

# CONSTRUCTION COSTS

H a n d b o o k f o r T a o s

*Presented by:*

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***With Special Remodeling Section***

2014-2015

“  
 When **We**  
 Design our House  
 Ourselves”  
 we Design

Dear Homebuilder,

**A**lthough the Taos housing market is clearly in recovery, remodels and additions are accounting for an unusually large share of the building business. Right now the best value is found in buying an existing home and remodeling it to suit your needs – so this edition of the Handbook features a special section on remodeling costs and strategies.

As in the 2012 edition, my two sons are co-presenting this Handbook. Jed Magee (Magee Design) has been designing and building wonderful homes for years. Aaron Magee (Magee Build) is a top-drawer contractor who has built many of my projects over the last eight years. All three of us on “Team Magee” are available either collaboratively or individually to help you with your project.

Construction costs, on average, have not changed significantly in the last three or four years. Materials went down for a while after the housing bust, then crept back up as rising commodity and energy costs offset reduced demand. Labor has stayed about the same - and we all know that taxes, insurance and regulatory costs never go anywhere but up.

(cont’d)



*Magee Design*

Nevertheless, there are bargains to be had. The ranks of contractors have thinned, leaving the better builders delivering great results for competitive prices. Mortgage rates remain low. So for those who bought their piece of Taos long ago and still intend to build their “dream house,” now is an excellent time to proceed.

As the culture becomes more green, it’s no surprise that today’s projects are smaller and lean towards energy-efficiency, water conservation and health concerns. Meanwhile, advances in low-voltage systems for telecommunications, home entertainment, security and energy use have risen higher on homeowners’ wish lists. Many of these trends are addressed here in Section 7: “Specialty Systems” and Section 10: “Greenbuilding and Renewable Energy.”



Jed Magee Vishu Magee Aaron Magee

This handbook is intended to provide quick, ballpark answers to typical questions posed by prospective homebuilders and remodelers. These numbers are for planning purposes only. The figures are necessarily approximate: in many cases you could deduct 10-20% for a budget job, or add much more for top-notch work. But we all have to start somewhere, and the data in these pages should be useful as you plan a construction or remodeling project

As always, we recommend confirming all costs by thorough research or written bids. Be wary of builders who provide enticingly low per-square-foot quotes, only to layer on “hidden” costs at the end. Here is an example of how a turnkey quote for an entry-level custom home might look:

Utility package (builder’s cost):	\$20,000
2,000 s.f. home @ \$150/sf (builder’s cost):	\$300,000
150 s.f. attached portals @ sf (builder’s cost):	\$15,000
500 s.f. garage @ \$90/sf (builder’s cost):	\$45,000
	Subtotal: \$380,000
	15% Profit & Overhead: \$57,000
	8% Gross receipts tax: \$34,960
	Grand total: \$471,960

In the sections below, items marked with an asterisk (\*) are for materials only. All other figures include material and labor. Note that these are raw costs that may be subject to contractor’s profit-and-overhead and to New Mexico Gross Receipts Tax.

The entire Handbook is available only on our three websites and will be updated periodically. I encourage you to visit the websites and to call on us for all your design and construction needs.

–Vishu Magee



Magee Family Home - Built in 1989 by all three Magees

\* indicates material only, uninstalled  
Contractor's profit/overhead and gross receipts tax  
not included

## 1. GENERAL COSTS

- Economy home: \$100-\$150 p.s.f.
- Low-end custom home: \$150-\$175 p.s.f.
- Mid-range custom home: \$175-\$225 p.s.f.
- High-end custom home: \$225 p.s.f. and up
- 2x6 garage, insulated, slab, stucco, sheetrock: \$85-\$120 p.s.f.
- Typical portal w. slab floor: \$85-\$100 p.s.f.
- Typical carport w. slab floor: \$85-\$100 p.s.f.
- Typical kitchen: \$300-\$350 p.s.f.
- Typical bath: \$250-\$300 p.s.f.
- Typical LR or BR: \$150-\$1750 p.s.f.
- Permits per \$1,000: \$2.50-\$4.75
- Workers Comp insurance: 15-20% of payroll
- Contractor profit & overhead: typically 15%
- Gross Receipts tax: town 8.1875% county 7.125%
- Annual price increases: historically 5-7%, recently flatter



