

SRC Home & Land Solutions

CLIENT:
 WORK SITE ADDRESS:
 CONTRACT DATE:
 CONTRACTOR:

ESTIMATE - FOR INFORMATIONAL PURPOSES ONLY

CONSTRUCTION PROJECT MANAGER

CONSTRUCTION POINT OF CONTACT NAME
 EMAIL
 PHONE

PLANNING MANAGER

PLANNING POINT OF CONTACT NAME
 EMAIL
 PHONE

CLIENT

CLIENT POINT OF CONTACT NAME
 MAILING ADDRESS
 EMAIL
 PHONE

ESTIMATE - FOR INFORMATIONAL PURPOSES ONLY

ESTIMATED Home & Construction Cost TOTAL:	\$ 219,963.87
Home Purchase Subtotal:	\$ 135,750.00
Construction Subtotal:	\$ 84,213.87

PROJECT SUMMARY

ALL PRICING IN THIS DOCUMENT ARE ESTIMATES FOR INFORMATIONAL PURPOSES ONLY.
 THIS IS NOT A VALID NOR BINDING CONTRACT/QUOTE.

This estimate is based on estimating costs for:

1,500 sqft two section (double wide) manufactured home with permanent slab foundation and masonry skirting.
 Estimate assumes relatively level topography and cleared, easy to access to the property and home site.

POSSIBLE "ADJUSTMENTS" TO CONSIDER WITH THIS ESTIMATE:

- *Add a 2 car "attached" garage would increase this Estimated Total by approx. +\$40,000
- *700-1,000 sqft single section home would decrease this Estimated Total by approx. -\$50,000-\$60,000
- *1,100-1,300 sqft two section home would decrease this Estimated Total by approx. -\$10,000-\$20,000.
- *1,600 sqft two section home would increase this Estimated Total by approx. +\$10,000-\$15,000.
- *2,000 sqft two section home would increase this Estimated Total by approx. +\$35,000-\$45,000.
- *Triple Wide Homes (2,000-2,600 sqft) would increase this Estimated Total by approx. +\$100,000-\$150,000
- ***MH Advantage** two section home upgrade would increase this Estimated Total by approx. +\$15,000-\$25,000, and another +\$40,000 for a two car garage to be added, though this could be a carport or a covered porch instead to meet the MH advantage standard (due to additional costs for the upgrade at the factory, and any required additional engineering, drawings, foundation components, and finish work on site that will need to be done to properly complete the home to meet MH Advantage or ChoiceHome qualification standards)
- ***CrossMod** (1,620 sqft) would increase this Estimated Total by approx. +\$30,000 - \$50,000, and another +\$40,000 for a two car garage to be added. (due to the additional cost of the home itself, and any required additional engineering, drawings, foundation components, and additional finish work on site that it will need to properly complete the home. This type of home qualifies for MH Advantage and ChoiceHome.)

ESTIMATED Home & Construction Costs TOTALS:

	MANUFACTURE HOME	\$ 125,000.00		
A	HOME PURCHASE SALES TAX	8.60%	\$	10,750.00
	HOME PURCHASE SUBTOTAL		\$	135,750.00
B	PLANNING	\$ 3,100.00		
C	SITE PREP & UTILITIES	\$ 23,000.00		
D	HOME BUILD OUT	\$ 23,100.00		
E	MECH/ELECT/PLUMB/HVAC	\$ 3,500.00		
F	ACCESSORY STRUCTURES	\$ -		
G	MISCELLANEOUS	\$ 4,000.00		
H	PROJECT MANAGEMENT	\$ 20,845.00		
I	OPTIONAL	\$ -		
	CONSTRUCTION SALES TAX	8.60%	\$	6,668.87
	CONSTRUCTION SUBTOTAL		\$	84,213.87
	Estimated Home & Construction Cost TOTAL:		\$	219,963.87
	(SEE Pages 2 & 3, Sections A. thru I. for details of Home & Construction Costs)			

MORE TO CONSIDER: (I feel these are important to mention to ensure folks have the whole picture)

ADDITIONAL Contingency Funds Range (Typically 10-20% of Project or Loan Costs)	\$ 21,996.39	\$ 43,992.77	Contingency is either added in to your loan total by your lender or if you are not using traditional financing then the Contingency funds should be available as "cash on hand" for the project.
ADDITIONAL Other Costs Range (Required Minimum to Possibly Required Maximum) SEE page 3, Section J. for details of "Other Costs"	\$ 11,500.00	\$ 123,000.00	These Other Costs are not included in this Estimated Total because they vary so dramatically. For example: A completely undeveloped piece of land with no utilities will cost considerably more to finish out, than a fully developed piece of land ready for a home's foundation. Also, a property with streams, wetlands, steep slopes, bad soils, or any other complications, restrictions, etc. tend to incur greater costs.
GRAND TOTAL PROJECT BUDGET RANGE:	\$ 231,463.87	\$ 386,956.64	This very broad range estimate is for informational purposes only. FYI: the high and the low of this range includes either spending all of your max contingency or none of your contingency.

