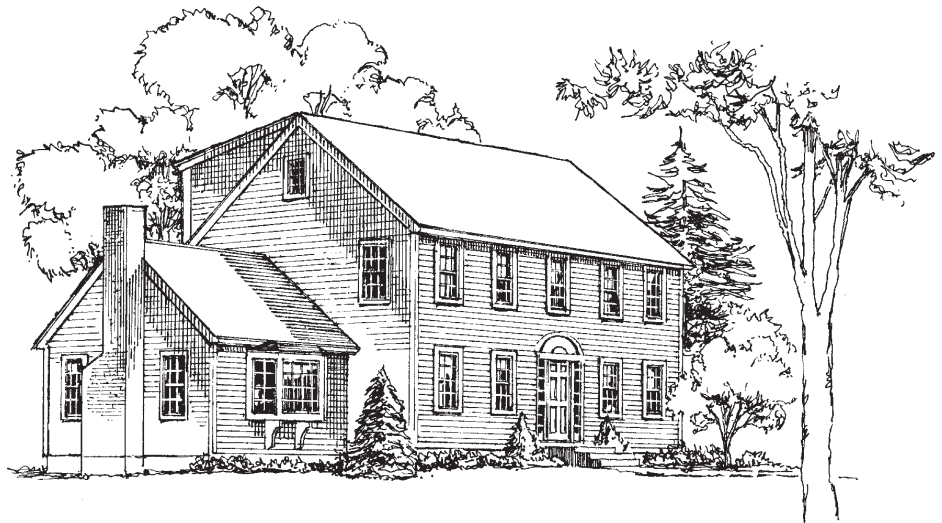


- Simple design from standard plans
- Single family – 1 full bath, 1 kitchen
- No basement
- Asphalt shingles on roof
- Hot air heat
- Gypsum wallboard interior finishes
- Materials and workmanship are average

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	109.70	103.30	94.40	92.65	89.55	84.50	80.35	76.35	74.25	70.45	69.20
Brick Veneer - Wood Frame	119.25	111.90	102.30	100.65	96.95	91.30	86.80	82.15	79.80	75.55	74.15
Stucco on Wood Frame	108.10	101.85	93.10	91.40	88.25	83.45	79.25	75.30	73.35	69.60	68.35
Solid Masonry	133.95	125.25	114.55	112.95	108.50	101.65	96.75	91.10	88.35	83.50	81.85
Finished Basement, Add	15.45	15.10	14.60	14.55	14.15	13.55	13.30	12.85	12.65	12.30	12.15
Unfinished Basement, Add	5.95	5.45	5.15	5.10	4.85	4.50	4.30	4.05	3.90	3.75	3.65

Modifications

Add to the total cost

Upgrade Kitchen Cabinets	\$ + 3150
Solid Surface Countertops (Included)	
Full Bath - including plumbing, wall and floor finishes	+ 4997
Half Bath - including plumbing, wall and floor finishes	+ 3011
One Car Attached Garage	+ 10,672
One Car Detached Garage	+ 14,035
Fireplace & Chimney	+ 5875

Adjustments

For multi family - add to total cost

Additional Kitchen	\$ + 5695
Additional Bath	+ 4997
Additional Entry & Exit	+ 1512
Separate Heating	+ 1313
Separate Electric	+ 1718

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

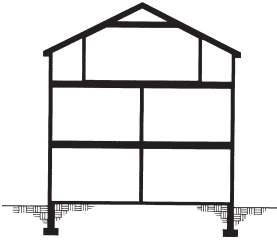
Cedar Shake Roof	+ 1.15
Clay Tile Roof	+ 1.95
Slate Roof	+ 2.55
Upgrade Walls to Skim Coat Plaster	+ .37
Upgrade Ceilings to Textured Finish	+ .44
Air Conditioning, in Heating Ductwork	+ 1.68
In Separate Ductwork	+ 4.46
Heating Systems, Hot Water	+ 1.31
Heat Pump	+ 2.31
Electric Heat	- 1.02
Not Heated	- 3.01