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## 2. SITE DEVELOPMENT

- Waterwell w. PVC casing \$28-\$34 p.f.
- add for steel casing \$5-7 p.f.
- typical pump/wire/control package: \$5,000-\$7,000
- 300' waterwell complete: \$15,000-\$20,000
- 750 conc. tank for well housing: \$1,250
- 1,000 gal. septic system: \$4,000-\$6,000
- 1,500 gal. septic system: \$5,000-\$7,500
- 3" sewer line with trench: \$6.50-\$8.00 p.l.f.
- 4" sewer line with trench: \$7.50-\$9.00 p.l.f.
- 1" natural gas line with trench: \$6.00 p.l.f.
- 1" LP gas line with trench: \$6.00 p.l.f.
- 1" wirsbo water line with trench: \$8.00 p.l.f.
- 1" Sch. 40 PVC w. trench: \$7.50 p.l.f.
- Primary underground electric line\*: \$3.95 p.l.f.
- Electrical transformer: varies
- 100amp meter base with disconnect: \$800-\$1,200
- 200amp meter base with disconnect: \$1,200-\$1,600
- Secondary underground electric cable\*: \$3.50-\$5.00 p.l.f.
- 14' wide roadway (graded, 6" base course): \$14-\$16 p.l.f.
- 18' x 12" culvert: \$400-\$500



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- 4' deep utility trench: \$4.00-\$7.00 p.l.f.
- Backhoe/bobcat per hour: \$80-\$100
- Underground telephone line: \$0-\$2.00 p.l.f.

### 3. UNIT COSTS

- 2'x 2' footing trench: \$3.50-\$6.50 p.l.f.
- 10"x 24" concrete footings: \$14-\$18 p.l.f.
- 8" CMU stem wall, three courses: \$22-\$25 p.l.f.
- Concrete slab including subgrade: \$10-\$15 p.s.f.
- 1" insulation beneath slab: \$1.00-\$1.50 p.s.f.
- 2" insulation beneath slab: \$2.00-\$3.00 p.s.f.
- Complete typ. foundations through slab: \$24-\$28 p.s.f.
- Tinted concrete: add \$1.00 p.s.f.
- Acid stained concrete: add \$5.00-\$8.00 p.s.f.
- 11-1/4" joisted TJI subfloor w. 3/4" ply: \$8.00-\$10.00 p.s.f.
- Wall systems: see #6 below



- 2x4 partitions: \$12-\$14 p.l.f.
- 2x6 partitions: \$14-\$18 p.l.f.
- Drywall 1/2" taped/textured: \$2.00-\$2.50 p.s.f.
- Windows\*:  
3248 clad casement, lo-e: \$400-\$450  
economy 3248 clad casement: \$200
- Skylights: 22"x46" and 46"x46"\*: \$140/\$180
- 2246 operable skylight\*: \$350
- 2246 Velux roof window\*: \$775
- 10" Solatube skylight\*: \$325
- 8" viga\*: \$6.00 p.l.f.
- 10" viga\*: \$6.50 p.l.f.
- 12" viga\*: \$7.50 p.l.f.
- 6x8 roughcut beams\*: \$4.00 p.l.f.
- 8x8 roughcut beams\*: \$6.00 p.l.f.
- Ceilings p.s.f.:  
10" viga/herringbone aspen latilla: \$15-\$18  
10" viga/coved plaster: \$16-\$20  
10" viga/herringbone roughcut: \$12-\$14  
10" viga/herringbone T&G: \$11-\$14  
deduct for 6x8 beams: \$1.00
- Roof framing: 2x8 sys. with 5/8" CDX: \$9-\$11 p.s.f.
- Engineered trusses\*: \$7-\$9 p.l.f.
- 5/8" CDX Roof Deck: \$1.75-\$2.00 p.s.f.
- Canale w. galvanized flashing\*: \$325
- Canale w. copper flashing\*: \$475
- Extended viga canopies, copper: \$65-\$85