SUM OF (Home & Construction Costs Total + \$0 or Max Contingency Funds + Other Costs Total) = Grand Total Project Budget Range

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CONSTRUCTION CATEGORY		COSTS	IN CONTRACT	ADDITIONAL INFO/DESCRIPTION
A. MANUFACTURED HOME				
1	MANUFACTURED HOME - BASE PRICE	\$ 105,000.00	Y	approx 1500 sqft Home Base Price
2	HOME UPGRADES/OPTIONS	\$ 10,000.00	Y	Recommended/Optional NOT required. For reference I on average spend \$20-30k in upgrades for the homes we build for our own projects. We do not mark these items up, instead they will be at factory cost. We do this so that when we recommend certain options (eaves, etc) people hopefully won't feel like we are just trying to upsell them.
3	HOME DELIVERY	\$ 10,000.00	Y	ESTIMATED Usually in the range of \$8,000-\$14,000
We order every home "customized" to every project so from the time a home is officially put into production with the manufacturer to when it is delivered to site is typically anywhere from 4-16 weeks. You can expect this to fluxuate seasonally and it will never be a promised timeline... Fleetwood (4-10 weeks is typical) from Nampa, Idaho; Golden West (12-16 weeks is typical) from Albany, OR.				
MANUFACTURED HOME SUBTOTAL		\$ 125,000.00		
CONSTRUCTION CATEGORY COSTS IN CONTRACT ADDITIONAL INFO/DESCRIPTION				
B. PLANNING				
1	SITE WALK & MISC PLANNING	\$ 1,000.00	Y	We will help you plan your property layout and home site, speak with city/county to identify your specific permit requirements and possible site restrictions.
2	SITE PLAN	\$ 500.00	Y	Basic Site Plan drawn up, more detailed may be required from a surveyor/engineer and may increase this cost.
3	STORM WATER PLAN - SWPPP	\$ 1,000.00	Y	Basic SWPPP prepared - Project may instead require an engineered design and calc which increases costs to \$5,000-\$10,000+
4	PERMIT APP PREP & SUBMIT Single Family Residence	\$ 250.00	Y	Manufactured Home & Garage may require two separate permit applications/processes, depends on city/county
5	PERMIT APP PREP & SUBMIT Accessory Building	\$ 250.00	Y	Manufactured Home & Garage may require two separate permit applications/processes, depends on city/county
6	PERMIT APPS PREP & SUBMIT Misc Permits Required	\$ 100.00	Y	Access Permit, Land Disturbing Activity Permit, Fill & Grade Permit, Septic, Well, etc may be required, it varies by project and permit authority. We charge typically \$100 for each misc permit application we prepare and submit.
PLANNING SUBTOTAL		\$ 3,100.00		
CONSTRUCTION CATEGORY COSTS IN CONTRACT ADDITIONAL INFO/DESCRIPTION				
C. SITE PREP & UTILITIES				
1	POWER - Conduit from meter into home pad	\$ 1,000.00	Y	If power is not already on site SEE Section J. Other Costs Section Below
2	WATER - Pipe from source into home pad	\$ 1,000.00	Y	If water is not already on site SEE Section J. Other Costs Section Below
3	SEWER - Pipe from system into home pad	\$ 1,000.00	Y	If sewer is not already on site SEE Section J. Other Costs Section Below
4	GAS INSTALL	\$ -	N	SEE Section J. Other Costs Section Below (optional)
5	CABLE/INTERNET INSTALL	\$ -	N	SEE Section J. Other Costs Section Below (optional)
