



NORMERICA®

AUTHENTIC TIMBER FRAME HOMES

It is very difficult to speculate on the overall Construction Cost of your timber frame home. However, Construction Costs can range from \$175 - \$300 sq.ft. (Less per square foot, if you include a finished basement.)

What causes the large range in Construction Costs and cost per square foot of living area?

- The geographic location, site conditions and remoteness of the location will effect taxes, labour rates and shipping cost.
- Features of the home such as sacrificing square footage to achieve large soaring cathedral ceilings.
- The size of home. Smaller is not always less expensive per square foot than a larger perhaps more efficient building.
- Is the construction of your home BUDGET driven or DESIGN driven?
- Amenities outside the living area such as decks, covered porches and a garage will affect the cost per sq.ft. of the living area.
- Complexity of the design.
- Your choice in the quality and quantity of finishing materials such as windows, mouldings, doors, kitchen cabinets, fireplace, plumbing and electrical fixtures, floor and wall finishes.

Total Construction Cost includes such costs as foundation, Normerica Timber Frame Package, carpentry, labour, electrical, plumbing, heating, cabinets, drywall, painting, floor and wall finishes, etc.; **but does not include site and servicing costs or land costs.**

There are 3 elements to the overall cost of building your home:

1. Land, Interest Carry and Legal Cost: This is straight forward. However, if the land is serviced with municipal water, sewers, hydro and gas, then the cost of Site and Servicing will be less. (see 2.)

2. Site and Servicing Cost: Includes but not limited to surveys, permits, insurance, consulting fees, development fees, connection fees, utilities (i.e. hydro, gas, telecom), sanitary & water systems, site clearing, driveway, landscaping, demolition, blasting, furniture, appliances & special decorating costs.

3. Construction Cost: *Variances on costs will occur due to the following:* intended home location, availability and cost of skilled labour, taxes, design and size of your home and the price range of selected features of your Normerica Package and other materials.



Total Construction Cost Budget Work Sheet

- A. NORMERICA TIMBER FRAME PACKAGE - INCLUDE TAXES
 - Shell and Finishing Materials \$ _____
- B. FOUNDATION
 - Excavation, backfill, rough grading, fine grading \$ _____
 - Footings, foundation walls, weeping tiles, stone \$ _____
 - Concrete floor slabs with stone and drains \$ _____
- C. SHELL PACKAGE LABOUR \$ _____
- D. FINISHING PACKAGE LABOUR..... \$ _____
- E. ELECTRICAL (including fixtures and meter base) \$ _____
- F. PLUMBING (including fixtures - excluding well and pressure system)..... \$ _____
- G. HEATING (and optional air conditioning)..... \$ _____
- H. DRYWALL (supply, install and finish) \$ _____
- I. FLOOR/WALL COVERING
 - Carpet \$ _____
 - Ceramic..... \$ _____
 - Vinyl/Tile..... \$ _____
 - Wood..... \$ _____
- J. CABINETS AND COUNTERS (kitchen, bathroom, other) \$ _____
- K. PAINTING Interior..... \$ _____
- PAINTING Exterior..... \$ _____
- L. FIREPLACE (0 clearance, masonry) \$ _____
- M. DIRECT SITE COSTS (General Requirements)
 - Site Supervision \$ _____
 - Site Labour..... \$ _____
 - Site Cleanup..... \$ _____
 - Site Facilities (Toilet, phone, electricity, etc.)..... \$ _____
- N. Other items not covered in A - M \$ _____
- O. Other items not covered in A - M \$ _____
- P. Other items not covered in A - M \$ _____

CONSTRUCTION COST SUB TOTAL..... \$ _____
 Items B - P assumes taxes are included in dollar amount
 CONSTRUCTION MANAGEMENT/GENERAL CONTRACTOR FEES \$ _____

Total Construction Cost Budget \$ _____

Remember, there are 3 elements to the total cost of building your home:

- 1. Land, Interest Carry and Legal Cost \$ _____
- 2. Site & Servicing Cost (Permits, surveys, primary services, landscaping, etc. \$ _____
- 3. Total Construction Cost \$ _____



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10 POINT CONSTRUCTION CHECKLIST

- ✓ 1. Get detailed, written quotations from 2-3 competent builders.
- ✓ 2. Request and review references from your builder and of the major sub trades.
- ✓ 3. Have a signed contract with your builder **before** starting work, spelling out:
 - a) Detailed scope of work and specifications
 - b) Mutually agreed upon building drawings
 - c) Duration of work and project schedule
 - d) List of allowances and quality range they are based on
- ✓ 4. Prepare a site plan locating the building, out buildings, roads, trees to save, trees to be removed, septic, wells, easements, gas, water, sewer and communication lines and grades to maintain or create.
- ✓ 5. Plan how plumbing, heating and cooling will layout before design is complete and construction starts, and how some of this work will be hidden within the Timber Frame structure and elsewhere.
- ✓ 6. Prepare an electrical and telecommunications shop drawing before construction starts, establishing locations for T.V., telephone, security, central vac, hydro and gas meters.
- ✓ 7. Insist on daily clean up by all trades with trades being responsible for locating their trash to a predetermined location (continuous clean).
- ✓ 8. Arrange your own building insurance and insist on proof of liability and workman's compensation from all trades and independent personnel on the job site prior to starting work.
- ✓ 9. Is your builder a member of a New Home Warranty plan?
- ✓ 10. Always have a written quotation spelling out the cost of additional work ("extras" or "changes" to contract). This additional work should be agreed to in writing by the owner and builder **before** the work starts.