- 2" rigid polystyrene insulation (walls): \$1.00-\$1.20 p.s.f.
- 2x6 R-19 batt insulation: \$.80-\$1.00 p.s.f.
- 2x10 R-30 batts: \$1.00-\$1.25 p.s.f.
- 2x12 R-38 batts: \$1.25-\$1.50 p.s.f.
- R-38 blown-in: \$1.25-\$1.50 p.s.f.
- 2" spray foam insulation (walls): \$2.50-\$3.00 p.s.f.
- Typ. insulation package for 2,000 sf 2x6 home: \$4,000-\$6,000
- Brai roofing: \$2.25-\$3.50 p.s.f.
- "Pro-Panel" metal roofing: \$2.25-\$2.75 p.s.f.
- 5" foam roof system: \$6.00-7.00 psf.
- 26 ga. galv. corrugated roofing: \$4.00-\$7.00 p.s.f.
- Interior chicken wire for plaster: \$15-\$18 per square yard (9s.f.)
- 2-coat floated structolite plaster w. wirecoat: \$36-\$40 p.s.y.
- 3-coat hardtroweled interior plaster w. wirecoat: \$40-\$55 p.s.y.
- Tinted plaster add: \$.50-\$.85 p.s.f.\*
- 2-coats interior paint: \$.90 - \$1.10 p.s.f.
- Stain/seal per 2,000sf house: \$12,000-\$15,000
- Seal/stain wood ceiling:\$3.50 p.s.f.
- Door finish, 3 coats: \$165
- Wood window finish, 3 coats: \$150
- Exterior stucco netting for plaster: \$12-\$15 p.s.y.

- 2-coat stucco system w. wirecoat: \$36-\$40 p.s.y.
- 3-coat conventional plaster system w. wirecoat : \$40-\$45 p.s.y..
- 3-coat elastomeric plaster system w. wirecoat: \$45-\$50 p.s.y.  
add for reinforcing mesh: \$ 1.50 p.s.y.
- Super saltillo tile: \$7-\$9 p.s.f.\*
- Labor p.s.f. for floor tile: \$7-\$9
- 2-1/4" brick pavers on slab: \$8.00-\$10.00 p.s.f.
- Flagstone on slab: \$20-\$24 p.s.f. and up
- #2 red oak strip flooring with baseboard: \$12-\$15 p.s.f.



- Base custom cabinets: \$275-\$375 p.l.f.
- Prep for countertop: \$5-\$9 p.l.f.
- Upper custom cabinets: \$225-\$275 p.l.f.
- Granite/marble slab countertop: \$100-\$175 p.s.f.
- Sandstone slab countertop: \$100-\$150 p.s.f.
- Talavera tile countertop: \$12-\$16 p.s.f.
- Tumbled marble countertop: \$15-\$20 p.s.f.
- Maple countertop: \$12-\$15 p.s.f.
- Caesarstone countertop: \$100-\$120 p.s.f.
- Typical shower pan w. mudbed: \$350-\$500
- Talavera tile surround: \$10-\$12 p.s.f.
- Tumbled marble tile surround: \$15-\$20 p.s.f.
- Prep surfaces for surround tile: \$4-\$6 p.s.f.
- Typical labor charge for kitchen/bath tile: \$10-\$15 p.s.f.
- Tiled bath nicho: \$200-\$300
- Typ. bathroom fan: \$400-\$500
- Cedar deck including posts and railing: \$20-\$25 p.s.f.
- 8" x 8" glass block: \$18-\$20 p.s.f.\*
- Typ. shower door: \$275-\$350
- Frameless shower door: \$800-\$1,500
- Mirrors: \$7-\$8 p.s.f.
- Closet systems: \$15-\$50 p.l.f.
- Nichos each: \$200
- Arches each: \$300

- Pre-hung 2868 doors \$250-\$750 and up
- exterior 3068 doors \$500-\$900 and up
- Door hardware \$40-\$150\* and up
- exterior \$350-\$1,000 and up
- 7'x16' garage door: \$1,200-\$2,000\*
- ½ h.p. door opener: \$325\*
- Corner fireplaces: \$5,000-\$7,500
- CMU core for stone fireplace \$7,000-\$12,000
- Stone fireplace finish: \$10,000-\$20,000
- Woodstove: \$2,000-\$3,000\*
- Woodstove chimney system: \$300-\$500\*
- Gas space heater: \$2,000-\$3,500\*
- Stairs, oak: \$275-\$425 per riser
- Anasazi stone veneer: \$25-\$40 p.s.f.
- Random stone veneer: \$40-\$65 p.s.f.
- Refrigerator: \$750-\$2,000\* and up
- Cooktop: \$750-\$1,500\* and up
- Double wall oven: \$1,000-\$2,000\* and up
- Slide-in range: \$500-\$1,200\* and up
- Dishwasher: \$300-\$700\* and up