6	CLEARING TREES & STUMPS, ETC	\$ -	N	SEE Section J. Other Costs Section Below
7	GRADING - for access or home site prep	\$ -	N	SEE Section J. Other Costs Section Below
8	DRIVEWAY INSTALL	\$ 5,000.00	Y	Site Dependent - Basic Gravel Driveway
9	HOME FOUNDATION: EXCAVATE/FILL	\$ 3,000.00	Y	Full Slab dig out
10	HOME FOUNDATION: FORMS/REBAR	\$ 2,000.00	Y	2 rows of rebar around perimeter
11	HOME FOUNDATION: CONCRETE	\$ 10,000.00	Y	Full 6" Concrete Slab; other options available but not recommended
12	HOME FOUNDATION: DRAINAGE	\$ -	Y	Optional: Below Grade Slab (Pit Set) foundation requires drainage esti. \$1,000
SITE PREP & UTILITIES SUBTOTAL		\$ 23,000.00		
CONSTRUCTION CATEGORY COSTS IN CONTRACT ADDITIONAL INFO/DESCRIPTION				
D. HOME BUILD OUT				
1	DELIVERY CRAWLER or CRANE	\$ 600.00	Y	Required in order to properly set the home on the site
2	INSTALL HOME & TIE DOWNS	\$ 8,000.00	Y	We hire a licensed installer to block, level, set, tie down home
3	MASONRY SKIRTING INSTALL	\$ 8,000.00	Y	MASONRY BLOCK SKIRTING - other skirting options are available but our preference is masonry block for looks and durability.
4	HOME EXTERIOR: BELLY BAND NSTALL	\$ 1,500.00	Y	10" Trim around base of home to cover gap between home and masonry
5	HOME EXTERIOR: ROOF INSTALL	\$ -	Y	Included no additional cost for standard 5/12 ROOF - Higher roof pitches may use a hinged style roof due to delivery height restrictions & require some assembly on site (CrossMods & MH Advantage, etc)
6	HOME INTERIOR: DRYWALL FINISHING	\$ 1,000.00	Y	This is to repair any cracks from transport, install and also to patch the marriage line
7	HOME INTERIOR: TRIM & DOOR	\$ 2,000.00	Y	Amount of required for install is dependent on the floorplan
8	HOME INTERIOR: FLOORING INSTALL	\$ 500.00	Y	If you order a home with carpet it will be shipped loose and needs to be intalled
9	HOME INTERIOR: INSTALL APPLIANCES	\$ 500.00	Y	SRC will only install appliances ordered directly with the home; if purchased elsewhere then client will be responsible to arrange install
10	PAINT: INTERIOR & EXTERIOR	\$ 1,000.00	Y	Interior/Exterior painting repairs, patches, & belly band
14	DECKS	\$ 10,000.00	Y	Basic Porches required at all exits of the home
16	FINAL GRADING	\$ 2,000.00	Y	Basic Grading - if site is sloped it may require more
HOME BUILD OUT SUBTOTAL		\$ 23,100.00		
CONSTRUCTION CATEGORY COSTS IN CONTRACT ADDITIONAL INFO/DESCRIPTION				
E. MECHANICAL, ELECTRICAL, PLUMBING, HVAC				
1	ELECTRIC: CONNECT TO HOME	\$ 3,500.00	Y	Wire from power meter to home - LNI permit required/Licensed Electrician
3	PLUMB: Water Direct Home Connection	\$ -	Y	Included with home install - if plumbed to home pad in correct location
4	PLUMB: Sewer Direct Home Connection	\$ -	Y	Included with home install - if plumbed to home pad in correct location
5	GAS: PLUMB & CONNECT TO HOME	\$ -	N	Optional
6	FURNACE - Electric - Setup	\$ -	Y	Included at no extra cost
7	WATER HEATER - Electric - Setup	\$ -	Y	Included at no extra cost
8	HVAC: CONNECT & INSTALL	\$ -	N	ONLY required if you decide to go with a Heat Pump. Estimated \$8,000+
MEP/HVAC TOTAL		\$ 3,500.00		

