

# SMITH & ROBERTSON

I N C O R P O R A T E D

Custom Building & Design Since 1976

## New Residence for Mr. and Mrs. Owner

Albemarle County, VA

### PRELIMINARY ESTIMATE OF CONSTRUCTION COST

#### FACTORED SQUARE FOOT METHOD

Based on design by Smith & Robertson

#### WORK AREA ESTIMATE

| Description of Area                                   | Measured Sq.Ft. | Factor / Multiplier | Total Sq.Ft. Factored |
|---|-----------------|---------------------|-----------------------|
| <b>Finished &amp; Conditioned Spaces</b>              |                 |                     |                       |
| First Floor   | 3300            |                     |                       |
| Second Floor : none                                   | 0               |                     |                       |
| Lower Terrace Level - walk-out: none                  | 0               |                     |                       |
| <b>Total Finished Area</b>                            | <b>3300</b>     | <b>1.0</b>          | <b>3300</b>           |
| <b>Other Work Areas</b>                               |                 |                     |                       |
| 12' ceiling height @ great room                       | 483             | 0.15                | 72                    |
| Basement : Partial, walk-out                          | 1130            | 0.20                | 226                   |
| Attic or floored-in area under roof for future finish | 0               | 0.35                | 0                     |
| Detached Garage:                                      | 668             | 0.50                | 334                   |
| Breezeway, entry porch, rear porch                    | 455             | 0.40                | 182                   |
| Stone terrace   | 200             | 0.30                | 60                    |
| <b>Total Project Square Feet (FSF)</b>                |                 |                     | <b>4,174</b>          |

#### COST ESTIMATE

|   | Cost per FSF | Project SF | Project Total |
|---|--------------|------------|---------------|
| Preliminary Estimate of Project Cost IF | \$210        | 4,174      | \$876,635     |
| Preliminary Estimate of Project Cost IF | \$230        | 4,174      | \$960,124     |
| Preliminary Estimate of Project Cost IF | \$260        | 4,174      | \$1,085,357   |