

Preliminary Cost Guide for Residential Renovations/Additions - Page 2

Item	Project Level 1	Project Level 2	Project Level 3	Project Level 4	Project Level 5
Interior Trim	Painted wood door moulding; drywall- cased windows; resilient wall base	Painted wood door moulding, window sills, wall base; drywall-cased windows	Painted or stained wood door & window moulding, wall base, and window casing	Painted or stained wood door & window moulding, wall base, and window casing	Clear finish wood door, window & wall moulding & trim; wainscot paneling
Floor Coverings	Economy grade nylon carpet/pad; vinyl composition tile	Medium grade nylon carpet/pad; linoleum or vinyl sheet/tile	Good grade nylon carpet/pad; wood parquet; ceramic tile	Solid wood strip flooring in linear pattern; porcelain or stone tile	Wool carpet/pad; solid wood strip in custom pattern; stone slabs
Lighting	Economy grade surface-mounted ceiling/wall fixtures	Medium grade surface-mounted ceiling/wall fixtures; track lighting	Recessed light fixtures for ambient & accent lighting; some dimming	Extensive recessed, pendant, and wall scone fixtures; dimming	Custom recessed, indirect, and surface lights; light control system
Countertops	Pre-fabricated melamine top with rounded front edge & integral backsplash, cut to length	Plastic laminate top in standard depths with square or rounded front edge; back & side splashes	Solid surface top in standard color with eased or rounded front edge; back & side splashes	Ceramic/stone tile top with square front edge; solid surface top in premium color with bullnose edge	Stone slab with full bullnose or custom profile front edge; stone slab splashes
Cabinets	Economy-grade pre-finished manufactured wood or melamine units in modular sizes; 3/4 extension slides	Mid-price pre-finished manufactured wood or melamine units in modular sizes; 3/4 extension slides	Semi-custom, flush overlay wood & melamine units in modular sizes; full extension slides; 110 degree hinges	Custom painted/stained/clear wood and fiberboard units in any size; full extension slides; 165 degree hinges	Custom lacquered/stained/clear wood & plywood units in any size; full extension slides; 165 degree hinges; specialty hardware
Appliances	Small manufacturer base models; white or other standard color	Major manufacturer base models; white or other standard color	Mid-price models with extra features; white or standard color	Models with many features; stainless steel; wood panels	Commercial and European models; 24" deep refrigerator
Kitchen Plumbing Fixtures	Single bowl acrylic sink; 1/3 HP disposal	25-33" wide single or double-basin acrylic sink; 1/2 HP disposal	33-42" wide enameled cast iron or stainless steel double-basin sink; 3/4 HP disposal	43-48" wide enameled cast iron or stainless steel triple-basin sink or separate sinks; 3/4 HP disposal	Stainless steel multi-basin commercial sink; water filtration system; 1 HP disposal
Bath Plumbing Fixtures	Two-piece toilet; acrylic bath with integral apron; single vanity, pedestal, or wall-hung lavatory; white	Two-piece toilet; cast iron bath with integral apron; two vanity or pedestal lavatories; low price color	One-piece toilet; cast iron bath with integral apron; separate shower; two vanity sinks; standard color	One-piece low profile toilet; whirlpool bath; separate glass-enclosed shower; two vanity sinks; premium cost color	Power-assisted low profile toilet; bidet; whirlpool bath in deck; two-sink vanity; frameless glass shower enclosure
Number of Items for each Project Level					

The above numbers suggest the likely complexity and quality level of your building or renovation project. Use the unit cost figures below for the project level with the largest number of items selected, and multiply the adjusted cost per square foot by the total estimated project floor area to determine the preliminary cost.*

Project Cost per Square Foot

Total Cost	Under \$300/SF	\$300-400/SF	\$400-525/SF	\$525-650/SF	\$650-1,200/SF
Design Portion**	\$10-25/SF (Minimal Services)	\$50-75/SF (Complete Services) \$25-40/SF (Minimal Services)	\$75-100/SF (Complete Services) \$40-50/SF (Minimal Services)	\$100-125/SF (Complete Services)	Over \$125/SF (Complete Services)
Construction Portion***	Under \$275/SF (Very Small Co.)	\$275-350/SF (Very Small Co.)	\$350-425/SF	\$425-525/SF	Over \$525/SF
Adjustments to Cost					
Kitchens & Baths Only	Add \$100/SF	Add \$100/SF	Add \$150/SF	Add \$150/SF	Add \$200/SF
Projects less than 150 SF	Add \$25/SF	Add \$50/SF	Add \$75/SF	Add \$100/SF	Add \$150/SF
Over 1,500 SF projects	Subtract \$25/SF	Subtract \$50/SF	Subtract \$75/SF	Subtract \$100/SF	Subtract \$150/SF

* If no single project level appears dominant, the average project level (a number between 1 and 5) can be calculated as follows:

Average Project Level = [(# of Level 1 Items x 1) + (# of Level 2 Items x 2) + (# of Level 3 Items x 3) + (# of Level 4 Items x 4) + (# of Level 5 Items x 5)] / Total # of Items

** For all design consultants (an architect, a structural engineer, a Title 24 energy consultant), a surveyor, and a contractor providing cost estimates

*** The overhead costs of a very small (1-3 people) general contracting company may lower the project construction cost by 10-25%.

John McLean, Architect
(415) 777-9767