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- Microwave: \$150-\$300\* and up
- Clothes washer: \$500-\$1,200\* and up
- Clothes dryer: \$500-\$1,200\* and up
- Hot tub: \$3,000-\$7,000\* and up
- Central vacuum systems: \$2,500-\$5,000

#### 4. PLUMBING & HEATING

- 30 gal. pressure tank: \$400-\$550\*
- Water softener: \$1,200-\$3,000\*
- Backwashing sediment filter: \$500-800\*
- Cartridge sediment filter: \$100-\$250\*
- Whole house activated carbon filter  
\$2,000-\$3,000\*
- Reverse osmosis system: \$500-\$1,500\*
- Radiant heat 12" centers. tubing only:  
\$2.00 p.s.f.
- Radiant heat 6" centers, tubing only: \$3.00 p.s.f.
- Hot water baseboard p.l.f: \$12-\$15
- Controls/valves per heating zone: \$600-\$700

- Boiler for typical 2,000sf house: \_\_\_\_\_  
\$4,000-\$6,000
- 40 gal. hi-recovery hot water heater:  
\$800-\$1,000\*
- 40 gal. "Sidekick" hot water storage tank:  
\$1,300-\$1,600\*
- Swamp cooler: \$2,000-\$2,500
- Air conditioning: \$18-\$22 p.s.f.
- Recirc pump and piping for hot water:  
\$600-\$800
- 120 BTU on-demand water heater:  
\$1,000-\$1,500\*
- Floor drain: \$300-\$400
- Rough-in per fixture: \$750-\$1,000
- Installation per fixture: \$350-\$500
- Ductwork per bathroom fan: \$170-\$210
- Ductwork per range hood: \$225-\$325
- Frost-free hose faucet: \$100-\$150
- Frost-free standpipe faucet: \$200-\$300
- Typical cast iron bathtub: \$600-\$800\*
- Typical tub/shower valve: \$175-\$350\*
- Typical shower valve: \$250-\$500\*
- Typical lav faucet: \$150-\$250\*
- Typical toilet: \$400-\$600\*
- Typical 2-basin stainless kitchen sink:  
250-\$300
- Typical kitchen faucet with sprayer\*:  
\$250-\$400
- Typical vitreous lavatory\*: \$125-\$200





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## 5. ELECTRICAL WIRING

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- 100 Amp breaker panel: \$600-\$800
- 200 Amp breaker panel: \$800-\$1,200
- Rough-in and dacora trim per switch or plug: \$80-\$110
- Rough-in per light fixture or 110.v appliance: \$80-\$110
- 220v 50' to oven or hot tub: \$600-\$800
- 220v 50' to dryer: \$300-\$400
- Typical bathroom fan less ductwork: \$90-\$110
- Typical bathroom fan/light/heater less ductwork: \$300-\$450
- Floor devices—electrical or telephone: \$250-\$300
- Central surge protection: \$400-\$600
- Rough-in per doorbell and chime: \$250-\$350
- Rough-in and trim per audio speaker: \$150-\$200
- Rough-in and trim per telephone jack: \$80-\$100
- Rough-in and trim per TV jack: \$80-\$100
- Rough-in and trim per Cat-5 outlet: \$95-\$115
- Typical dimmer installed: \$100-\$135
- Typical recessed light installed: \$100-\$135
- Typical LV recessed light installed: \$175-\$250



- LED light engine installed: \$325 - \$400
- Low voltage transformer installed: \$250-\$325
- Surfacemount light fixture installation \$65-\$90\*
- 18" closet fluorescent: \$35\*
- Ceiling fixtures, basic: \$20-\$75\*
- Wall sconce, ceramic or copper: \$50-\$175\*
- Monopoints: \$40-\$75\*
- 8' track: \$60-\$80
- Track light fixtures: \$50-\$150\*
- Lo-voltage track fixtures w. transformer: \$150-\$250\*
- Exterior floods: \$40-\$50\*
- Bathroom bar lights: \$50-\$150\*
- Bathroom valances, copper: \$100-\$250\*
- Doorbell and chime: \$40-\$125\*
- Ceiling fan: \$150-\$300\*

