



Budget Alignment



Prepared by Element & Edge LLC

Prepared For
Sample Client

Property Address
Sample Acre Farm
Sample Town, NY

Date
Sample Long Date

How to Read This Budget Alignment

Customer: Sample Client
Project: The Birdie House
Address: Sample Address

November 5, 2024

Purpose:

This Budget Alignment has been prepared by Element & Edge LLC to provide a **preliminary estimate of anticipated construction costs** based on the current design concept. It is intended as a budgeting tool only, not a fixed proposal or contract.

Basis of Opinion:

- ❖ Ranges are based on typical construction methods and market rates as of the date of this document.
- ❖ Quantities and assumptions are drawn from the current design scope and may be refined as design progresses.
- ❖ Contractor means, methods, and availability may affect final pricing.

Contingency:

As construction often reveals unknown conditions, this Budget Alignment includes a **10% contingency allowance**. This allowance is not intended to be used, but serves as a safeguard for your benefit should unforeseen issues arise.

Project Management Services:

Element & Edge LLC also offers project management services to oversee contractor coordination, scheduling, and quality control. If you elect to engage E&E in this role, a **15% fee of the final project cost** will apply. This service is optional and **is not included in the totals shown in this Budget Alignment**. Details of project management services are covered under a separate Project Management Agreement.

Next Steps:

- ❖ Review this Budget Alignment and confirm alignment with your budget expectations.
- ❖ Schedule a design review meeting to discuss the opinion, potential **budget alignment strategies**, and adjustments if desired.
- ❖ Confirm the design scope for the current phase and outline priorities for secondary phases.
- ❖ Once the design scope is confirmed, Element & Edge will **finalize the drawings of the concept** and provide **material selection options** to reflect the approved scope and priorities.
- ❖ If project management services are elected, the next step will be to formalize that agreement and begin contractor bid requests.

Budget Alignment Summary

Customer:

Sample Client

November 5, 2024

Project:

The Birdie House

Address:

Sample Address

Category	Item #	Description	Cost
Management & Planning	1.1	Engineering (Allowance)	\$ 12,000.00
	1.2	Architectural Services (Allowance)	\$ 8,500.00
	1.3	Permitting & Zoning Fees (Allowance)	\$ 100.00
	1.4	Variance Application	\$ 400.00
	1.5	As Built Survey (Allowance)	\$ 3,500.00
Preparation	2.1	Silt Fence / Construction Fence / Sanitary Facility	\$ 8,200.00
	2.2	Demolition & Removals	\$ 42,000.00
Site Work	3.1	Soil Stockpiling & Conditioning	\$ 15,000.00
	3.2	Trenching for Utilities	\$ 22,500.00
	3.3	Structural Fill & Subsoil (Import / Export)	\$ 65,000.00
	3.4	Rough Grading	\$ 12,500.00
	3.5	Topsoil / Fine Grading	\$ 72,500.00
Utilities	4.1	Conduit	\$ 16,500.00
	4.2	Electrical (Decorative Fixtures Supplied by Owner)	\$ 32,000.00
	4.3	Plumbing (Decorative Fixtures Supplied by Owner)	\$ 16,500.00
Drainage	5.1	Stormwater Management System	\$ 18,500.00
Hardscapes	6.1	Pool Patio	\$ 120,000.00
	6.2	Walls	\$ 45,000.00
	6.3	Stair	\$ 25,000.00
Steel & Carpentry	7.1	Structural Steel	\$ 18,500.00
	7.2	Rough Carpentry	\$ 35,000.00
	7.3	Exterior Architectural Woodwork	\$ 25,000.00
	7.4	Pavilion	\$ 215,000.00
	7.5	Wood Decking	\$ 135,000.00
Thermal & Moisture	8.1	Roofing, Flashing & Gutters	\$ 14,500.00
Outdoor Kitchen	9.1	Structure & Veneer	\$ 25,000.00
	9.2	Appliances (Allowance - Kalamazoo)	\$ 75,000.00
Finishes	10.1	Exterior Painting / Staining	\$ 15,400.00
	10.2	Siding (To Match)	\$ 18,500.00
Softscapes	11.1	Planting	\$ 245,000.00
	11.2	Mulching	\$ 6,500.00
Subtotal - Contractor Costs			\$ 1,682,100.00
Contingency Fee (10%)			\$ 168,210.00
Final Project Cost			\$ 1,850,310.00