



Cost Estimates for Remodels & Additions

When considering a construction project, the first question most people ask is, "What will it cost?" The following is a list of average costs for a variety of remodeling projects.

There are a lot of variables that need to be taken into consideration when bidding a project such as the finishes you choose, the municipality you are located in (permit fees), and the condition of the existing systems that will be affected by the work such as the plumbing, electrical and HVAC systems. Accurate pricing therefore cannot be given on generalities alone so all prices below are estimates and illustrate the parameters of what average renovations costs.

If you are considering a new living space, these estimates will help you develop a realistic expectation of a budget which is the first step.

Room additions with slab on grade or crawl space (no kitchen or bath)	\$75 - \$100 per square foot
Room additions with unfinished basement (no kitchen or bath)	\$100 - \$150 per square foot
Kitchen room addition in addition to above square foot price	\$20,000 - \$50,000
Bathroom addition in addition to above square foot price	\$10,000 - \$80,000
Finished basements	\$20 - \$50 per square foot
Basement Baths in addition to "Finished basement" square footage price	\$5,000 - \$25,000
Kitchen upgrade (Take out existing and replace with new; same configuration)	\$15,000 - \$75,000
Kitchen remodel (Take out, reconfigure, and replace)	\$20,000 - \$150,000
Bathroom (upgrade to moderate)	\$8,000 - \$20,000
Bathroom (high end remodel)	\$20,000 - \$80,000
Detached garages	\$20,000 - \$50,000
Interior Remodels (stripped down to drywall and refinished; same configuration, includes kitchen and baths)	\$40 - \$100 per square foot
Interior Remodels (stripped down to drywall and refinished; new configuration, includes kitchen and baths)	\$75 - \$150 per square foot

Once you have established a preliminary budget, you will need to have a set of plans drawn with accompanying specifications in order for your project to be bid accurately.

We offer complimentary design services for projects that can be completed within 2 hours which would include most bathrooms and kitchen upgrades.

Design for most other projects will cost in between \$1-\$2 per square foot. To illustrate, a relatively basic 500 square foot addition will cost approximately \$500 to design, where a complicated 500 square foot addition might cost \$1000.

The Bidding Process

Experience has taught us that the best interests of the client and the contractor are not well served by the "low bid" process. We encourage the "negotiated bid" process, where the project team (which includes the client) is encouraged to dialogue openly and honestly and arrive at realistic budget goals together.