

Anchorage Home Builders Association Remodelers Council

What is the cost of remodeling in Anchorage?

Planning and designing a remodel within a homeowners budget is required to have a successful remodeling project. Knowing what a project will cost before it is completely designed is difficult to estimate. The information provided here can assist, homeowners, designers, architects and remodelers to plan, design and complete projects that will fit within the budget.

Using Data from Remodeling Magazine Cost vs. Value Report 2006 which compares construction cost for 25 common remodeling projects in U.S. markets we provide an unbiased view of what home owners can expect to spend when remodeling their home in Anchorage. The cost is compiled from the Pacific Region which included surveys in Washington, Oregon and California. Alaska is included in the Pacific Region but no data was collected in this area. Cost in Anchorage, Alaska on average are 23% higher than city's included in the survey according to RSMeans Repair & Remodeling Cost Data. Actual cost can vary greatly depending on site conditions, materials & methods selected and different contractor pricing.

Basement Remodel: Average cost \$66,861.00, with Anchorage modification cost is \$82,239.00.

Finish the lower level of a house to create a 20-by-30-foot entertaining area with wet bar and a 5-by-8-foot full bath; construct 24 LF of finished partition to enclose mechanical area. Walls and ceilings are painted drywall throughout; exterior walls are insulated; painted trim throughout. Include five six-panel factory-painted hardboard doors with passage locksets. Electrical wiring to code.

Main room: Include 15 recessed ceiling light fixtures and 3 surface-mounted light fixtures, and a snap-together laminate flooring system.

Bathroom: Include standard white toilet, vanity with cultured marble top, resilient vinyl flooring, two-piece fiberglass shower unit, a light/fan combination, vanity light fixture, recessed medicine cabinet, towel and paper-holder hardware.

Bar area: Include 10 LF of raised-panel oak cabinets with laminate countertops, stainless steel bar sink, single-lever bar faucet, under-counter refrigerator, and vinyl floor tile.

Bathroom Addition - Mid-Range: Average cost \$34,311.00, with Anchorage modification cost is \$42,202.00.

Add a full 6-by-8-foot bath over a crawl space with poured concrete walls. Include cultured-marble vanity top with molded sink; standard chrome faucets; 30-by-60-inch white fiberglass tub/shower with ceramic tile surround; single-lever temperature and

pressure-balanced faucet; white low-profile toilet; general and spot lighting; electrical wiring to code; mirrored medicine cabinet; linen storage closet or cabinet; vinyl wallpaper; painted trim; and ceramic tile floor.

Bathroom Addition – Upscale: Average cost \$68,852.00, with Anchorage modification cost is \$84,687.00.

Add a new 9-by-9-foot master bath to existing master bedroom over a crawl space. Include a 4-by-4-foot neo-angle shower with ceramic tile walls with accent strip, recessed shower caddy, body spray fixtures, and frameless glass enclosure. Include a customized whirlpool tub; stone countertop with two sinks; two mirrored medicine cabinets with lighting; a compartmentalized commode area with one-piece toilet; and a humidistat-controlled exhaust fan. Use all color fixtures. Use larger matching ceramic tiles on the floor, laid on the diagonal with ceramic tile base molding. Add general and spot lighting including waterproof shower fixture. Cabinetry shall include a custom drawer base and wall cabinets for a built-in look. Extend HVAC system, and include electric in-floor heating and heated towel bars.

Bathroom Remodel - Mid-Range: Average cost \$14,889.00, with Anchorage modification cost is \$18,313.00.

Update an existing 5-by-7-foot bathroom. Replace all fixtures to include 30-by-60-inch porcelain-on-steel tub with 4-by-4 ceramic tile surround; new single-lever temperature and pressure-balanced shower control; standard white toilet; solid-surface vanity counter with integral double sink; recessed medicine cabinet with light; ceramic tile floor; vinyl wallpaper.

Bathroom Remodel – Upscale: Average cost \$43,050.00, with Anchorage modification cost is \$52,951.00.

Expand an existing 5-by-7-foot bathroom to 9 by 9 feet within existing house footprint. Add another window bringing total glazing area to 30 square feet. Relocate and replace tub with custom 4-by-6-foot dual shower with top-of-line fittings and full-body-wash shower wall, tile and glass block surround, glass door. Relocate toilet into a partitioned area and replace it with a one-piece color unit. Add bidet. Add stone countertops in custom vanity cabinet with twin designer undermount sinks; nickel-finish faucets. Add linen/towel storage closet. Ceramic tile floor, papered walls, hardwood trim. Add general and spot lighting; a humidistat-controlled exhaust fan; electrical wiring to code.

