

1357 Springfield Comparison (See framing package in yellow #2 Framing Materials yellow to blue subtotal)

All pricing is based on actual costs (no markups) from Suppliers and Subcontractors of the Charlotte, NC area. A markup for those plan purchasers desiring Creative Living Designs to consult through the installation of the building phase can be seen by separate line items at the bottom of the spreadsheet. This applies only to areas where installation is offered. For details contact cbharmon@houseinbox.com or call 843-442-5487 cell or locally our toll free number 888-342-9079

Item	CONTRACTOR/SUPPLIER	ACTIVITY Premiere	1357 Springfield Premiere	ACTIVITY Superior	1357 Springfield Superior
	PHASE II SHELL		SLAB		SLAB
1		FOUNDATION PER PLAN	\$4,302.00	FOUNDATION PER PLAN	\$4,302.00
2		FRAMING MATERIALS	\$11,415.38	FRAMING MATERIALS	\$11,415.38
3		WINDOWS - JELDWEN SINGLE HUNG	\$8,816.03	WINDOWS - JELDWEN CASEMENT	\$11,303.31
4		DOORS - Therma Tru Smooth Star & Neuma	\$3,328.35	DOORS - ROGUE VALLE	\$2,355.36
5		SIDING - VINYL	\$3,773.51	SIDING - HARDIE	\$5,949.75
		MATERIAL SUBTOTAL (Foundation not inc.)	\$27,333.26	MATERIAL SUBTOTAL (Foundation not inc.)	\$31,023.81
		SIDING - VINYL INSTALL (INSTALLATION OF PACKAGE) (Installation subject to local Market Rate)	\$4,502.50 \$6,466.50	SIDING - HARDIE INSTALL LABOR FRAMING INSTALL LABOR (Installation subject to local Market Rate)	\$8,104.50 \$6,466.50
6		ROOF - FIBERGLASS ARCHITECTURAL	\$1,579.50	ROOF - STANDING SEAM 26 GUAGE	\$9,711.00
11		EXTERIOR PAINT		EXTERIOR PAINT	\$9,500.00
		FRAMING SUBTOTAL	\$23,963.88	FINISH SHELL SUBTOTAL - NET FOUNDATION	\$64,805.81
		SHELL PACKAGE NET OF MECHANICALS	\$44,183.76	SHELL PACKAGE NET OF MECHANICALS	\$69,107.81
		Total Sq. Ft.	1,437	Total Sq. Ft.	1,437
		\$/Sq. Ft.	\$30.75	\$/Sq. Ft.	\$48.09
		MECHANICALS		MECHANICALS	
7		PLUMBING	\$3,500.00	PLUMBING	\$3,500.00
8		ELECTRICAL	\$5,125.00	ELECTRICAL	\$5,125.00
9		HVAC	\$5,600.00	HVAC	\$5,600.00
10		FIREPLACES	\$1,881.25	FIREPLACES	\$1,881.25
12		INSULATION	\$1,558.00	INSULATION	\$1,558.00
13		GARAGE DOORS	\$1,904.00	GARAGE DOORS	\$1,904.00
14		HARD/SOFT LANDSCAPING COURTYARDS		HARD/SOFT LANDSCAPING COURTYARDS	
		SUBTOTAL	\$63,752.01	SUBTOTAL	\$88,676.06
15		5% WEBSITE MAINTENANCE FEE	\$3,187.60	5% WEBSITE MAINTENANCE FEE	\$4,433.80
16		5% CONSTRUCTION MANAGEMENT CONSULTING FEE	\$3,187.60	5% CONSTRUCTION MANAGEMENT CONSULTING FEE	\$4,433.80
*16b		6% REAL ESTATE AGENTS SALES & MARKETING	\$3,825.12	6% REAL ESTATE AGENTS SALES & MARKETING	\$5,320.56
		CONTINGENCIES	\$0.00	CONTINGENCIES	\$0.00
		TOTAL SHELL PACKAGE PRICE	\$73,952.34	TOTAL SHELL PACKAGE PRICE	\$102,864.23
		Total SF	1437	Total SF	1437
		\$/SF	\$51.46	\$/SF	\$71.58
Item	PHASE III INTERIOR FINISH Selections Subject to Owner/Builders		1357		1357
	CONTRACTOR/SUPPLIER	ACTIVITY	SLAB	ACTIVITY	SLAB
17	84 LUMBER	INT TRIM SELECTIONS WOOD INTERIOR/PANELING BASE,WINDOW, CRWON/CHAIR RAIL	\$1,565.85	INT TRIM SELECTIONS WOOD INTERIOR/PANELING BASE,WINDOW, CRWON/CHAIR RAIL	\$1,565.85

