



## **Total Project Budget**

The **Total Project Budget** is that total maximum amount that you want to spend or can afford to spend and it should include ALL of the items from this point forward necessary to complete your project. If you are obtaining financing for the project, you will need to include any amount owing on your building site. Here is a complete list of items to be considered:

**Site Cost** (payoff), if necessary

**Site Development costs**...this can include a multitude of items, depending on your site

Demolition (if any)

Clearing/material export

Foundation Excavation

Utilities trenching & Hookup

Septic System, if needed

Well, if needed

Backfill and grading

**Permitting Fees** - May include wetlands or hazardous areas studies

**Mitigation Fees** - Impact fees for roads, parks, schools etc.

Actual **Construction Costs**, to include all the items on our Standard Features list

**State Sales Tax**

The site development costs, permit fees, mitigation fees and construction costs are all items that are addressed in Armstrong's feasibility/site analysis as part of our value-added service.

If you are using an outside architect to draw your plans, that would be extra.

Being a Design/Builder, Armstrong includes the cost of plans and engineering in our construction costs.