

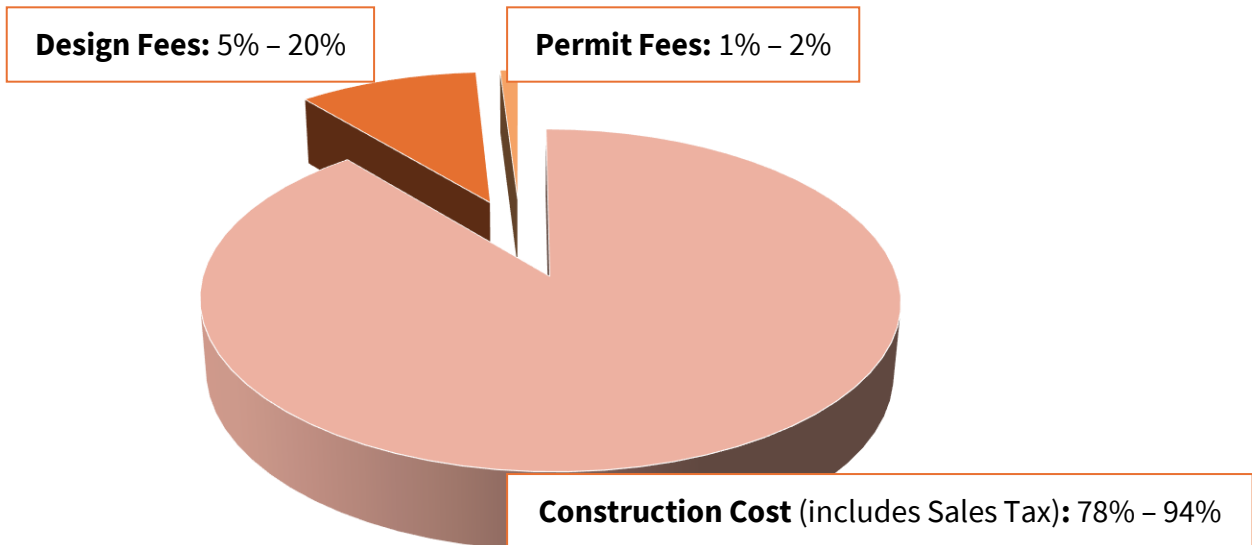


2026 PROJECT PLANNER



Estimating Project Cost

The cost of your project primarily consists of three main parts: **Construction Cost**, **Design Fees**, and **Permit Fees**. There may also be additional costs, such as furniture and equipment, which can vary based on the project's specific needs.





Construction Cost

Construction costs account for the largest portion of the total project budget.

How you choose to build the project can make a significant difference in what a project costs. That's why we include this in our initial discussions for every project.

If you don't already have a contractor you want to work with, we'll discuss **three potential methods** to build your project.

Less Cost
More Owner Responsibility & Time

More Cost
Less Owner Responsibility & Time



**Be Your Own
General
Contractor**



**Hire a General
Contractor**

THREE POTENTIAL METHODS TO BUILD YOUR PROJECT

1. Be your own general contractor

Usually this is only for smaller projects or clients who are experienced with construction (like developers). Because there is no overhead and no markup on subcontractor costs, this method of construction usually results in the lowest construction cost.

2. Partner with

We've helped clients save up to 30% on construction with our partnership with UBuildIt. UBuildIt has their own subcontractors and obtains complete project pricing, generates a project schedule, and helps you build the entire project. Subcontractors are hired directly by the owner and UBuildIt is paid a fixed consulting fee.