## 6. COMPARATIVE COSTS: WALL SYSTEMS

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*(for 8' high plaster-prepped wall from slab to and including bond beam: R-value adjusted to reflect actual performance)*

- 14" rastra \$130-\$135 p.l.f. (R=40)
- 12" rastra \$125-\$130 p.l.f. (R=36)
- 10" rastra \$120-\$125 p.l.f. (R=32)
- 14" adobe with 2" insulation \$100-\$110 p.l.f. (R=22)



- 10" adobe with 2" insulation \$90-\$100 p.l.f. (R=19)
- 14" pumice-crete \$95-\$105 p.l.f. (R=24-28)
- 18" strawbale with timberframe structure \$55-\$60 p.l.f. (R=46-48)
- 2x6 frame, drywall int., plywood ext. \$60-\$70 p.l.f. (R=19)
- 2x8 frame, drywall int. plywood ext. \$65-\$80 p.l.f. (R=24)
- 2x10 frame, drywall int. plywood ext. \$70-\$80 p.l.f. (R=30)

## 7. SPECIALTY SYSTEMS

- Typical security system - rough-in only: \$350-\$875
- Typical security system - complete: \$2,000-\$3,000
- Security monitoring: \$30/month
- Satellite TV- usually free w. subscription
- Satellite internet: \$100 to install plus \$50-\$70/mo.
- Whole house cellular interface: \$500-\$1,000  
Smart thermostats: \$300-\$500\*  
Data panel for low-voltage interface: \$300 - \$500\*
- LCD TV: \$700\* and up
- Home theater components: \$250\* (basic)  
\$1,000\* and up (quality)
- Whole house state of the art audio-video: \$20,000 and up
- Fire suppression system: \$15-\$20 p.s.f.
- Central vacuum system: \$3,500-\$4,000



## 8. LANDSCAPING

*(installed including soil amendments)*

- 1-gal. plant: \$11-\$15
- 5-gal. plant: \$48-\$55
- 15-gal. plant: \$150-\$215
- Bluegrass sod w. 4" topsoil: \$4-\$6 p.s.f.
- Pinon per foot: \$25-\$30\*
- Pine or spruce per foot: \$25-\$30\*
- Fruit tree, 5 gal.: \$50-\$60
- Fruit tree, 15 gal.: \$150-\$200
- Shade tree, 15 gal.: \$200-\$250
- Weed barrier installed: \$.35 p.s.f.
- 4" topsoil: \$ .75 p.s.f.
- Shredded bark topping installed: \$.56 p.s.f.



- typical 4-zone drip irrigation timer/filter/valves from underground supply: \$2,000-\$3,000
- Drip irrigation per plant: \$3-\$6
- Water features: \$1,500 and up
- 6'-8' latilla fence: \$20-\$30 p.l.f.
- 6' masonry wall: \$50-\$200 p.l.f.
- Mossrock walls per s.f. of face: \$25-\$30
- Boulders: \$100-\$600
- Flagstone on sand: \$15-\$20 p.s.f.
- Flagstone on concrete: \$20-\$25p.s.f.
- Brick on sand: \$10-\$12 p.s.f.
- Low voltage lighting per fixture: \$20-\$120

## 9. RELATED COSTS

- Appraisal per plans/specs: \$500-\$750
- Appraisal of house: \$500-\$750
- Certified home inspection: \$275-\$500



- Builder's Risk insurance per \$100,000: \$20-\$42
- Water test, local: \$75-\$100
- Water test, National Testing Laboratories, \$325
- Realtors' commission, improved property: 6%
- Mortgage: may qualify for loans up to 80% of value of property. Costs and rates vary.
- Survey, typ. house on 2 acre: \$1,000-\$1,500
- Improvement location report: \$600-\$800
- 1/2 acre topographical survey: \$1,000-\$1,200

## 10. GREENBUILDING AND RENEWABLE ENERGY SYSTEMS

### A. Electricity

- Photo-voltaic system w. batteries for typical 2,000 sf house: \$18,000-\$28,000\*
- 12KW automatic back-up generator: \$3,000-5,000\*
- Gridtie PV system for 2,000 sf house: \$10,000-\$20,000\*
- 500 watt wind turbine: \$700 and up\*
- LED light blulbs: \$15-\$30\*
- Solar-Ready Rough-in: \$3000

