

Project **Luxury Home**  
Client **Spec Home 001**  
Size Under Roof **10,000**  
Lot Size **13,134**  
Duration **18**  
Height **35'**

# TERRA FIRMA

D E V E L O P M E N T

## Total Construction Budget Summary

Prepared by: Nathan Hutchinson

MacDonald Highlands Lot # 148

10/23/2024

Division	Description	%	Per Foot	Total
01 00 00	Survey & Layout	0.15%	\$1.25	\$12,500.00
02 00 00	SWPPP	0.10%	\$0.85	\$8,500.00
03 00 00	Concrete	3.28%	\$27.05	\$270,500.00
04 00 00	Masonry	3.36%	\$27.72	\$277,220.00
05 00 00	Structural & Misc. Steel	3.09%	\$25.50	\$255,000.00
05 00 00	Decorative Metals	2.30%	\$19.00	\$190,000.00
06 00 00	Millwork	4.12%	\$33.98	\$339,848.07
07 00 00	Insulation / Sealants	0.90%	\$7.45	\$74,500.00
07 00 00	Roofing & Sheet Metal	0.78%	\$6.45	\$64,500.00
07 00 00	Waterproofing	0.40%	\$3.33	\$33,300.00
08 00 00	Garage Doors	0.42%	\$3.43	\$34,250.00
08 00 00	Interior Doors and Trim	2.33%	\$19.20	\$192,000.00
08 00 00	Glass Systems	6.03%	\$49.75	\$497,500.00
09 00 00	Exterior Finishes	6.92%	\$57.09	\$570,937.50
09 00 00	Metal Framing	9.50%	\$78.30	\$783,000.00
09 00 00	Drywall / Ceilings	4.20%	\$34.65	\$346,500.00
09 00 00	Specialty Wall Finishes	0.30%	\$2.50	\$25,000.00
09 00 00	Tile / Flooring	3.14%	\$25.90	\$259,000.00
09 00 00	Carpet Flooring	0.62%	\$5.10	\$51,000.00
09 00 00	Painting	0.67%	\$5.51	\$55,125.00
10 00 00	Specialties	0.05%	\$0.45	\$4,500.00
11 00 00	Fire Places / Features	0.86%	\$7.10	\$71,000.00
11 00 00	Appliances	1.34%	\$11.05	\$110,500.00
12 00 00	Window Coverings	0.96%	\$7.88	\$78,750.00
12 00 00	Closet Systems	1.21%	\$10.00	\$100,000.00
12 00 00	Countertops	1.52%	\$12.50	\$125,000.00
13 00 00	Wine Room	0.31%	\$2.55	\$25,500.00
13 00 00	Pools / Water Features	1.52%	\$12.50	\$125,000.00
14 00 00	Elevator	1.03%	\$8.50	\$85,000.00
21 00 00	Fire Protection System	0.82%	\$6.80	\$68,000.00
22 00 00	Plumbing and Fixtures	4.12%	\$34.00	\$340,000.00
23 00 00	HVAC	4.64%	\$38.25	\$382,500.00
26 00 00	Electrical and Lighting	4.95%	\$40.80	\$408,000.00
28 00 00	Alarm / Home Tech	3.81%	\$31.45	\$314,500.00
32 00 00	Earthwork & Asphalt	0.73%	\$5.98	\$59,819.89
32 00 00	Gates And Fencing	0.42%	\$3.46	\$34,570.00
32 00 00	Landscaping	0.84%	\$6.95	\$69,510.00
33 00 00	Utility	0.36%	\$3.00	\$30,000.00
01 00 00	General Requirements	3.56%	\$29.33	\$293,284.08
01 00 00	Field Supervision	2.21%	\$18.26	\$182,628.77
99 00 00	Insurances & Warranty	1.15%	\$9.48	\$94,812.63
99 00 00	Architecture and Interior Design	2.73%	\$22.55	\$225,500.00
99 00 00	Project Contingency	8.21%	\$67.72	\$677,233.05
<b>Total Estimated Cost of Construction</b>				<b>\$8,245,788.98</b>

Finish Allowance Breakout Included in Cost Above			
Appliances	\$110,500.00	Lighting	\$0.00
Bathroom Special	\$4,500.00	Exterior Finishes	\$98,437.50
Cabinets	\$339,848.07	Plumbing Fixtures	\$0.00
Carpet Flooring	\$51,000.00	Specialty Wall Finishes	\$25,000.00
Closet Systems	\$100,000.00	Tile Flooring	\$212,500.00
Countertops	\$125,000.00	Window Coverings	\$78,750.00
Decorative Metals	\$190,000.00	Interior Doors and Trim	\$192,000.00
Elevator (50K) a fl	\$85,000.00	Mirrors/ Showers	\$25,000.00
Fireplaces (2)	\$71,000.00	Wine Room	\$25,500.00
Home Tech	\$272,000.00		

Budget Breakout				
Constr. w/o Office w/o Finishes	\$4,766,294.89	\$	476.63	35%
bronze	\$2,006,035.57	\$	200.60	22%
GC / Gr's	\$475,912.85	\$	47.59	5%
GL Insurance	\$94,812.63	\$	9.48	1%
Project Contingency	\$677,233.05	\$	67.72	7%
Arch / Design Fees	\$297,200.00	\$	29.72	3%
Lot Cost	\$994,558.00	\$	99.46	11%
Cost Total	\$9,312,046.98	\$	931.20	101%
Proposed Listing Price	\$13,500,000.00	\$	1,350.00	146%
Sales Comissions	\$270,000.00	\$	31.76	3%
Loan Origination Fee's	\$50,000.00	\$	5.88	1%
Total Anticipated Profit	\$3,867,953.02	\$	193.35	42%