ROLEN

# Budget & Pricing Guide

Compare costs, allowances and proposals



HOMEOWNER GUIDES / NOVEMBER 2026

# The number behind the number.

## Start with the main home

Preliminary Rolen planning rates: Silver $300–400/sq ft; Gold $400–500/sq ft; Platinum from $500/sq ft. Included products and scope must be defined in the actual proposal.

## Worked example: Luma, 1,860 sq ft

Silver: $558,000–744,000.
Gold: $744,000–930,000.
Platinum: from $930,000.
These are area × planning rate calculations, not all-in estimates or a binding offer.

## Budget separately and reconcile scope

Garage, site work, design and engineering, permits, utilities, exterior works, owner costs and contingency. Avoid adding an allowance twice when it is already included.


Educational guidance; scope, site conditions, approvals and selections require project-specific review. Imagery is illustrative except the Hartzell field photograph. Sources: Rolen Palisades Rebuild Guide (Canva), Rolen finish catalogue and homeowner knowledge base.

# Compare like with like.

## Plans + assumptions

Ask each bidder to identify the same drawing revision, priced area definition, site assumptions and foundation scope.

## Finishes + allowances

Request product or performance specifications, quantities, allowances and installation scope. A package name alone is not a specification.

## Time + changes

Identify the start milestone, dependencies, owner decisions, long-lead items and the written change approval process. Ask what happens if a selection changes after ordering.


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# Your comparison worksheet.

## Proposal A / Proposal B

Main home: _____ / _____
Site + utilities: _____ / _____
Design + fees: _____ / _____
Garage + exterior: _____ / _____

## Before you choose

List exclusions and unresolved allowances for each bid. Ask the team to reconcile gaps before comparing totals.
Open questions: _____

## A useful budget conversation

Bring the lot address, intended size, two proposals if available, and the items your total budget must include. Rolen can discuss scope and the information needed for a project-specific proposal.

### Make your next step clear.

Bring your property, priorities and questions to Rolen.

Discuss your project ↗
(424) 275-2755 · info@rolenconstruction.com


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