work	Site preparation for slab; 4' deep trench excavation for foundation wall.	.046	.34	.34
2 Foundation	Continuous reinforced concrete footing 8" deep x 18" wide, dampproofed and insulated reinforced concrete foundation wall, 8" thick, 4' deep; 4" concrete slab on 4" crushed stone base and polyethylene vapor barrier, trowel finish.	.061	1.49	2.06
3 Framing	Exterior walls - 2" x 4" wood studs, 16" O.C.; 1/2" plywood sheathing; 2" x 6" rafters 16" O.C. with 1/2" plywood sheathing, 4 in 12 pitch; 2" x 6" ceiling joists 16" O.C.; 2" x 8" floor joists 16" O.C. with 5/8" plywood subfloor; 1/2" plywood subfloor on 1" x 2" wood sleepers 16" O.C.	.127	4.85	6.02
4 Exterior Walls	Beveled wood siding and #15 felt building paper on insulated wood frame walls; 6" attic insulation; double hung windows; 3 flush solid core wood exterior doors with storms.	.136	6.23	3.59
5 Roofing	25 year asphalt shingles; #15 felt building paper; aluminum gutters, downspouts, drip edge and flashings.	.018	.34	.67
6 Interiors	Walls and ceilings, 1/2" taped and finished drywall, primed and painted with 2 coats; painted baseboard and trim, finished hardwood floor 40%, carpet with 1/2" underlayment 40%, vinyl tile with 1/2" underlayment 15%, ceramic tile with 1/2" underlayment 5%; hollow core and louvered interior doors.	.286	10.35	10.17
7 Specialties	Average grade kitchen cabinets - 14 L.F. wall and base with plastic laminate counter top and kitchen sink; 40 gallon electric water heater.	.030	.75	.32
8 Mechanical	1 lavatory, white, wall hung; 1 water closet, white; 1 bathtub with shower, enameled steel, white; gas fired warm air heat.	.072	1.79	1.82
9 Electrical	200 Amp. service; romex wiring; incandescent lighting fixtures, switches, receptacles.	.046	.62	1.05
10 Overhead	Contractor's overhead and profit and plans.		4.42	4.32
Total			30.84	30.36
				61.20

06400 | Architectural Woodwork

06410 Custom Cabinets	CREW	DAILY OUTPUT	LABOR-HOURS	UNIT	2003 BARE COSTS				TOTAL INC. O&P
					MAT.	LABOR	EQUIP.	TOTAL	
1000 4" high, 12" wide	1 Carp	17	471	Ea.	15.90	10.40		26.30	35
1200 18" wide		16	500		22	11.05		33.05	43
1400 24" wide		15	533		28	11.80		39.80	50.50
1600 6" high, 12" wide		16	500		17.85	11.05		28.90	38.50
1800 18" wide		15	533		24	11.80		35.80	46
2000 24" wide		14	571		30	12.65		42.65	54.90
2200 9" high, 12" wide		15	533		21	11.80		32.80	43
2400 18" wide		14	571		27	12.65		39.65	51
2600 24" wide		13	615		33	13.60		46.60	59
2800 Plastic laminate on particle board front									
3000 4" high, 12" wide	1 Carp	17	471	Ea.	21	10.40		31.40	40.50
3200 18" wide		16	500		24	11.05		35.05	45.60
3600 24" wide		15	533		28.50	11.80		40.30	51.50
3800 6" high, 12" wide		16	500		24	11.05		35.05	45.50
4000 18" wide		15	533		29.50	11.80		41.30	52.50
4500 24" wide		14	571		36	12.65		48.65	61.50
4800 9" high, 12" wide		15	533		28	11.80		39.80	51
5000 18" wide		14	571		28	12.65		40.65	52.50
5200 24" wide		13	615		45	13.60		58.60	72.50
5400 Plywood, flush panel front									
6000 4" high, 12" wide	1 Carp	17	471	Ea.	21.50	10.40		31.90	41
6200 18" wide		16	500		26	11.05		37.05	47.50
06410 VANITIES									
8000 Vanity bases, 2 doors, 30" high, 21" deep, 24" wide	2 Carp	20	800	Ea.	167	17.70		184.70	214
8050 30" wide		16	1		192	22		214	250
8100 36" wide		13.33	1,200		257	26.50		283.50	330
8150 48" wide		11.43	1,400		305	31		336	390
9000 For deluxe models of all vanities, add to above					40%				
9500 For custom built in place, add to above					25%	10%			
06415 Countertops									
100 0010 COUNTER TOP Stock, plastic lam., 24" wide w/backsplash, min.	1 Carp	30	267	L.F.	8.20	5.90		14.10	19.10
0100 Maximum		25	320		15.70	7.05		22.75	29.50
0300 Custom plastic, 7/8" thick, aluminum molding, no splash		30	267		16.85	5.90		22.75	28.50
0400 Cove splash		30	267		22	5.90		27.90	34
0600 1-1/4" thick, no splash		28	286		19.80	6.30		26.10	33
0700 Square splash		28	286		25	6.30		31.30	38.50
0900 Square edge, plastic face, 7/8" thick, no splash		30	267		21	5.90		26.90	33.50
1000 With splash		30	267		27.50	5.90		33.40	40.50
1200 For stainless channel edge, 7/8" thick, add					2.25			2.25	2.48
1300 1-1/4" thick, add					2.63			2.63	2.89
1500 For solid color suede finish, add					2.10			2.10	2.31
1700 For end splash, add					13.25			13.25	14.55
1901 For cut outs, standard, add, minimum	1 Carp	32	260			5.55		5.55	9.40
2000 Maximum		8	1		3.20	22		25.20	41
2010 Cut out in backsplash for elec. wall outlet		38	211			4.65		4.65	7.90
2020 Cut out for sink		20	400			8.85		8.85	15.05
2030 Cut out for stove top		18	444			9.80		9.80	16.70
2100 Postformed, including backsplash and front edge		30	267	L.F.	8.70	5.90		14.60	19.65
2110 Mitred, add		12	667	Ea.		14.75		14.75	25
2200 Built-in place, 25" wide, plastic laminate		25	320	L.F.	11.60	7.05		18.65	25
2300 Ceramic tile mosaic		25	320		25	7.05		32.05	39.50
2500 Marble, stock, with splash, 1/2" thick, minimum	1 Bic	17	471		30.50	10.65		41.15	51.50
2700 3/4" thick, maximum		13	615		77.50	13.95		91.45	109
2900 Maple, solid, laminated, 1-1/2" thick, no splash	1 Carp	28	286		52	6.30		58.30	68