

PHASE II INSTALLED PACKAGE PRICING CHART

Premiere Collection (See framing package in yellow #2 Framing Materials yellow to blue subtotal)

All pricing is based on actual costs (no markup) from Suppliers and Subcontractors of the Charlotte, NC area. A markup for these plan purchases during Creative Living Design 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 cshannon@hessclark.com or call 844-646-5887 or locally per toll free number 888-342-9079

Item	CONTRACTOR/SUPPLIER	ACTIVITY	317 ASPEN		555 CASCADE		555 EAST BAY		800 NEWPORT			855 WINCHESTER			885 AUBURN			1050 MEETING STREET		1215 CLIFTON		1357 SPRINGFIELD		1357 CHURCH STREET		535 CLARKSBURG				
			CRAWL	PIERS	CRAWL	PIERS	CRAWL	PIERS	CRAWL	PIERS	LOWER LEVEL OPTION	CRAWL	PIERS	LOWER LEVEL OPTION	CRAWL	PIERS	LOWER LEVEL OPTION	SLAB	CRAWL	CRAWL	PIERS	SLAB	SLAB	SLAB	SLAB	SLAB	SLAB			
1	PHASE II SHELL	FOUNDATION PER PLAN	\$3,434.00	\$9,088.00	\$10,622.00	\$17,906.00	\$11,455.00	\$18,729.00	\$9,137.00	\$14,733.00	\$4,496.00	\$31,381.00	\$19,423.00	\$6,656.00	\$10,379.00	\$15,900.00	\$27,616.00	\$11,813.00	\$22,138.00	\$22,138.00	\$30,637.00	\$4,302.00	\$4,302.00	\$4,302.00	\$4,302.00	\$4,302.00	\$4,302.00	\$4,302.00		
2		FRAMING MATERIALS	36,450.00	36,979.06	39,433.33	311,120.00	39,633.04	310,477.57	315,452.01	319,740.01	317,683.31	315,375.00	321,473.39	317,234.12	314,000.00	315,833.36	312,505.34	312,409.33	321,969.84	322,275.58	321,969.84	322,275.58	311,415.38	311,415.38	311,415.38	311,415.38	311,415.38	311,415.38	311,415.38	
3		WINDOWS - HDLWIN SINGLE HUNG	36,428.70	36,428.70	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	46,207.97	
4		DOORS	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	39,071.00	
5		ROOFING - VINYL	\$1,305.77	\$1,305.77	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	\$2,478.93	
		MATERIAL SUBTOTAL (Installation not included)	\$1,318.50	\$3,653.20	\$14,007.40	\$28,890.00	\$19,907.00	\$19,974.00	\$34,447.00	\$38,438.38	\$45,117.40	\$70,086.31	\$37,173.99	\$47,426.01	\$24,784.70	\$29,476.40	\$32,444.01	\$26,102.30	\$28,102.00	\$40,849.89	\$44,556.00	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20	
		ROOFING - VINYL INSTALL	\$2,142.50	\$2,142.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	\$2,662.50	
		INSTALLATION (NP PACKAGE)	\$3,791.00	\$1,791.00	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	\$3,544.00	
		(Installation subject to local Market Rate)																												
6		ROOF - FIBERGLASS ARCHITECTURAL	\$972.10	\$972.10	\$1,467.70	\$1,467.70	\$1,560.00	\$1,560.00	\$1,873.30	\$1,873.30	\$1,873.30	\$2,362.10	\$2,362.10	\$2,362.10	\$1,602.50	\$1,602.50	\$1,602.50	\$1,588.60	\$1,588.60	\$1,588.60	\$1,588.60	\$1,588.60	\$1,588.60	\$1,588.60	\$1,588.60	\$1,588.60	\$1,588.60	\$1,588.60	\$1,588.60	