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CONSTRUCTION CATEGORY		COSTS	IN CONTRACT	ADDITIONAL INFO/DESCRIPTION
F. ACCESSORY STRUCTURES				
1	GARAGE FOUNDATION:		N	Monolithic Foundation - 24'x25'
2	GARAGE FOUNDATION: Forms & Rebar		N	Rebar tied in per drawings/plan
3	GARAGE FOUNDATION: Concrete		N	Full Concrete Monolithic Slab Foundation
4	GARAGE: Lumber, Trusses, & Faux Gable		N	Per drawings/plan
5	GARAGE: Auto Door/Man Door Install		N	Auto 2 Car Garage door and steel rear man door.
6	GARAGE: Siding, Trim, & Paint		N	Siding & Paint to match home.
7	GARAGE: Roofing		N	Shingles to match home
8	GARAGE: Electrical		N	Basic Electrical - Auto Garage door, light, outlets, etc
9	GARAGE: Gravel Apron/Ramp		N	Concrete is an option as well for estimated \$3,000 more
				Smaller garage option 18'x25' (the same one as we built for our model homes) would save approx \$5,000. Carport is another less expensive option, too.
	ACCESSORY STRUCTURES SUBTOTAL	\$ -		
G. MISCELLANEOUS				
1	EROSION CONTROL	\$ 2,500.00	Y	(To follow your SWPPP plan approved by permit authority) VARIES
2	PORTA POTTY ON SITE	\$ 500.00	Y	Rental & Maintenance
3	MISC MATERIAL & HARDWARE	\$ 1,000.00	Y	Misc disposables
	MISC SUBTOTAL	\$ 4,000.00		
H. PROJECT MANAGEMENT				
1	GENERAL CONTRACTOR FEE -	\$ 19,845.00	Y	Our GC Fee is calculated at about 25-35%+ of Costs of Construction Only. This will depend on the full scope and intricacy of the project and our role within it. (The listed Home Base Prices/Retail Price include a mark up/fee built already into them) We are upfront and honest with our fees/mark ups and feel strongly about transparency.
2	ADMIN FEE	\$ 1,000.00	Y	
	PROJECT MANAGEMENT SUBTOTAL	\$ 20,845.00		
I. OPTIONAL				
1	GUTTERS - HOME & OPT GARAGE	\$ -	N	\$2,500+
2	FENCING & GATES	\$ -	N	\$1,000+
3	LANDSCAPING	\$ -	N	\$2,000+
4	BASIC STORAGE SHED	\$ -	N	\$2,000+ - less than 200sqft is permit exempt - no plumb/no power
5	COVERED PORCH	\$ -	N	\$8,000+ may require permitting & structural drawings
6	SIDEWALKS - Front &/or Rear	\$ -	N	\$1,000+ Gravel or upgrade to Concrete
7	PATIO	\$ -	N	\$1,000+ Concrete
	OPTIONAL SUBTOTAL	\$ -		
	ALL CONSTRUCTION CATEGORIES TOTAL	\$ 77,545.00		
J. OTHER COSTS CATEGORIES				
OTHER COSTS - Required - PAID DIRECTLY to City/County or LNI		ESTIMATED RANGE		ADDITIONAL INFO/DESCRIPTION
1	PERMIT APPLICATION & REVIEW FEES	\$ 1,000.00	\$ 2,000.00	City/County & LNI - electrical
2	PERMIT ISSUANCE & INSPECTION FEES	\$ 500.00	\$ 2,000.00	City/County & LNI - electrical
3	IMPACT FEES/ASSESSMENTS	\$ 10,000.00	\$ 15,000.00	City/County - Schools/Traffic/Fire Dept etc. varies widely
OTHER COSTS - Required if NOT already on site - PAID DIRECTLY to Professional for install and/or PAID to SRC in contract				
1	INSTALL WATER METER/WELL	\$ -	\$ 15,000.00	SRC can handle arrangements
2	INSTALL SEWER/SEPTIC SYSTEM	\$ -	\$ 15,000.00	SRC can handle arrangements
3	INSTALL POWER	\$ -	\$ 15,000.00	SRC can handle arrangements with PSE
POSSIBLY REQUIRED OTHER COSTS - PAID DIRECTLY TO PROFESSIONAL				
1	CLEARING - Trees & Underbrush, etc	\$ -	\$ 15,000.00	If site is forested clearing will be required for driveway and home site.
2	GRADING - for access & home site	\$ -	\$ 5,000.00	If site is hilly or sloped then for proper access and foundation install some grading may be required
3	ADDITIONAL PERMIT FEES	\$ -	\$ 1,000.00	Misc Additional structures or LNI Permits for MH Advantage or Crossmod
4	ADDITIONAL ENGINEERING/DRAWINGS	\$ -	\$ 8,000.00	Attached covered Porch, changes to garage, MH Adv or CrossMod Foundation, etc
5	CRITICAL AREA REPORTS/ASSESS	\$ -	\$ 6,000.00	If Shoreline, streams, wetlands, buffers, etc. on or near property
6	GEOTECHNICAL	\$ -	\$ 6,000.00	Steep slopes &/or soil analysis due to poor soils
7	SURVEYING	\$ -	\$ 5,000.00	Map Property Lines, Topography, Complex Site Plan, Elevation Cert -Flood Plain,...
8	STORMWATER ENGINEERED DESIGN	\$ -	\$ 10,000.00	If impervious surface of proposed project exceeds a certain threshold then an engineered plan may be required (usually over 5,000+ sqft or so)
9	SEPTIC DESIGN	\$ -	\$ 3,000.00	If septic is not already designed/ installed then this will be required
10	INSTALL GAS/CABLE/INTERNET	\$ -	\$ -	Optional - must contact specific providers for details
	OTHER COSTS RANGE	\$ 11,500.00	\$ 123,000.00	