



Projected Non-building Costs	Based on:	Building sf:	(enter)		ls	= lump sum		
(enter project name)		Construction Cost/sf:	(enter)		sf	= square foot		
		Building Cost:	\$ -		lf	= lineal foot		
Enter necessary quantities in the Quantity column. In the Range column, enter "H" for High, "M" for Medium, or "L" for Low for the corresponding Cost Range. The Extended Costs are automatically calculated for you.								
		Cost Range					Range	Extended
Category/Item	High	Medium	Low	Quantity	Unit	(H-M-L)	Cost	
Professional Fees								
Building Architect (% of bldg cost)	16.0%	10.0%	4.0%	\$ -	-		0	
Structural Engineer (% of bldg cost)	2.5%	2.0%	1.5%	\$ -	-		0	
Landscape Architect	57,500	28,750	11,500		ls		0	
Surveyor - Topo & Staking	9,200	5,750	2,875		ls		0	
Soils Engineer	6,900	4,600	2,300		ls		0	
Septic Engineering	5,750	3,750	1,725		ls		0	
Interior Designer	17,250	10,350	3,450		ls		0	
Subtotal				#DIV/0!	/sf		0	
Government Fees								
Plancheck (per sf of bldg)	9,750	7,650	5,575		ls		0	
Building Permit (per sf of bldg)	15,540	12,135	8,725		ls		0	
Storm Water Pollution Prevention (5% Building Permit Fee)	777	607	436		ls		0	
Park Fees	3,263	2,720	2,447		ls		0	
Septic System Permit	3,480	2,842	2,203		ls		0	
Driveway Encroachment	1,026	726	426		ls		0	
Well Permit	762	667	573		ls		0	
Affordable Housing In-lieu Fee (per sf of bldg)	-	-	-		ls		0	
Traffic Mitigation	13,180	9,673	6,166		ls		0	
School Mitigation	12,492	8,838	5,184		ls		0	
Subtotal				#DIV/0!	/sf		0	
Utility Fees								
Water Meter or Well Inspection	300	210	120		ls		0	
Water Connect Fee	12,000	8,400	4,800		ls		0	
Sewer Connect Fee	10,870	6,635	2,400		ls		0	
Telephone Connect Fee	480	300	120		ls		0	
PG&E Design Fee	2,400	1,800	1,200		ls		0	
Elect Service Line (includes trenching; per lf)	22	17	12		lf		0	
Gas Line (includes trenching; per lf)	17	13	10		lf		0	
Telephone Line (includes trenching; per lf)	10	7	5		lf		0	
Subtotal				#DIV/0!	/sf		0	
Sitework								
Septic System	34,500	18,400	11,500		ls		0	
Well Drilling	17,250	11,500	5,750		ls		0	
Water Pump, Tank, & Line	13,800	9,200	4,600		ls		0	
Water Treatment System	11,500	7,475	3,450		ls		0	
Driveway (per sf)	10.00	8.00	6.00		sf		0	
Site Grading (per sf of bldg)	23	9	5		sf		0	
Swimming Pool (per sf)	150	127	104		sf		0	
Site walls (3' tall average, per lf)	385	230	75		lf		0	
Site patios and walks (per sf)	40	21	9		sf		0	
Subtotal				#DIV/0!	/sf		0	
Total Non-building Costs				#DIV/0!	/sf		\$ -	