### B. Hot Water

- 120K BTU tankless water heater: \$1,000-\$1,500\*
- 80 gallon hot water storage tank w. heat exchanger: \$1,200-\$1,600\*



- 4x8 solar hot water collector: \$1,000-\$1,500\*
- Basic 80 gallon active solar hot water system: \$5,000-\$7,000 installed
- State-of-the-art active solar heat and hot water system for 2,000sf house: (seven panels, controls, tank & heat exchanger, radiant tubing on 6" centers) \$35,000-\$45,000 installed less tax credits.
- 60 gallon passive solar water heater in clerestory: \$1,500-\$3,000

### C. Water Systems

- Underground plastic cistern \$1.50-\$2.00 per gallon installed
- 30 gallon pressure tank: \$300-\$500\*
- Solar waterwell pump packages: \$3,500-\$7,500\*
- Whole house filtration for roof catchment supply: \$1,250-\$1,750

### D. Wastewater and Solid Waste

- Complete graywater system (per NM code w. dedicated septic tank, split black/graywater lines, aeration/circulation, storage tank): \$15,000-\$25,000
- Plastic water tank only: \$1.50-\$2.00 per gallon installed.
- Cost of split black/graywater lines only: \$2,500-\$4,500



- Interior wetlands planter for graywater treatment: \$4,000-\$6,000
- Composting toilet: \$1,200-\$2,500\*

### E. Energy-efficient Appliances and Add-ons

- clothesline: \$5.00
- Conserve energy-efficient refrigerator: \$1,000-\$1,400\*
- Sunfrost 19 c.f.energy-efficient refrigerator: \$3,500\*
- Staber energy-efficient clothes washer: \$1,400-\$2,000\*
- Premier spark ignition ranges: \$500-\$1,500\*
- LP refrigerator \$1,200-\$1,600\*
- insulating window coverings: \$25 p.s.f and up
- hot water tank insulating jacket: \$25-\$40\*
- weatherstripping replacement per door or window: \$50



## F. General Construction / Healthy Home

- Typical 4'w. x 8' h. section of trombe wall (6" CMU plastered two sides; 4676 PDR glazing): \$200-\$225 p.l.f.
- Two-coat adobe interior plaster system, no wire coat: \$25-\$35 p.s.y.
- Micaceous clay slip coat: \$10-\$12 p.s.y.
- Adobe floor: \$10-\$12 p.s.f.
- Radon abatement system: \$1,500-\$2,000 for typical 2,000sf house.
- Reverse osmosis water filter: \$400-\$1,800\*
- Whole house activated carbon water filter: \$2,000-\$3,000\*
- Heat Recovery Ventilation (HRV) system for supertight homes or people with environmental sensitivities: \$7,000-\$10,000



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## ABOUT REMODELING

Although a few people are forging ahead with their long-awaited Taos dream houses, it's remodels and additions that account for much of the action in 2014. Buyers have been picking up amazing bargains – but it usually takes some additional remodeling to achieve the desired result.

Remodeling is always a challenge – all the more so when you're dealing with quirky, owner-built homes. We recommend bringing in a good designer as a consultant before you buy. Home inspectors can tell you what needs to be upgraded – that's their job. But you need a different eye to spot the potential in a fixer-upper, together with realistic cost projections.

Today's buyers want to see value in their remodeling strategies. That begins with smart, cost-effective design work – and it often goes on to include green upgrades that will hold down operating costs and increase resale value as well as conserve resources. The remodeling costs listed below address these considerations.

Remodeling costs are difficult to predict because the builder never knows what surprises may be hidden in the walls. For example, a straightforward kitchen remodel is a very different proposition if an undetected plumbing leak has rotted out the framing in a floor or wall. An experienced builder is aware of these risks and will want to negotiate some flexibility for dealing with the unforeseen.

A sensible way to estimate remodeling looks like this:

1. Arrive at a fixed cost for demolition (e.g. removing the cabinets and appliances).
2. Estimate a fixed cost for new work (e.g. new cabinets, countertops, appliances, and touchup). You can start with the costs listed in the preceding pages of this Handbook.
3. Include a contingency of 10% to cover the unforeseen (e.g. the undetected plumbing leak), or have a clause in the remodeling contract that calls for treating such exigencies on a time-and-material basis.