11		EXTERIOR PAINT																												
		FRAMING SUBTOTAL	\$1,322.00	\$1,136.20	\$16,660.00	\$16,660.00	\$17,474.50	\$17,474.50	\$28,111.50	\$31,881.50	\$38,686.31	\$27,130.20	\$36,666.99	\$35,066.20	\$25,546.50	\$27,116.10	\$28,069.00	\$26,102.30	\$28,102.00	\$40,849.89	\$44,556.00	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20	\$27,433.20
		MECHANICALS	\$27,438.18	\$29,665.89	\$36,762.66	\$45,739.23	\$38,136.17	\$46,290.10	\$54,999.81	\$64,444.18	\$64,836.28	\$55,611.11	\$68,782.55	\$72,798.97	\$49,362.20	\$56,658.97	\$55,564.67	\$47,445.03	\$53,641.03	\$79,835.35	\$91,835.47	\$44,183.76	\$44,183.76	\$44,183.76	\$44,183.76	\$44,183.76	\$44,183.76	\$44,183.76	\$44,183.76	
		Total Sq. Ft.	798	798	734	734	798	798	1,232	1,232	1,701	1,012	1,012	1,872	1,231	1,231	1,755	1,300	1,300	1,757	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437		
		Sq. Ft.	\$68.94	\$74.39	\$50.09	\$62.32	\$48.04	\$58.01	\$44.32	\$52.31	\$38.12	\$54.95	\$67.97	\$38.89	\$40.10	\$31.66	\$36.70	\$41.26	\$45.44	\$52.27	\$30.75	\$30.75	\$30.75	\$30.75	\$30.75	\$30.75	\$30.75	\$30.75	\$30.75	
7		MECHANICALS	\$2,800.00	\$2,811.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,850.00	\$3,850.00	\$5,500.00	\$3,850.00	\$3,850.00	\$5,500.00	\$4,200.00	\$4,200.00	\$6,200.00	\$3,500.00	\$3,500.00	\$4,900.00	\$4,900.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	
8		ELECTRICAL	\$3,395.00	\$3,345.00	\$4,585.00	\$3,135.00	\$4,840.00	\$3,190.00	\$4,885.00	\$3,435.00	\$5,000.00	\$4,835.00	\$3,185.00	\$6,200.00	\$4,450.00	\$3,000.00	\$3,700.00	\$4,010.00	\$4,760.00	\$6,565.00	\$2,115.00	\$3,155.00	\$6,190.00	\$6,190.00	\$6,190.00	\$6,190.00	\$6,190.00	\$6,190.00	\$6,190.00	\$6,190.00
9		HVAC	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$6,600.00	\$6,600.00	\$7,000.00	\$6,600.00	\$6,600.00	\$7,500.00	\$6,600.00	\$6,600.00	\$7,500.00	\$5,600.00	\$5,600.00	\$6,500.00	\$6,500.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	
10		PIPERLACES	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25	\$1,881.25
12		INSULATION	\$904.00	\$904.00	\$1,388.00	\$1,388.00	\$1,388.00	\$1,388.00	\$1,564.00	\$1,564.00	\$2,171.00	\$2,211.00	\$2,211.00	\$3,255.00	\$1,315.00	\$1,315.00	\$2,056.00	\$1,625.00	\$2,063.00	\$3,304.00	\$3,304.00	\$1,558.00	\$1,558.00	\$1,558.00	\$1,558.00	\$1,558.00	\$1,558.00	\$1,558.00	\$1,558.00	\$1,558.00
13		GARAGE DOORS	N/A	\$952.00	N/A	\$952.00	N/A	\$952.00	N/A	\$952.00	N/A	N/A	\$952.00	N/A	\$952.00	N/A	N/A	N/A	N/A	N/A	\$2,856.00	\$1,904.00	N/A	\$1,904.00	N/A	\$1,904.00	\$1,904.00	\$1,904.00		