Minor Kitchen Remodel: Average cost \$19,366.00, with Anchorage modification cost is \$23,239.00

In a functional but dated 200-square-foot kitchen with 30 LF of cabinetry and countertops, leave cabinet boxes in place but replace fronts with new raised-panel wood doors and drawers, including new hardware. Replace wall oven and cooktop with new energy-efficient models. Replace laminate countertops; install mid-priced sink and faucet. Repaint trim, add wall covering, and remove and replace resilient flooring.

Major Kitchen Remodel - Mid-Range: Average cost \$59,716, with Anchorage modification cost is \$73,450.00.

Update an outmoded 200-square-foot kitchen with a functional layout of 30 LF of semi-custom wood cabinets, including a 3-by-5-foot island; laminate countertops; and standard double-tub stainless-steel sink with standard single-lever faucet. Include energy-efficient wall oven, cooktop, ventilation system, built-in microwave, dishwasher, garbage disposal, and custom lighting. Add new resilient flooring. Finish with painted walls, trim, and ceiling.

Major Kitchen Remodel – Upscale Average cost \$115,549.00, with Anchorage modification cost is \$142,125.00

Update outmoded 200-square-foot kitchen with 30 LF of top-of-the-line custom cherry cabinets with built-in sliding shelves and other interior accessories. Include stone countertops with imported ceramic or glass tile backsplash; built-in refrigerator, cooktop, and 36-inch commercial grade range and vent hood; built-in warming drawer, trash compactor, and built-in combination microwave and convection oven. Install high-end undermount sink with designer faucets, and built-in water filtration system. Add new general and task lighting including low-voltage under-cabinet lights. Install cork flooring, cherry trim.

Replace Roof - Mid-Range: Average cost \$17,060.00, with Anchorage modification cost is \$20,983.00

Remove existing roofing to bare wood sheathing and dispose of properly. Install 30 squares of 235-pound fiberglass asphalt shingles (min. 25-year warranty) with new felt underlayment, galvanized drip edge, and mill-finish aluminum flashing. Assume a 5-square hip roof; custom flashing at two average-sized skylights; and custom cap treatment at vented ridge.

Replace Roof – Upscale: Average cost \$28,884.00, with Anchorage modification cost is \$35,527.00.

Remove existing roofing to bare wood sheathing and dispose of properly. Install 30 squares of standing seam metal, formed on site into 16-inch panels using factory-enameled roll steel; double-lock all seams. Use custom brake-bent flashing from same material for drip edge and all flashing at roof-wall intersections. Assume a 5-square hip roof; custom flashing at two average-sized skylights; and custom cap treatment at vented ridge. Apply over new felt underlayment; use rubberized asphalt membrane at eaves, valleys, and all penetrations.

Replace Siding - Mid-Range: Average cost \$11,173.00, with Anchorage modification cost is \$13,742.00.

Replace 1,250 square feet of existing siding with new vinyl siding, including all trim.

Replace Siding - Upscale (fiber-cement): Average cost \$13,539.00, with Anchorage modification cost is \$16,652.00.

Replace 1,250 square feet of existing siding with new fiber-cement siding, factory pre-primed and pre-painted - including all 4/4 and 5/4 trim using either fiber-cement boards or cellular PVC.

Replace Siding - Upscale (vinyl): Average cost \$13,544.00

Replace 1,250 square feet of existing siding with new foam-backed vinyl siding, including factory trim at all openings and corners.

Replace Windows - Mid-Range (wood): Average cost \$12,684.00, with Anchorage modification cost is \$15,601.00.

Replace 10 existing 3-by-5-foot double-hung windows with insulated wood replacement windows, exterior clad in vinyl or aluminum. Wrap existing exterior trim as required to match. Do not disturb existing interior trim.

Replace Windows - Mid-Range (vinyl): Average cost \$11,768.00, with Anchorage modification cost is \$14,474.00.

Replace 10 existing 3-by-5-foot double-hung windows with insulated vinyl replacement windows. Wrap existing exterior trim as required to match. Do not disturb existing interior trim.

Replace Windows - Upscale (wood): Average cost \$19,022.00, with Anchorage modification cost is \$23,397.00.

Replace 10 existing 3-by-5-foot double-hung windows with insulated, low-E, simulated-divided-light wood windows. Interior finish of stained hardwood; exterior finish of custom-color aluminum cladding. Trim exterior to match existing; do not disturb existing interior trim.

Replace Windows - Upscale (vinyl): Average cost \$15,200.00, with Anchorage modification cost is \$18696.00.

