



How to estimate your project cost

One of the first questions asked when planning a home is "How much will my project cost?". We have created this sheet to help you determine what features you may want in your house and to help you get an idea of what the costs of construction are.

The cost of a project varies based on the style & complexity of the house plan, the choices of upgrades & options and the site's infrastructure costs. A simple plan built to basic specifications is about \$150 plus taxes per square foot plus upgrades and site costs.

Note: do not add basement area to this calculation since an unfinished basement is already included. Basement finishing is added at a lower cost per s.f. later in the options section.

Standard industry turn-key specifications include:

- Excavation, backfill and drainage
- 8 foot high poured concrete foundation with concrete slab floor
- Lumber frame: 2x10 floor system, 2x6 exterior walls, 2x4 interior walls, flat ceiling roof trusses, Aspenite floor, wall and roof sheathing, tyvek house wrap and furring
- Thermo windows with PCV frame
- Canoxel siding
- 20 year asphalt roofing shingles
- R20 wall and R32 ceiling insulation
- Electrical with 200 amp entry
- Plumbing and fixtures
- Air-exchanger
- Baseboard electric heating
- Drywall and plaster
- Tiled floors in kitchen and bath, Carpeted floors in bedrooms and halls.
- Melamine cabinets with molded counters in kitchen and bath
- Paint-grade trim and Masonite doors
- Paint
- New Home Warranty

A **simple plan** is one with four corners and one roof line. Many new home owners like certain features in their plan. Which increase the cost to build. Some popular items are:

- Cathedral ceilings or 9 ft high ceilings
- Extra windows
- Dormers
- Garages
- Extra wings corners and roof lines
- Steep or compound roofs

- lofts/mezzanines

A more complex plan will add costs

A typical Viceroy style house built to Maisons Roco's Standard Specifications ranges from \$170 (Model Thornbury "A") to \$269 (Model Pendelton) per s.f., the average being \$193 per s.f. or 3 times the cost of the Viceroy package. Refer to Maisons Roco's "Model cost per s.f." sheet (IS-6E).

**Viceroy has just created the "Smart Series" which starts at \$145 per s.f..*

Many new home owners like to **upgrade** the standard specifications. Some popular upgrades are:

- Insulated concrete forms (ICF) foundation walls at 9 feet high (upgraded insulation of R28) or slab foundation
- Coloured Adex acrylic polymer Stucco on foundation
- Export-grade kiln-dried lumber frame (including trusses)
- Plywood sheathing for walls, roof and floors
- 30 year fiberglass cedar-shake style architectural roof shingles
- Coloured window frames
- Western red cedar or "Cape Cod" painted pine siding
- Rain gutters
- Low-E2 Argon Energy-Star certified windows
- R48 ceiling and R28 wall insulation
- Novoclimat energy and health standards
- Heating upgrades: Heat-recovery air-exchanger, forced-air electric furnace, radiant floors, air or geothermal heat-pump.
- Plumbing fixture upgrades (baths, showers, taps)
- Wood floors & stairs
- Stained wood doors, trims & railings
- Pine planking on ceilings and walls
- Upgrades to kitchen and bath cabinets & counters
- Paint upgrades

Past experience has shown that Maisons Roco clients like to customize their home's specifications by adding about \$25 per s.f. of upgrades on average.

Some popular **Options** (add-ons) are:

- Garage (not extra if already included in original plan)
- Screened porches and verandas
- Sun-decks
- Basement finishing
- Walk-out basement wall with siding and windows



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IS-2E

**How to estimate your project cost
(2010)**

- Extra bathrooms
- Decorative beams
- Exterior trim work around windows
- Stonework
- Fireplaces
- Electrical upgrades: extra switches, plugs or dimmers, landscaping lighting, central vacuum, alarm system, home automation

The total cost of these add-ons vary widely based on each client's personal choices.

Site infrastructure tasks for an average Laurentian lot are:

- Soil test
- Permits
- Surveyor
- Tree clearing
- Driveway
- Septic system
- Well
- Electrical supply ("Hydro")
- Dynamiting, retaining wall or extra excavation work due to slope or bedrock
- Demolition and removal of existing cottage
- Landscaping

An average Laurentian lot requires about \$30,000 of site work.

We have created a 4 page worksheet to help you estimate the total cost of your project.

Enter the average cost per s.f., or use the factor times the cost of the Viceroy package to find an estimated cost for the house. Then add your choice of upgrades, options and site costs. For more precision, enter the cost of your favorite Viceroy model from sheet IS-6E.

(An electronic version is available upon request.)

We hope you will find this information informative. Please feel free to contact us for further information or if you wish to go to the next step: requesting a fine-tuned estimate and site visit.