There is seldom any economy of scale in remodeling. Moreover, workspace is often limited, and extra care is required to protect the existing house. Therefore unit costs for remodels tend to run 5%-10% higher than for new construction.

A typical remodeling job consists of intensive kitchen and bathroom work and limited cosmetic improvements to living room, dining room and bedrooms. A radical remodel includes all the above, but adds window and door replacement, new flooring throughout, and new plaster inside and out. Radical remodels might also include extensive structural work such as knocking out walls, rewiring the house, or reroofing.

Cost estimates for remodeling are risky! Please take these numbers with a grain of salt and by all means confirm them with bids from prospective contractors:

### Ballpark Remodeling Costs:

*(Demolition is approximately 10% of improvement costs and is included in the following)*

- Typical whole house remodel: \$75-\$125 p.s.f.
- Radical whole house remodel: \$125-\$200 p.s.f.
- Complete bathroom remodel: \$200-\$250 p.s.f.
- Complete kitchen remodel: \$200-250/p.s.f.
- Typical bedroom/living room remodel: \$50-\$100 p.s.f.



## Green Remodeling Improvements – Top-rated For Cost-effectiveness And Performance:

### Insulation:

- add 2" of foam roofing over the existing roof (adding R-11): \$3-\$4 p.s.f.
- weatherstripping replacement \$50 per window or door

### Solar Electricity:

- grid-tie photovoltaic system for a typical \$2,000sf house: \$12,000-\$15,000 before tax credits
- complete off-grid system with battery backup for typical 2,000sf house: \$20,000-\$25,000 before tax credits

### Heating:

- complete active solar system for radiant heat and domestic hot water: \$25,000-\$35,000 for a 2,000 s.f. house
- passive 60 gallon hot water pre-heater and clerestory: \$5,000-\$7,000

### Daylighting:

- 10" Solatube \$400\*
- 14" Solatube \$500\*
- Solar greenhouse (site-built; fully glazed south wall, partially glazed roof): basic working shell: \$125-\$150 p.s.f.

### Window coverings:

- industry-standard Hunter-Douglas duettes; \$25-\$40 p.s.f.



**We'd like to thank our sub-contractors for their fine work and recommend them for your projects:**

- Luther Holley / Holley Mechanical
- John Gaillour / Timberline Electric
- Bob Draper / Phoenix Mechanical
- Hugh MacQueen / Taos Electric
- Dominic Duran Construction (excavation)
- Abel Vallecillo /Vallecillo Drywall (and plaster)
- Jacques Bessin / Mitango Wall (paint/custom wallpaper)
- Jim Stoner / Blue Magic Forge
- Evan MacHardy&Scott MacHardy / Pumice-Crete
- Miles Lage / Mileage Construction
- Bob Loveless / Loveless Stone (granite, marble sandstone specialties)
- Robert Amador / Security Systems of NM
- Joe Cruz / Trabajos de Cruz (fireplaces)
- Randy Cisneros / Cisneros Sheet Metal Works
- Floyd Valdez and Gary Martinez (tile & flagstone)
- Michael Ferrara / Electric Sheep (computers and digital systems)
- Ben Edwards / Earthtones (landscaping)
- Steve Weinrib / Creative Rock and Landscaping
- Carol Wildman / Taos Landscaping
- Tom & Beau Begas / All Around Fence
- Jamie Ash / Handmade Pigments & Plasters
- Johnny MacArthur / Johnny's Fabco
- Nick Stallard / Proteus Design (electrician)
- Mike Levison / IronMike Co.  
(ironwork, security cams and more)
- Gill Vigil / Vigil's Welding & Well Drilling
- Steve Bussiere / Kasey Insulation
- Larry Apodaca / Larry Will Floor You (wood floors)
- Hugh & Lisa Briselle / Granite Concepts (countertops)
- Peter Merscher (paint)
- Rick Collignon/ Collignon Roofing
- Ken Wilder / K&T Plumbing (well pumps and service)
- Sam Norwood / Taos Garage Door Company
- Larry Deleon / Santa Fe Heritage Doors
- Nestor Martinez / NM construction (roofing)
- Chris Sargent / Rocky Mountain Lath & Plaster



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