

System / Line	Quantity / Basis	Qty Unit	Low Unit \$	High Unit \$	Low Total	High Total
1. Site work, clearing & hillside grading	Lump-sum allowance, 1.3 ac sloped l	1.00 allow	\$60,000	\$120,000	\$60,000	\$120,000
2. Excavation & hillside cut (incl. garage cut)	Mass excavation + garage box cut in	1.00 allow	\$45,000	\$95,000	\$45,000	\$95,000
3. Retaining walls (limestone-faced, engineered)	~900-1,400 sf wall face @ \$40-100/sf	1.00 allow	\$50,000	\$115,000	\$50,000	\$115,000
4. Foundation (engineered, stepped pier/grade-be	3,771 cond. SF, hillside + clay	3,771.00 cond. SF	\$30	\$48	\$113,130	\$181,008
5. Structure & framing (incl. steel spans, blk stair)	3,771 cond. SF, long spans / 20' grea	3,771.00 cond. SF	\$52	\$78	\$196,092	\$294,138
6a. Large-format west glazing + sliding pocket wall	~700-950 sf glass wall @ \$200-350/sf	1.00 allow	\$150,000	\$265,000	\$150,000	\$265,000
6b. Architectural concrete (board-formed & smooth	Exposed walls, base, hearth; special	1.00 allow	\$55,000	\$115,000	\$55,000	\$115,000
6c. Texas limestone veneer + oak/metal cladding	Entry wall, chimney, soffits, panel	1.00 allow	\$65,000	\$130,000	\$65,000	\$130,000
6d. Metal roof (standing seam) + terrace membran	~3,000-3,600 sf @ \$18-30/sf installed	1.00 allow	\$55,000	\$100,000	\$55,000	\$100,000
7. Interior finishes (oak floors/ceilings, plaster, trim	3,771 cond. SF, quiet-luxury finish	3,771.00 cond. SF	\$68	\$98	\$256,428	\$369,558
8. Kitchen (cabinetry, stone, appliances, install)	~306 sf + pantry, luxury package	1.00 allow	\$80,000	\$160,000	\$80,000	\$160,000
9. Baths (3 full + powder)	Master + jack-and-jill + hall + powder	1.00 allow	\$68,000	\$135,000	\$68,000	\$135,000
10. MEP (HVAC multi-zone, electrical, plumbing)	3,771 cond. SF, premium systems	3,771.00 cond. SF	\$52	\$82	\$196,092	\$309,222
11. Covered terrace, balconies & outdoor	~838 sf covered exterior, roof + rails	1.00 allow	\$60,000	\$125,000	\$60,000	\$125,000
12. Garage fit-out (beyond cut/foundation)	484 sf, doors, finishes, MEP	1.00 allow	\$22,000	\$42,000	\$22,000	\$42,000
HARD COST SUBTOTAL	Sum of lines 1-12				\$1,471,742	\$2,555,926

Component	Rate / Basis	Low	High
Hard construction cost (from Cost Model)	Sum of systems 1-12	\$1,471,742	\$2,555,926
Design & engineering allowance	10% of hard cost	\$147,174	\$255,593
Permits, fees, geotech & testing	Allowance (Wise County)	\$25,000	\$45,000
General conditions (supervision, temp, insurance)	7% of hard cost	\$103,022	\$178,915
Subtotal before builder margin	Hard + design + permits + GC	\$1,746,938	\$3,035,433
Builder overhead & profit	16% of subtotal above	\$279,510	\$485,669
Construction cost before contingency	Subtotal + OH&P	\$2,026,448	\$3,521,103
Concept-stage contingency	12% of cost before contingency	\$243,174	\$422,532
TOTAL PROJECT ESTIMATE (excl. land)	All-in construction range	\$2,269,622	\$3,943,635
Conditioned area (SF)	Architect tally	3,771	3,771
Implied all-in cost per SF	Total / conditioned SF	\$602	\$1,046

Lever (edit these)	Value	Note
Design & engineering allowance %	10.0%	High-end custom 12-18% of construction (Siana 2026); design d
General conditions %	7.0%	Site supervision, temp power, insurance, builder's risk, safety; 6
Builder overhead & profit %	16.0%	Custom-home GC OH&P 15-20% (converged across sources); 16
Concept-stage contingency %	12.0%	10-15% at concept stage; 12% used on this build; raise toward 1