14		HARDSOFT LANDSCAPING COURTYARDS																												
		SUBTOTAL	\$38,087.18	\$41,747.89	\$49,435.66	\$59,914.23	\$51,064.17	\$60,520.10	\$73,880.68	\$84,726.43	\$86,928.53	\$74,796.36	\$89,477.80	\$97,485.22	\$67,868.45	\$76,697.22	\$78,471.92	\$64,961.28	\$71,444.28	\$103,075.66	\$118,481.72	\$63,552.81	\$63,552.81	\$63,552.81	\$63,552.81	\$63,552.81	\$63,552.81	\$63,552.81	\$63,552.81	
15		9% WEBSITE MAINTENANCE FEE	\$1,904.36	\$2,088.99	\$2,471.78	\$2,995.71	\$2,552.31	\$3,026.01	\$3,669.00	\$4,236.32	\$4,346.43	\$3,739.92	\$4,473.59	\$4,874.26	\$3,390.42	\$3,830.36	\$3,923.60	\$3,248.06	\$3,572.26	\$5,153.78	\$5,924.09	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60	
16		9% CONSTRUCTION MANAGEMENT CONSULTING FEE	\$1,904.36	\$2,088.99	\$2,471.78	\$2,995.71	\$2,552.31	\$3,026.01	\$3,669.00	\$4,236.32	\$4,346.43	\$3,739.92	\$4,473.59	\$4,874.26	\$3,390.42	\$3,830.36	\$3,923.60	\$3,248.06	\$3,572.26	\$5,153.78	\$5,924.09	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60	\$3,187.60
17		9% REAL ESTATE AGENTS SALES & MARKETING	\$2,285.23	\$2,506.07	\$2,966.14	\$3,594.85	\$3,061.21	\$4,002.80	\$5,081.99	\$5,215.71	\$4,877.00	\$5,368.31	\$5,849.11	\$4,068.51	\$4,596.43	\$4,708.31	\$3,897.68	\$4,286.72	\$6,184.54	\$7,108.80	\$3,825.12	\$3,816.78	\$3,128.68	\$3,128.68	\$3,128.68	\$3,128.68	\$3,128.68	\$3,128.68	\$3,128.68	\$3,128.68
		CONTINGENCIES																												
		TOTAL SHELL PACKAGE PRICE	\$44,181.13	\$48,456.76	\$57,342.37	\$69,508.51	\$59,244.41	\$70,203.32	\$85,130.87	\$98,262.46	\$100,837.10	\$86,796.14	\$103,787.29	\$112,082.45	\$78,667.80	\$88,864.58	\$91,027.42	\$75,355.08	\$82,874.52	\$119,567.69	\$137,438.79	\$73,952.34	\$73,952.34	\$73,952.34	\$73,952.34	\$73,952.34	\$73,952.34	\$73,952.34	\$73,952.34	
		9% ASP	\$883.62	\$969.15	\$1,167.00	\$1,390.10	\$1,167.00	\$1,390.10	\$1,695.62	\$1,972.24	\$2,017.42	\$1,735.92	\$1,937.58	\$2,075.64	\$1,471.36	\$1,666.32	\$1,740.48	\$1,418.11	\$1,617.26	\$2,391.57	\$2,752.82	\$1,477.25	\$1,477.25	\$1,477.25	\$1,477.25	\$1,477.25	\$1,477.25	\$1,477.25	\$1,477.25	\$1,477.25
		9% SF	\$111.01	\$121.74	\$78.13	\$94.69	\$74.43	\$90.97	\$69.09	\$79.77	\$59.38	\$65.54	\$70.56	\$60.41	\$61.90	\$72.19	\$51.87	\$57.97	\$68.56	\$76.22	\$107.99	\$51.46	\$51.46	\$51.46	\$51.46	\$51.46	\$51.46	\$51.46	\$51.46	\$51.46
17		R4 LUMBER	\$430.50	\$430.50	\$518.00	\$518.00	\$518.00	\$518.00	\$1,188.33	\$1,188.33	\$2,218.12	\$1,709.12	\$1,709.12	\$2,967.71	\$2,486.36	\$2,486.36	\$3,503.82	\$1,033.73	\$1,033.73	\$2,089.64	\$2,089.64	\$1,265.83	\$1,265.83	\$1,265.83	\$1,265.83	\$1,265.83	\$1,265.83	\$1,265.83	\$1,265.83	\$1,265.83
18		WOOD INTERIOR/PANELLING																												