

1 Professional Services

Topo survey and site plan development	700
Engineered foundation plan	300
Engineered site built features (garage, decks, entry's)	200

Sub Total	700
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2 Government Permit and Fees

County permit fee estimate	2,800
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Sub Total	2,800
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3 Tap / Tie in Fees

Tap fee for town water	4,600
Tap fee for town sewer	2,700
Tie in fee to Xcel Energy (Natural gas)	1,700
Tie in fee to Xcel Energy (Electrical service)	3,300

Sub Total	12,300
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4 Excavation

Excavate main home foot print (walkout)	2,500
Excavate water line and sewer line from street	2,000
Back fill and finish grading of home	1,500

Sub Total	6,000
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5 Foundation Construction

Main House walls (9ft walls with walkout steps)	15,500
Main House wall wood framing for walkout	1,200
Structural steel and install	1,500
Garage Walls (4ft frost wall with footer)	3,000

Sub Total	21,200
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6 Concrete Flatwork

Main house Crushed Gravel for under slab and Install	1,000
Main house floor (4" slab with fiber and wire mesh)	6,500
Garage Crushed gravel for under slab and install	300
Garage floor (4" slab with fiber and rebar on 4' centers)	2,200

Sub Total	10,000
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7 Modular Components

2 Custom boxes purchased for upstairs	149,700
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Sub Total	149,700
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8 Modular Home Factory Installed Options

See Appendix one for individual option pricing, total is	30,097
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Sub Total	30,097
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9 Modular Home Delivery Estimate

2 modular sections delivered to Breckenridge CO	6,800	
		Sub Total 6,800

10 Setting of Modular Components

Crane rental	3,800	
Setting of 2 boxes	5,000	
Structural tie together of floors/roof/end walls	1,200	
		Sub Total 10,000

11 Completion of Interior

Interior drywall work	2,000	
Interior flooring finish/install	1,200	
Tongue and Groove ceiling install	3,000	
Sound insulation between floors	800	
Custom countertops installed	3,400	
Custom fireplace per design	4,750	
		Sub Total 15,150

12 Completion of Exterior

Exterior Siding install of Cedar Lap	3,000	
Purchase and install of gable trusses and corbels	1,200	
Purchase and Install of custom hickory front door	1,100	
Front entry made of post and beam	5,200	
Real veneered rock for outside of home per design	9,300	
Completion of roofing on home	2,100	
Construction of post and beam deck per plan	6,500	
		Sub Total 21,900

13 Garage Construction

Framing of garage 8/12 pitch roof	4,500	
Insulate garage	800	
Drywall garage	2,100	
Roofing of garage (full ice and water)	2,000	
Garage windows purchase and install	1,000	
Garage siding and install	1,000	
Gable Trusses and Corbels	800	
Garage door allowance (includes door opener)	3,400	
		Sub Total 15,600

14 Basement Construction

Framing of basement walls	3,500
Drywall of basement	9,000
Basement trim work/doors	3,000
Basement bathroom fixtures	3,400
Basement flooring per plan	4,200
Basement windows	5,500
Basement lighting fixtures	1,000
Sub Total	29,600

15 Electrical Work

Underground electrical from Transformer to Home	1,800
Modular Component Electrical work	750
Garage electrical work per plane	800
All basement electrical wiring	5,800
Sub Total	9,150

16 Plumbing Work

Hook up of sewer in street to home	1,200
Underground plumbing in basement for bath	2,000
Modular Component plumbing work	4,500
Sub Total	7,700

17 Miscellaneous

Dumpsters	2,100
Port -o- let	700
Driveway materials	1,200
Misc rental equipment	2,000
Contingency for unknown	5,000
Sub Total	11,000

Total Turn Key Cost	359,697
Total cost of Actual Construction (Minus Tap/Tie In Fees and Government Fees)	344,597
Cost per square foot of home living area : 1547 up +1547 down = 3094ft²	\$111/ft²
Cost Per square foot of home and garage : 3094+576 = 3679ft²	\$94/ft²