

## Section 4 – Capital requirements and costs

### Framing System Costs

Premium Steel provided a comprehensive framing package to the builder. Included in the package price were design fees, exterior and interior framing, floor joists, roof trusses, and all the necessary screws, tracks and clips. Roof and floor sheathing was provided by the builder.

Panel and material costs are dependent upon the complexity of the home's layout, foundation and building site characteristics. The following figures are intended to give a rough estimate of panel costs, based on the 4,835 square foot two-story custom home at Laurel Fork. Prices reflect cost applicable in the late 2007 time frame.

Framing	Material	Approximate Price
First Floor Exterior Wall Panels	Panels, Tracks, Screws	\$21,527
Second Floor Exterior Wall Panels	Panels, Tracks, Screws	\$11,168
Interior Framing – Site Built	Studs, Tracks, Screws	\$1,505

The complete framing package (panels, trusses, interior framing, accessories, and screws, but not sheathing) supplied by Premium Steel was purchased by the builder for approximately \$16.33 per square feet. As with any construction project, costs vary depending on the complexity of the design and level of 'upgrades'. For this observation, the rafter system was extremely complex and accounted for over 25% of the total framing package price.

Transportation was provided by Premium Steel and these costs were included in the framing package price. The builder used his framing crew and all-terrain forklift to unload the materials at the job site.

### Equipment Costs for the Builder

The builder cited very little capital investment was necessary on his part. All of the major risk associated with capital investment is carried by Premium Steel. Since this crew typically works with wood, the builder did need to purchase the following items related to steel construction:

Item	Quantity	Price*
Screw Gun	3	\$900
Chop Saw	1	\$250
Hot Knife	1	\$250

\* prices are estimates provided by the builder

The screw guns were needed to attach steel components together and sheathing to the steel trusses. The chop saw was purchased to cut and modify steel members as needed. Steel tracks, panels and interior non-load bearing framing members were shipped cut to length, but field modifications do arise. The hot knife was purchased to trim the polystyrene insulation. The majority of insulation trimming was related to creating channels for electrical wires, plumbing pipes, and mechanical systems.

On site, the builder had an electrical generator and rented an all-terrain forklift. These items are considered standard for home construction and would have been needed if the home was framed with steel, wood, or any other framing material.