3. Hire one of the many general contractors we've worked with through the years

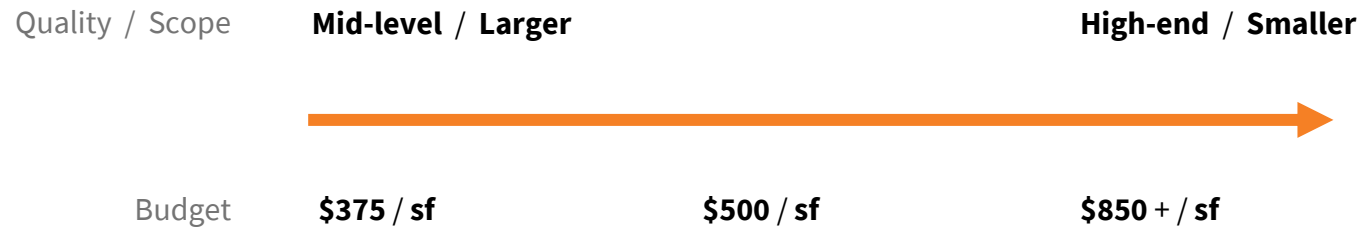
We'll help pair you with a general contractor that is appropriate for your job. In most cases, we'll introduce you to multiple general contractors and obtain ROM (Rough Order of Magnitude) pricing to help with project planning and contractor selection.



New Construction / Addition

The construction cost could range from **\$375 to \$850+** per square foot, depending on **material quality, scope,** and **contractor** (whether owner hires a general contractor, uses UBuildIt, or acts as their own general contractor).

Keep in mind that for smaller structures or additions, the cost is allocated across fewer square feet. As a result, smaller projects can have higher per-square-foot costs, since the total expense is not spread over a larger area.



THREE COMMON TYPES OF PROJECTS

To get a big-picture view of the budget for your new construction / addition project, here are budget ranges for three common types of projects:

- **NEW HOUSE** \$1M - \$10M +
- **SECOND STORY ADDITION** \$350K - \$900K +
- **DADU** \$350K - \$750K +



Remodels

Estimates for **remodels** can vary based on **size, complexity, materials specified,** and **selection of contractor** to build the project. Below are some estimates for common types of projects:

* Note that as multiple projects are combined, typically total cost per square foot will be reduced.

KITCHEN

It's less expensive to remodel kitchens when fixtures and appliances remain in the same location. However, kitchen remodels often involve moving walls, opening up the room to other spaces, and sometimes exterior alterations like new windows and doors. Those changes will add to the project's cost.

Scope	Remodel in-place	Relocate walls & openings
Budget	\$130K	\$250K +



BATHROOM

If plumbing fixtures remain in the same location, and the room remains the same size, usually construction cost will be lower. However, many bathroom remodels require relocating fixtures, altering exterior walls for revised window placement, and shuffling interior walls around to create more space. Those changes will add to the project cost.

Quality / Scope

Mid-level / Smaller

High-end / Larger



Budget


\$60K

\$200K +



BASEMENT


Basement remodels are often complex because they involve modifications to the house (raising or digging down) to create more ceiling height and upgrades to mechanical and electrical systems.