Replace 10 existing 3-by-5-foot double-hung windows with insulated, low-E, simulated-divided-light vinyl windows. Simulated woodgrain interior finish; custom-color exterior finish. Trim exterior to match existing; do not disturb existing interior trim.

Sunroom Addition: Average cost \$55,813.00, with Anchorage modification cost is \$68,649.00.

Add a 200-square-foot sunroom, including footings and slab-on-grade foundation. Post-and-beam framing exposed on interior side; extruded aluminum window frame-and-flashing system with insulated, low-E, laminated, or tempered glazing. Provide for natural ventilation using screens; provide ceiling fan. Insulate all non-glass areas; provide movable shades for glass area. Quarry tile or equal on floor.

Two-Story Addition: Average cost \$122,085.00, with Anchorage modification cost is \$150,164.00.

Add a first-floor family room and a second-floor bedroom with full bath in a 24-by-16-foot two-story wing over a crawl space. Add new HVAC system to handle addition; electrical wiring to code.

Family room: Include a prefabricated gas fireplace; 11 3-by-5-foot double-hung insulated clad-wood windows; an atrium-style exterior door; carpeted floors; painted drywall on walls and ceiling; and painted trim. Bathroom: 5 by 8 feet. Include a one-piece fiberglass tub/shower unit; standard white toilet; wood vanity with solid-surface countertop; resilient vinyl flooring; and mirrored medicine cabinet with built-in light strip; papered walls; and painted trim; exhaust fan.

Bedroom: Include walk-in closet/dressing area; carpet; painted walls, ceiling, and trim; general and spot lighting.

Master Suite Addition - Mid-Range: Average cost \$111,157.00, with Anchorage modification cost is \$136,723.00.

Add a 24-by-16-foot master bedroom suite over a crawl space. Include walk-in closet/dressing area, whirlpool tub in ceramic tile platform, separate 3-by-4-foot ceramic tile shower, and double-bowl vanity with solid surface countertop. Bedroom floor is carpet; bath floor is ceramic tile. Painted walls, ceiling, and trim. General and spot lighting, exhaust fan; electrical wiring to code.

Master Suite Addition – Upscale: Average cost \$199,312.00, with Anchorage modification cost is \$245,153.00.

Add a 32-by-20-foot master bedroom suite over a crawl space.

Bedroom: Add a spacious sleeping area with lounging/sitting area adjacent to large master bath. Include custom bookcases and built-in storage with millwork details; high-end gas fireplace with stone hearth and custom mantle; and large walk-in closet/dressing area with natural light, mirrors, and linen storage. Add French doors accessing a veranda, balcony, or other outdoor space.

Bath: Include a large walk-in shower with dual shower system, stone shower walls and floor, and custom frameless glass enclosure. Add corner-design whirlpool tub bordered on two sides by windows and built into granite or marble platform with custom cabinet front. Include two sinks in separate custom vanities with stone countertops and large mirrors. Create partitioned area for luxury one-piece toilet.

General: Add hospitality center with bar sink, under-counter refrigerator, custom cabinetry, granite or marble countertop, and microwave. Include soundproofing, in-floor heating, custom wall finishes and hardware, general and spot lighting, and lighting controls.

Deck Addition: Average cost \$16,297.00, with Anchorage modification cost is \$20,045.00.

Add a 16-by-20-foot deck using pressure-treated SYP joists supported by 4x4 posts set into concrete footings. Install composite deck material in a simple linear pattern. Include a built-in bench and planter of the same decking material. Include stairs, assuming three steps to grade. Provide a complete railing system using either a matching system made of the same composite as the decking material or a compatible vinyl system.

Family Room Addition: Average cost \$88,371.00, with Anchorage modification cost is \$108,696.00.

In a style appropriate to the existing house, add a 16-by-25-foot room on a crawl space foundation with vinyl siding and fiberglass shingle roof. Include drywall interior with batt insulation, pre-finished hardwood floor, and 180 square feet of glazing including windows, atrium-style exterior doors, and two operable skylights. Tie into existing HVAC. Add electrical system to code, including 12 recessed ceiling lights.

Home Office Remodel: Average cost \$22,385.00, with Anchorage modification cost is \$27,533.00.

Convert an existing 12-by-12-foot room to a home office. Install custom cabinets to include 20 LF of laminate desktop, computer workstation, and wall cabinet storage. Rewire room for computer, fax machine, and other electronic equipment, as well as cable and telephone lines. Include drywall interior, painted trim, and commercial-grade carpeting.

Sources: costvalue.remodelingmagazine.com

RSMeans Repair & Remodeling Cost Data 26th Annual Edition