Additional upgrades or components

Kitchen Cabinets & Countertops	Page 93
Bathroom Vanities	94
Fireplaces & Chimneys	94
Windows, Skylights & Dormers	94
Appliances	95
Breezeways & Porches	95
Finished Attic	95
Garages	96
Site Improvements	96
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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	.41	.41
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	2.10	2.37
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	6.31	7.24
4	Exterior Walls	Beveled wood siding and building paper on insulated wood frame walls; 6" attic insulation; double hung windows; 3 flush solid core wood exterior doors with storms.	.136	8.39	4.19
5	Roofing	25 year asphalt shingles; #15 felt building paper; aluminum gutters, downspouts, drip edge and flashings.	.018	.51	.77
6	Interiors	Walls and ceilings, 1/2" taped and finished gypsum wallboard, 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 in	.286	12.95	11.79
7	Specialties	Average grade kitchen cabinets - 14 L.F. wall and base with solid surface counter top and kitchen sink; 40 gallon electric water heater.	.030	1.08	.46
8	Mechanical	1 lavatory, white, wall hung; 1 water closet, white; 1 bathtub with shower, enameled steel, white; gas fired warm air heat.	.072	2.25	2.14
9	Electrical	200 Amp. service; romex wiring; incandescent lighting fixtures, switches, receptacles.	.046	1.05	1.21
10	Overhead	Contractor's overhead and profit and plans.		5.91	5.22
Total				40.55	35.80
					76.35

33 12 Water Utility Distribution Equipment

33 12 13 – Water Service Connections

33 12 13.15 Tapping, Crosses and Sleeves		Crew	Daily Output	Labor-Hours	Unit	Material	2007 Bare Costs		Total	Total Incl O&P
							Labor	Equipment		
0010	TAPPING, CROSSES AND SLEEVES									
4000	Drill and tap pressurized main (labor only)									
4100	6" main, 1" to 2" service	Q-1	3	5.333	Ea.		142		142	233
4150	8" main, 1" to 2" service	"	2.75	5.818	"		155		155	255
4500	Tap and insert gate valve									
4600	8" main, 4" branch	B-21	3.20	8.750	Ea.		180	51	231	360
4650	6" branch	↓	2.70	10.370	↓		213	60.50	273.50	425
4700	10" Main, 4" branch		2.70	10.370			213	60.50	273.50	425
4750	6" branch		2.35	11.915			244	69.50	313.50	490
4800	12" main, 6" branch	↓	2.35	11.915	↓		244	69.50	313.50	490

33 12 19 – Water Utility Distribution Fire Hydrants

33 12 19.40 Utility Boxes

0010	UTILITY BOXES Precast concrete, 6" thick									
0050	5' x 10' x 6" high, I.D.	B-13	2	24	Ea.	1,725	490	370	2,585	3,125
0350	Hand hole, precast concrete, 1-1/2" thick									
0400	1'-0" x 2'-0" x 1'-9", I.D., light duty	B-1	4	6	Ea.	292	116		408	515
0450	4'-6" x 3'-2" x 2'-0", O.D., heavy duty	B-6	3	8	"	895	168	81	1,144	1,350

33 21 Water Supply Wells

33 21 13 – Public Water Supply Wells

33 21 13.10 Wells and Accessories

0010	WELLS & ACCESSORIES , domestic									
0100	Drilled, 4" to 6" diameter	B-23	120	.333	L.F.		6.35	30.50	36.85	45
1500	Pumps, installed in wells to 100' deep, 4" submersible									
1520	3/4 H.P.	Q-1	2.66	6.015	Ea.	435	160		595	740
1600	1 H.P.	"	2.29	6.987	"	455	186		641	810

33 31 Sanitary Utility Sewerage Piping

33 31 13 – Public Sanitary Utility Sewerage Piping

33 31 13.15 Sewage Collection, Concrete Pipe

0010	SEWAGE COLLECTION, CONCRETE PIPE									
0020	See 33 41 13.60 for sewage/drainage collection, concrete pipe									

33 31 13.25 Sewage Collection, Polyvinyl Chloride Pipe

0010	SEWAGE COLLECTION, POLYVINYL CHLORIDE PIPE									
0020	Not including excavation or backfill									
2000	10' lengths, S.D.R. 35, B&S, 4" diameter	B-20	375	.064	L.F.	2.33	1.24		3.57	4.66
2040	6" diameter	↓	350	.069	↓	4.35	1.33		5.68	7.05
2080	8" diameter	↓	335	.072	↓	9.05	1.39		10.44	12.30
2120	10" diameter	B-21	330	.085		14.30	1.74	.50	16.54	19.25
4000	Piping, DWV PVC, no exc/bkfill, 10' L, Sch 40, 4" dia	B-20	375	.064		3.08	1.24		4.32	5.50
4010	6" dia	↓	350	.069		6.30	1.33		7.63	9.20
4020	8" dia	↓	335	.072	↓	12.55	1.39		13.94	16.15