

6. CONSTRUCTION PLANNING ESTIMATE

Important limitations

The numbers below are early planning estimates based on comparable construction costs and NCC assumptions. Treat them as pre-bid planning estimates until local contractors, engineer/architect drawings, permits, septic design, fire/life-safety review, and finish-out specifications validate them. This table covers the listed construction items and allowances; it is not a contractor bid or a complete all-in project budget.

Construction line item	Estimated NCC cost
Land clearing equipment rental	\$2,625.00
Driveway base rock	\$8,400.00
Site leveling rock/fill	\$42,000.00
Engineering and permitting allowance	\$15,750.00
Footings/forms rough total	\$10,447.50
Building exterior materials	\$288,750.00
Doors and windows	\$105,000.00
In-floor heat rough-in	\$26,250.00
Under-slab plumbing	\$5,250.00
Septic system	\$36,225.00
Concrete floors	\$156,450.00
Lift rental	\$29,400.00
Water line	\$9,156.00
Electric service	\$15,750.00
Construction subtotal	\$751,453.50
Contingency buffer (15%)	\$112,718.03
Total estimated construction cost	\$864,171.53

Estimate basis: comparable line-item costs x 3 for project scale x 1.75 for labor/risk; 15% contingency added to the subtotal.

The engineering and permitting line is a planning allowance and requires local scope and pricing confirmation.