

## °d - Lantern Hollow - Preliminary Budget

		Quantity	Unit Cost (Material & Installation)	Total Cost (Material & Installation)	Assumptions
<b>Sunroom</b>	\$46,980.00				Assuming a 15ft x 15ft footprint
	Demolition (exterior wall - shoring up)			\$1,500.00	Removing portion of exteior brick work and shoring up with additonal structure.
	Excavation	~ 40 yard	\$7.00	\$280.00	
	Foundation	~ 45 LF	\$35.00	\$1,575.00	
	Slab	~ 225 SF	\$4.00	\$900.00	assuming conditioned space in basement under sunroom
	Floor Framing	~ 225 SF	\$7.00	\$1,575.00	
	Exterior Wall Framing	~ 450 SF	\$3.00	\$1,350.00	
	Insulation - Wall	~ 450 SF	\$1.00	\$450.00	
	Roof	~ 300 SF	\$7.00	\$2,100.00	
	Masonry/Brick Patching			\$1,000.00	
	Ceiling Finish	~ 225 SF	\$5.00	\$1,125.00	wood
	Floor Finish	~ 225 SF	\$9.00	\$2,025.00	wood flooring
	Doors	~ 2 units	\$1,200.00	\$2,400.00	
	Wall Trim/Moulding	~ 200 LF	\$6.00	\$1,200.00	
	Windows	~ 22 units	\$800.00	\$17,600.00	Lots and lots of windows. :)
	Siding	~ 300 SF	\$8.00	\$2,400.00	
	HVAC			\$2,000.00	
	Electrical			\$1,000.00	
	Lighting			\$1,500.00	
	Fireplace			\$5,000.00	
<b>Deck</b>	\$16,750.00				
	Framing/Decking/Handrail	~ 500 SF	\$30.00	\$15,000.00	in and around sunroom
	Roof	~ 250 SF	\$7.00	\$1,750.00	
<b>Kitchen</b>	\$58,950.00				
	Demoliton			\$500.00	
	Cabinetry	~ 36 LF	\$400.00	\$14,400.00	
	Plumbing			\$2,000.00	
	Appliances			\$7,800.00	assuming, not sure
	Partition Framing	~ 300 SF	\$2.00	\$600.00	
	Drywall/Finish	~ 300 SF	\$3.00	\$900.00	
	Ceiling Finish	~ 550 SF	\$3.00	\$1,650.00	
	Doors	~ 5 units	\$700.00	\$3,500.00	
	Windows	~ 3 units	\$800.00	\$2,400.00	
	Wall Trim/Moulding	~ 200 LF	\$6.00	\$1,200.00	
	HVAC			\$2,000.00	
	Electrical			\$1,000.00	
	Lighting			\$1,000.00	
	Skylight/Atrium (includes reframing)			\$20,000.00	Obviously a big ticket item--would require a lot of structural and roof re-work. Might make more sense (more economical) to use only a couple unit skylights. (~\$1000/skylight)
<b>Master Bed/Bath &amp; Existing Bathroom</b>	\$32,400.00				
	Demoltion			\$500.00	
	Partition Framing	~ 1,200 SF	\$2.00	\$2,400.00	
	Drywall/Finish	~ 1,200 SF	\$3.00	\$3,600.00	
	Doors	~ 10 units	\$700.00	\$7,000.00	

	Wall Trim/Moulding	~ 400 LF	\$6.00	\$2,400.00	
	Plumbing/Fixtures - Master			\$7,000.00	assuming this is an additonal bathroom on the 1st floor Would be less, obviously if we maintain fixture location
	Plumbing/Fixtures - Existing			\$3,000.00	new fixtures only
	HVAC			\$3,000.00	
	Electrical			\$1,000.00	
	Lighting			\$2,000.00	
	Bath Accessories			\$500.00	
	Main Level Laundry - Plumbing			\$1,000.00	
Courtyard/Backyard	\$17,900.00				
	Sidewalks/Hardscape	~ 800 SF	\$10.00	\$8,000.00	
	Wood Fence	~ 30 LF	\$30.00	\$900.00	
	Pergola / Brise Soleil			\$5,000.00	
	Landscaping			\$4,000.00	
Throughout					
	1st Floor - Floor Finish (existing footprint)	~ 2,000 SF	\$7.00	\$14,000.00	wood in kitchen, tile in bath, carpet elsewhere
General					
	GC Construction Managment Fees			\$18,000.00	
	Architectural Fee and Consultant Fees			\$20,000.00	
	Contingency			\$10,000.00	
Note					Assuming here, the basement is relatively untouched
				\$235,980.00	