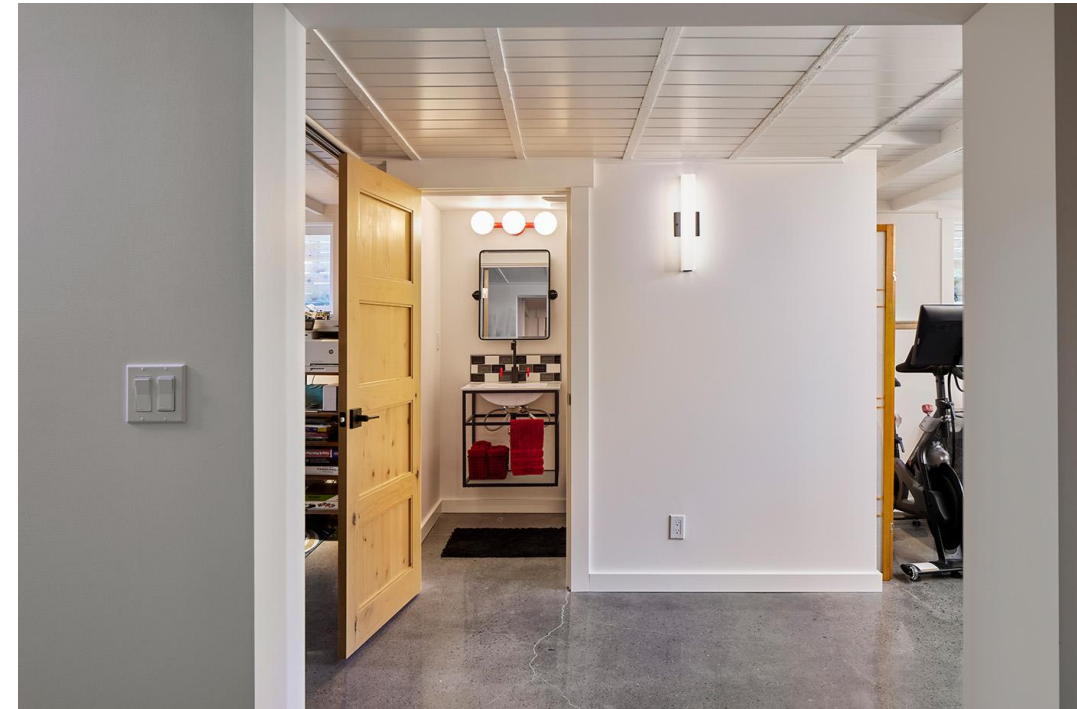
Quality / Scope	Mid-level / Smaller	High-end / Larger
FULL BASEMENT		
Budget	\$140K	\$400K +




ATTACHED ACCESSORY DWELLING UNIT

Creating an AADU in the basement space adds consideration of access, as well as of fire and noise separation requirements. These projects are more complex and come with higher costs.

Quality / Scope	Mid-level / Smaller	High-end / Larger
AADU		
Budget	\$180K	\$500K +





Also, don't forget to budget for **sales tax!**

In Washington State, sales tax applies to **construction cost**, but not to design or permit fees. Currently, the rate in the City of Seattle is 10.35%. Note that the amount paid in sales tax may be tax deductible.

