

### **'hard costs'**

- Site work costs
  - Tree and stump removal
  - Utilities – usually included in
- Demolition / clearing
- Labor and material costs associated to design documents.
- Construction contingency: 5-10% but amount varies depending on complexity and scope of project. Covers unseen conditions such as soils, the bidding climate, and changes during construction.
- Additional interior/exterior costs:
  - Furniture
  - Appliances
  - Decorative lighting
  - Window coverings
  - Art and Accessories
  - Integrated Entertainment Systems
  - Security Systems
  - Landscaping and Hardscaping

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### **'soft costs'**

- Survey
- Professional fees
  - Architect / Interior design
  - Structural Engineer
  - Landscape Architect
  - Geotechnical Engineer (soil engineer)
  - Other – Lighting Designer, A/V etc.
- General Building Permits are typically included in bid provided by the General Contractor.
- Special inspections – Owner cost
- Insurance
- Construction financing costs
- Taxes

**'hard costs' + 'soft costs' = total project cost**