How to estimate your house project			Input your amounts in the areas in yellow below
Les Maisons Roco 1440 Rte 117 Mont-Tremblant, QC, CA J8E 2X8 819-425-2414 info@maisonsroco.ca			
	Item	Ave cost per house	Total
	<u>Turnkey house, Standard specifications:</u>		
1	Input the cost per model from list IS-6 OR	Model = \$ _____	
	Calculate at average price per square foot OR	\$193 per s.f. = \$ _____	
	Calculate at 3 times Viceroy package price	3 x kit price = \$ _____	
2	Viceroy promotion if applicable		
1	Maisons Roco Standard specifications include:		
1	Excavation, Foundation and Backfill	Included	Included
3	Shell: frame, windows, siding, roof, interior walls	Included	Included
2	Entry deck	Included	Included
2	Insulation	Included	Included
4	Electrical	Included	Included
3	Plumbing and fixtures	Included	Included
3	Heat-recovery air-exchanger	Included	Included
5	Baseboard electric heating	Included	Included
4	Drywall and plaster & Paint	Included	Included
4	Paint	Included	Included
6	Hardwood and tiled floors	Included	Included
5	Melamine kitchen and bath cabinets	Included	Included
5	Painted trim and Masonite doors	Included	Included
7	Upgraded features which are included in Maisons Roco Standard specifications are:	Average costs:	
6	Customized plans	\$5,000-10,000	Included
6	Engineering of Viceroy structure	\$3,000	Included
8	R10 foundation insulation	\$4,000	Included
7	Western red cedar or factory-painted pine siding	\$2,000-\$4,000	Included
7	Export-grade Kiln-dried lumber frame (including trusses)	\$2,000	Included
9	Plywood sheathing for walls, roof and floors	\$3,000	Included
8	30 year fibreglass cedar-shake style roof shingles	\$2,000	Included
8	R48 ceiling and R28 wall insulation	\$1,500	Included
10	Low-E2 Argon Energy-Star certified windows	\$2,000	Included
9	Rain Gutters	\$2,000	Included
9	New home Guarantee	\$1,000	Included
11	Total turnkey house, Standard specifications	(add lines 1 to 28):	\$0
10			
10	Some popular upgrades & options:		
12	Frame stage:	Average costs:	
11	Expansions (or reduction) to size of house	\$140 per s.f.	
11	Added windows	\$500 ea	
13	Coloured windows	\$3,000	
12	Garage: two car, detached (not an extra cost if part of the stock plan)	\$35,000	
12	Screened porches	\$20,000	
14	Sun-decks with railings	\$20 per s.f.	
13	Porches (roofs over sun-decks)	\$30 per s.f.	
13	Walk-out basement wall with siding & insulation (not including windows)	\$8,000	
15	Decorative exterior beams	\$2,000 ea	
14	Exterior trim work around windows	\$500-\$7,000	
14	Stonework	\$30 per s.f. of wall	
16	Other:		
15	Other:		
15	Other:		
17	Foundation stage:	Average costs:	
16	Insulated concrete forms (ICF) foundation walls (R28)	\$8,000	
16	Slab foundation	-\$2,000	
18	Insulation under basement concrete slab	\$2,000	
17	Other:		
17	Other:		
19	Other:		
18	Mechanical & insulation stage:	Average costs:	
18	Novoclimat grade air-tightness	\$1,000	
20	Heating upgrades:		
19	Upgraded air-exchanger to novoclimat standards	\$2,000	
19	Forced-air electric-furnace heating system	\$8,000	
21	Radiant floors (per floor)	\$7,000	

20	Air Thermo-pump	\$6,000	
20	Geothermal Thermo-pump	\$26,000	
22	Novoclimat energy and health standards. Requires: 1. Insulation under basement concrete slab, 2. air-tightness, and 3. upgraded air exchanger	Select the three required items above	
21	High efficiency fireplaces with chimney (with frame around chimney on roof)	\$8,000 ea	
21	Electrical upgrades: Extra switches, plugs or dimmers, landscaping lighting.	\$30 each outlet	
23	Alarm systems	\$1,500	
22	Central vacuums	\$1,500	
22	Automated house system	\$3,000	
24	Other:		
23	Other:		
23	Other:		
25	Finishing stage:	<u>Average costs:</u>	
24	Finishing of basement area (without bathroom)	\$27 per s.f.	
24	Extra bathrooms	\$8,000 ea	
26	Plumbing fixture upgrades	\$ Variable	
25	Floor upgrades	\$ Variable	
25	Doors, trims, stairs & railings in stained & varnished pine	\$3,000-\$10,000	
27	Pine ceilings and walls	\$10 per s.f.	
26	Extra painting work	\$2,000	
26	Upgrades to kitchen and bath cabinets	\$ 1,000-10,000	
28	Decorative interior beams, stained and varnished	\$2,500 ea	
27	Other:		
27	Other:		
29	Other:		
28	Total upgrades & options:	(add lines above):	\$0
28	Total house with upgrades and options:	(add turnkey + upgrades):	\$0
30			
29	Site infrastructure work for an average Laurentian lot:	<u>Average costs:</u>	
29	Soil test	\$2,000	
31	Permits	\$1,000	
30	Surveyor	\$2,000	
30	Tree clearing	\$4,000	
32	Driveway	\$4,000	
31	Septic system	\$8,000	
31	Well	\$8,000	
33	Electrical supply ("Hydro")	\$1,500	
32	Dynamiting, retaining wall or extra excavation work due to slope or bedrock	\$8,000	
32	Demolition and removal of existing cottage	\$5,000	
34	Landscaping	2-10% of project	
33	Other:		
33	Other:		
35	Other:		
34	Total site costs (Land not incl)	(add lines above):	\$0
34	Total project with upgrades & options plus site costs	(site costs + house with upgrades):	\$0
36	GST & TVQ Taxes (x 12.875%)	(line above x 12.875%):	\$0
35	Total project with taxes	(add project plus taxes):	\$0