Design Fees

ARCHITECTURAL FEES

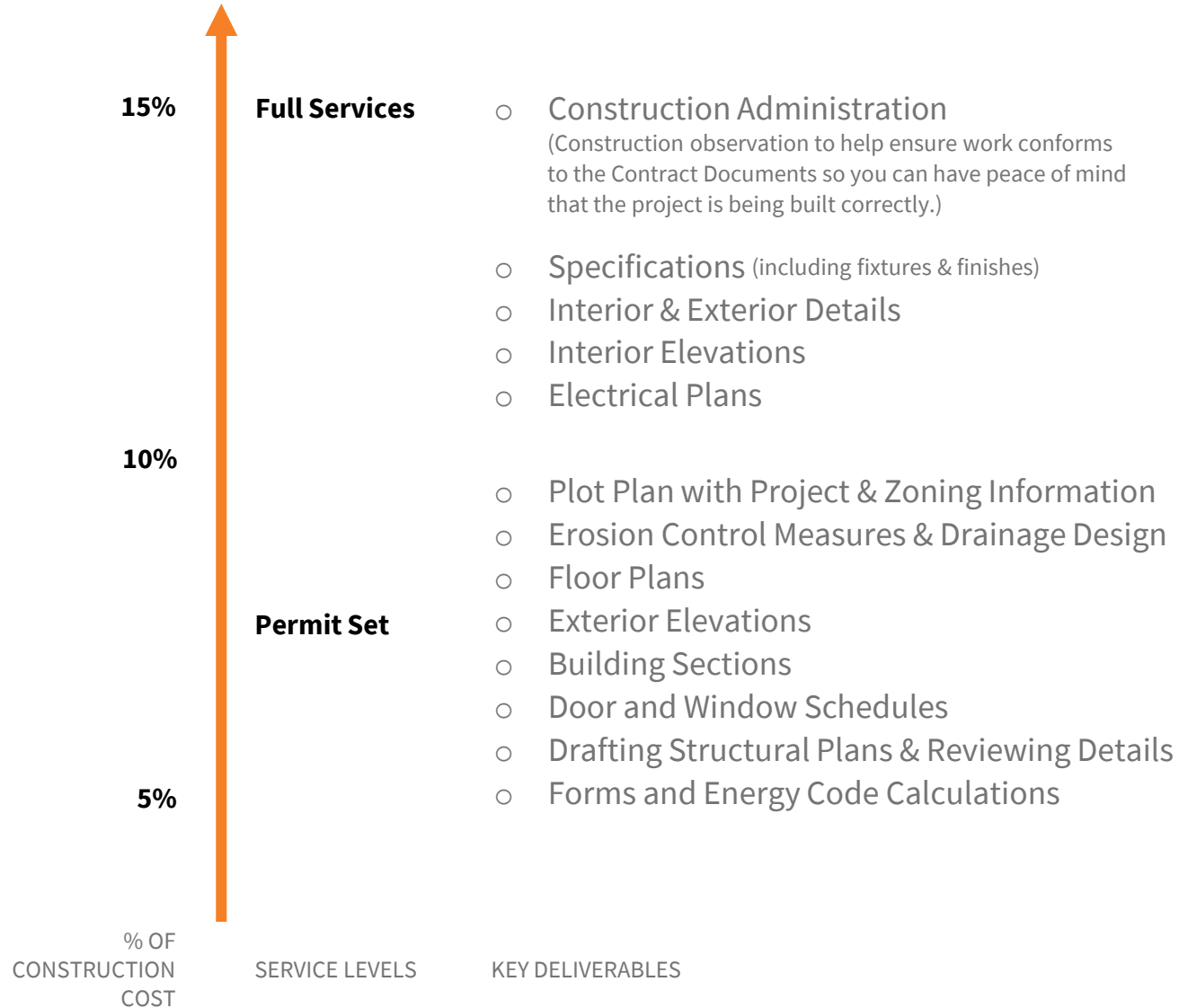
Architectural fees typically make up the larger portion of design fees. Architectural fees estimated as a percentage of construction cost is one way to arrive at a potential cost early in the project.

For example, creating a building permit set of drawings is typically **5% - 10%** of the construction cost, while full services are **10% - 15%** of the construction cost. Full services typically adds interior elevations, interior and exterior details, electrical plans, specifications, as well as Construction Administration (time spent during construction) to a permit set. These services can also be added a la carte.

Larger projects often result in a lower percentage of construction cost for architectural fees than smaller projects.



