

855 Pier 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	855 Premiere	ACTIVITY Superior	855 Superior
	PHASE II SHELL		PIER		PIER
1		FOUNDATION PER PLAN	\$19,423.00	FOUNDATION PER PLAN	\$19,423.00
2		FRAMING MATERIALS	\$22,477.39	FRAMING MATERIALS	\$22,477.39
3		WINDOWS - JELDWEN SINGLE HUNG	\$9,341.65	WINDOWS - JELDWEN CASEMENT	\$11,564.47
4		DOORS - Therma Tru Smooth Star & Neuma	\$1,036.02	DOORS - ROGUE VALLE	\$2,355.36
5		SIDING - VINYL	\$4,320.88	SIDING - HARDIE	\$6,953.49
		MATERIAL SUBTOTAL (Foundation not inc.)	\$37,175.95	MATERIAL SUBTOTAL (Foundation not inc.)	\$43,350.72
		SIDING - VINYL INSTALL (INSTALLATION OF PACKAGE) (Installation subject to local Market Rate)	\$5,267.50 \$4,554.00	SIDING - HARDIE INSTALL LABOR FRAMING INSTALL LABOR (Installation subject to local Market Rate)	\$9,481.50 \$4,554.00
6		ROOF - FIBERGLASS ARCHITECTURAL	\$2,362.10	ROOF - STANDING SEAM 26 GUAGE	\$10,971.00
11		EXTERIOR PAINT		EXTERIOR PAINT	\$9,300.00
		FRAMING SUBTOTAL	\$34,660.99	FINISH SHELL SUBTOTAL - NET FOUNDATION	\$77,657.22
		SHELL PACKAGE NET OF MECHANICALS	\$68,782.55	SHELL PACKAGE NET OF MECHANICALS	\$97,080.22
		Total Sq. Ft.	1,012	Total Sq. Ft.	1,012
		\$/Sq. Ft.	\$67.97	\$/Sq. Ft.	\$95.93
		MECHANICALS		MECHANICALS	
7		PLUMBING	\$3,850.00	PLUMBING	\$3,850.00
8		ELECTRICAL	\$5,185.00	ELECTRICAL	\$5,185.00
9		HVAC	\$6,600.00	HVAC	\$6,600.00
10		FIREPLACES	\$1,881.25	FIREPLACES	\$1,881.25
12		INSULATION	\$2,221.00	INSULATION	\$2,221.00
13		GARAGE DOORS	\$952.00	GARAGE DOORS	\$952.00
14		HARD/SOFT LANDSCAPING COURTYARDS		HARD/SOFT LANDSCAPING COURTYARDS	
		SUBTOTAL	\$89,471.80	SUBTOTAL	\$117,769.47
15		5% WEBSITE MAINTENANCE FEE	\$4,473.59	5% WEBSITE MAINTENANCE FEE	\$5,888.47
16		5% CONSTRUCTION MANAGEMENT CONSULTING FEE	\$4,473.59	5% CONSTRUCTION MANAGEMENT CONSULTING FEE	\$5,888.47
*16b		6% REAL ESTATE AGENTS SALES & MARKETING	\$5,368.31	6% REAL ESTATE AGENTS & MARKETING SALES	\$7,066.17
		CONTINGENCIES	\$0.00	CONTINGENCIES	\$0.00
		TOTAL SHELL PACKAGE PRICE	\$103,787.29	TOTAL SHELL PACKAGE PRICE	\$136,612.58
		Total SF	1012	Total SF	1012
		\$/SF	\$102.56	\$/SF	\$134.99
Item	PHASE III INTERIOR FINISH Selections Subject to Owner/Builders		855 PIER		855 PIER
	CONTRACTOR/SUPPLIER	ACTIVITY	PIER	ACTIVITY	PIER
17	84 LUMBER	INT TRIM SELECTIONS WOOD INTERIOR/PANELING BASE,WINDOW, CRWON/CHAIR RAIL	\$0.00	INT TRIM SELECTIONS WOOD INTERIOR/PANELING BASE,WINDOW, CRWON/CHAIR RAIL	\$1,709.12

PHASE II INSTALLED PACKAGE PRICING CHART

18	COHEN'S DRYWALL	DRYWALL	\$3,000.00	DRYWALL	\$3,000.00
19		INT TILE FOR FLOORS AND WALLS		INT TILE FOR FLOORS AND WALLS	
20	THS PAINTERS	INT CUSTOM PAINT		INT CUSTOM PAINT	
21	CAROLINA KITCHENS	KITCHEN AND BATH CABINETS		KITCHEN AND BATH CABINETS	
22	CAROLINA KITCHENS	KITCHEN/BATH COUNTERTOPS		KITCHEN/BATH COUNTERTOPS	
23	CAAROLINA LANTERNS	CUSTOM EXTERIOR LIGHTING		CUSTOM EXTERIOR LIGHTING	
24	FERGUSON SUPPLY	PLUMBING FIXTURES		PLUMBING FIXTURES	
25	FERGUSON SUPPLY	ELECTRICAL FIXTURES		ELECTRICAL FIXTURES	
26	FERGUSON SUPPLY	APPLIANCES		APPLIANCES	
27		FLOORING		FLOORING	
28		MISCELLANEOUS		MISCELLANEOUS	
	FERGUSON SUPPLY	MIRRORS		MIRRORS	
	FERGUSON SUPPLY/84 LUMBER	LOCKSETS		LOCKSETS	
	FERGUSON SUPPLY/84 LUMBER	HARDWARE		HARDWARE	
		SUBTOTAL	\$3,000.00	SUBTOTAL	\$4,709.12
		5% WEBSITE MAINTENANCE FEE	\$150.00	5% WEBSITE MAINTENANCE FEE	\$235.46
		5% CONSTRUCTION MANAGEMENT CONSULTING FEE	\$150.00	5% CONSTRUCTION MANAGEMENT CONSULTING FEE	\$235.46
		6% REAL ESTATE AGENTS SALES & MARKETING	\$180.00	6% REAL ESTATE AGENTS SALES & MARKETING	\$282.55
		CONTINGENCIES	\$0.00	CONTINGENCIES	\$0.00
		TOTAL INTERIOR FINISH PRICE	\$3,480.00	TOTAL INTERIOR FINISH PRICE	\$5,462.58
		TOTAL PRICE	\$107,267.29	TOTAL PRICE	\$142,075.17
		TOTAL	\$107,267.29	TOTAL	\$142,075.17
		Total SF	1012	Total SF	1012
		\$/SF	\$106.00	\$/SF	\$140.39