

Budget

Special Note & Info



1. The contingency budget is based on 2 to 5%. The amount in this budget may be exceeded by the following facts:

A) If excavation needs to include dynamiting or hiring a big hammer machine, and if additional backfill material is required. Your foundation cost may also rise due to the fact that footings, frost walls, steps foundation and thickness of walls may need to be adjusted due to soil condition and site situation.

B) In any project, it is impossible to pin point the last penny for each task in a construction project. Extra cost for items that are not in this budget and for any special conditions or amendments may also rise the cost of your total construction budget.

2. Delivery of materials on site may often be difficult and may require additional handling cost and delivery fees.

3. The taxes included in this budget may vary from the final and exact construction cost.

4. Any changes to your home plans or any amendments during construction may also affect the final cost of your construction.

5. We are not responsible for material price changes and labor, pricing increase which are included in this budget. Depending on the time of the start on site, all pricing are subject to change without notice.

6. Well: Your final total cost on your well will be affected by how deep they will drill.

7. Pricing on your home kit may also increase depending on the time of placing the order, and the time of the delivery date.

8. Items such as landscaping, paving stones, mirrors, appliances, drapes and curtains are not included in this budget.

9. Upkeep and maintenance are reflected in this budget at a minimum cost and may require additional cost. The same applies for garbage bin.

10. Construction:

Once we have everything locked-in, we are ready to begin construction per the schedule. It is only at this point that the shovels touch the ground. At this stage, we manage the construction site for you from A to Z including management of the schedule, ongoing inspections, coordination of trades, municipal inspections, workmanship standards – everything that goes into ensuring that your home is built right, on budget, and on schedule.

11. You Decide How You Want to Participate:

Save more money by participating - painting, finished floors, millwork. We can show you the savings for each task, and the time and difficulty level so you can measure the trade-offs between doing it yourself or paying someone to do it.

12. There is no such thing as a project without challenges:

With over 250 sub-tasks which makes up a project, it is virtually impossible for everything to run perfectly. There will be challenges and demands placed on everyone during planning and construction. Our duty is to eliminate as many of these as possible from the outset, resolve conflicts if they do occur, and keep things running smoothly, on time and on budget. But even the best planned project cannot predict weather patterns, the electrician's health, or ice storms.

13. Target budget versus actual cost:

Your original budget was discussed with Paragon and was based on the information received at that stage. It was also based on the desired square footage. Please note that actual cost in this budget reflects this but also reflects any exterior elements such as walkout basement, exterior decks and porch, screen porch, these elements also contribute to a higher average cost per square foot. Modifications and additions to the original meeting can also effect the final cost. Winter conditions such as plowing and heating the foundation may also effect the final budget.

14. Follow-up:

A) Before starting on site, you must provide us with your Builder's Risk Insurance confirmation/copy.

B) Your financial institution must provide us with a letter confirming that the total amount of the building cost in this budget has been put in place

C) You must supply us with a copy of each contracts that you will be signing with trades.

D) A series of post-dated cheques for the remaining project management fees is requested at this time.