FLEXIBLE LEVELS OF SERVICE FOR YOUR NEEDS



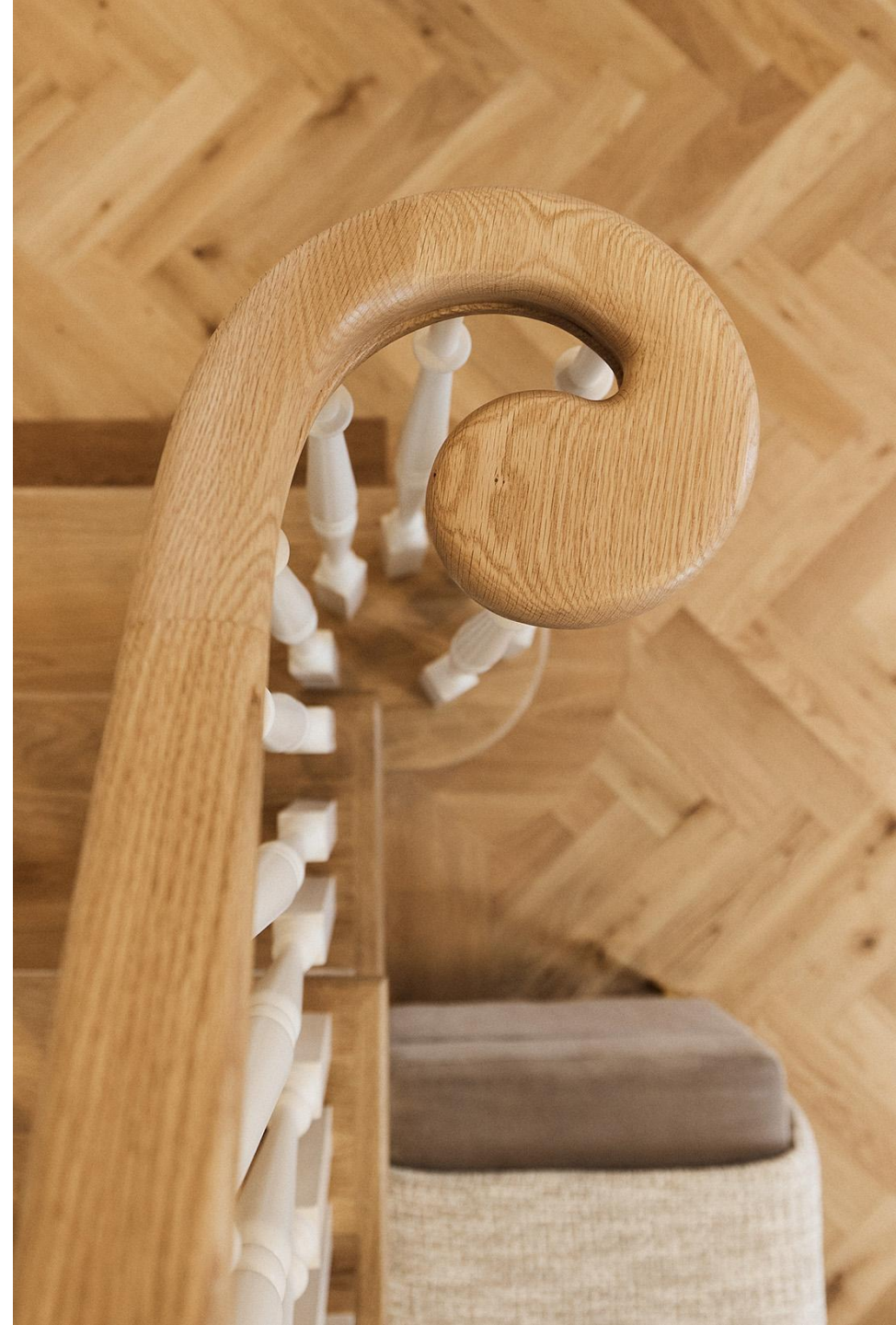
ADDITIONAL SERVICES

When remodeling an existing structure, or adding onto it, it's usually necessary to document existing conditions on site.

- **As built measuring & drawing** \$2.00 - \$3.00 / sf

CONSULTANT FEES

- **Survey** \$2,000 - \$5,000 (for typical city lot)
- **Structural engineer** \$500 - \$10,000 +
- **Geotech** \$2,500 - \$8,000 +
- **Civil engineer** \$5,000 +





TAILORED TO FIT YOUR BUDGET

We bring a diverse range of expertise, spanning feasibility studies, consultations, design, environmental solutions, and building performance. Our services are fully customizable to suit your unique needs and budget.

To learn more, let's book a complimentary virtual call!

<https://www.motion-space.com/contact>



Permit Fees

Fees vary based on project size, permit type, and jurisdiction. Some projects will be subject to impact fees, or fees in lieu of building affordable housing.

A good starting point for initial cost estimates is **1%-2%** of construction cost.



Explore more tips for planning your project and timeline,
visit our website: <https://www.motion-space.com> or
contact us at 206-204-0490 / office@motion-space.com