ITEMS THAT YOUR CONSTRUCTION BUDGET SHOULD INCLUDE

Utilities (water/ well, septic/ sewer, electrical and phone/ cable T.V. services, gas)
Demolition and/or Site prep (as required for the project and hardscapes/ eventual landscaping)
Construction costs for the home - every physical piece of the project and the labor to place it; including excavation, foundation/ flatwork, frame, roof, flashing & gutters, windows & shades & doors, siding & exterior trim, decks, HVAC, plumbing, electrical, insulation, drywall, millwork, paint, tile, cabinets & closets & counters flooring, specialty components (bath hardware, mirrors, fireplace, handrails, decorative metal), appliances
General conditions (porta potty, site security, specialty tools, staging, shipping, miscellaneous)
Debris removal
Hardscape (patio’s, walkways, driveways, etc.)
Final cleaning
Special Conditions (project specific- unconventional foundations, site access, etc.)
Sales Tax
Construction Management + Site Superintendent (traditionally, General Contractor Fee)

OTHER TYPICAL PROJECT COSTS THAT YOU SHOULD CONSIDER
(outside of the $/sf typically quoted)

Architectural fees (ranging from 8-15% typically depending on project scope/ type).
Design consultants (such as surveyor, geotech, structural engineer, energy consultant, etc.)
Permit fees (all regulatory and jurisdictional charges for the project approval)
Landscaping

TYPICAL CONSTRUCTION COSTS

Design-Build
Remodel: $150 per square foot +
New construction: $250 per square foot +

Architect & General Contractor
Remodel: $150 per square foot +
New construction: $250 per square foot +