

GREATER LANSING

HOME REMODELING COST GUIDE

2024



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About This Guide

Home remodels are fun to dream about, but there is a lot of confusion and misinformation and homeowners are often unsure how to budget for these projects.

For example, if you were to remodel at least one kitchen, bathroom, or basement - in addition to other miscellaneous home improvements - you could spend between \$50k and \$400k+. We get it - that is a huge range! Because there are so many variables to each home and project, it is impossible to determine a budget without delving into the details of our remodel.

Nobody wants to get started on something without an idea of what it could cost. We completely understand and feel the same! **That's why we are providing this guide - to give you a general framework for your remodeling budget by looking at price brackets for common projects.**

The price ranges in this guide are pulled from two places:

1. The most recent Cost Vs. Value Report from Zonda. This data is collected through an independent research firm and updated annually. This is specific information gathered from the Lansing remodeling market. This would be represented by the middle line on the graph shown on the next page.
2. Our own historical data from completed projects. We have also broken down pricing for kitchens, bathrooms, and basements into common subcategories, since these ranges tend to be very broad.

Let's talk a bit about what the "ranges" mean and where they come from.

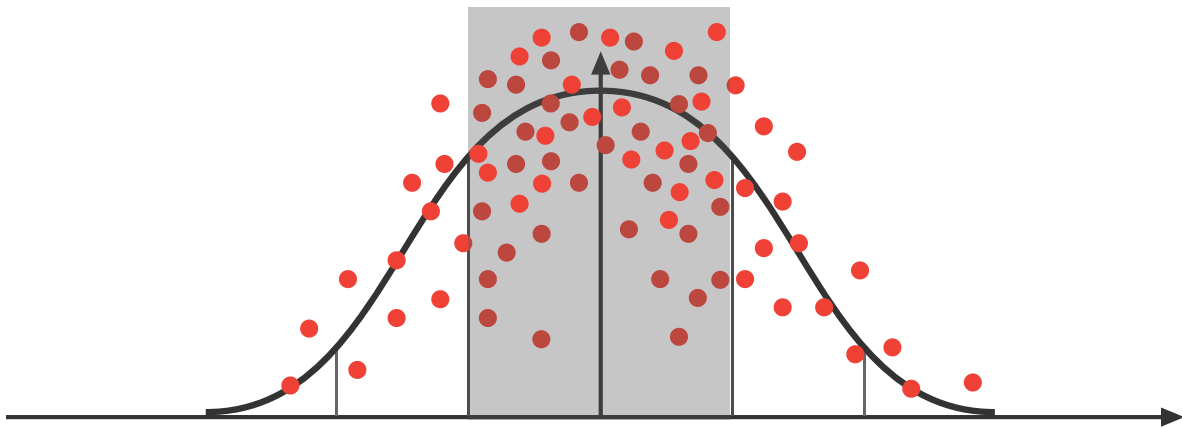


Typical Cost Ranges

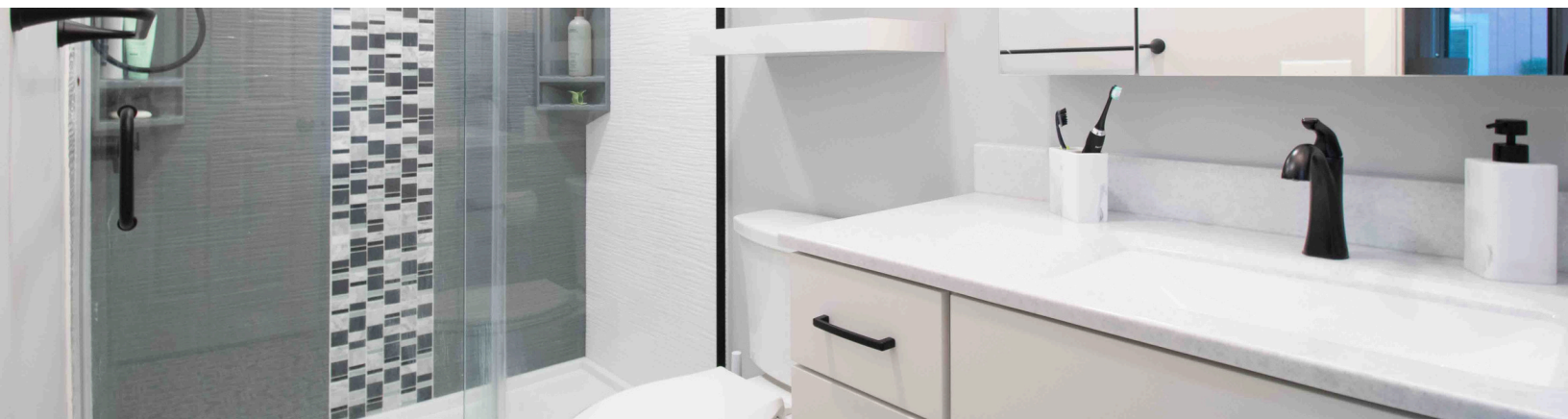
Sorry to make you think of school again, but this is the best way to illustrate how we provide “Typical Cost Ranges” in the guide. If you remember the old bell curve, well, this is part of how we use our historical data to help you understand the typical costs that you may expect for your project.

Each project is very unique, the requirements for your kitchen remodel may be very different than another kitchen remodel, even if they are the same size and layout. Material selections, existing conditions, and scope of work requirements will impact the final budget. We take information from the most common projects and remove the outliers to help establish the Typical Cost Range for you to understand more about what to expect. This means that your project could come in less or more expensive than the listed range, but we have done our best to set good expectations.

Good expectations help us all avoid frustrations down the road. We all want this to be the most positive experience possible for you to get the home of your dreams.



Now let's dive in, one project at a time.



GREATER LANSING HOME REMODELING COST GUIDE

1 | KITCHEN REMODELING



Kitchen Budget Factors

If you research the average cost of a kitchen remodel, you will end up with an assortment of conflicting numbers. Why?

When “averages” vary by tens of thousands of dollars, you have to dig deep to find out what is included. Some online kitchen guides are geared toward DIYers, so they omit costs related to design, project management, and installation labor. Others reflect only one grade of finish, or assume extensive layout changes you might not need. Regional differences also play a significant role - what might be possible for \$30k in one community would cost nearly twice that in another part of the country.



So, how do you build a kitchen budget when there are so many variables? While truly accurate kitchen pricing can only be obtained through project development, we're done our best to spell out the assumed elements included in this guide's averages.

Generally speaking, the building blocks of your kitchen budget will be:

- Project Management
- Project Scheduling
- Kitchen Design
- Jobsite Cleaning and Care
- Communication
- Cabinetry and Countertops
- Appliances
- Flooring and Tile
- Plumbing Fixtures
- Lighting
- Labor and Install
- Utilities
- Permits
- Inspections
- Material Care

[Read More About Kitchen
Budget Factors](#)





Kitchen Refresh

A kitchen refresh is essentially an aesthetic update to the kitchen that preserves the existing kitchen cabinetry, layout, and mechanical components of the kitchen (i.e. plumbing, electrical, HVAC).

In a kitchen refresh, the cabinet doors and boxes are typically painted, the hardware is often replaced with a matching size and an updated style. The appliances are often changed out for new models, but the location of all mechanical elements are not changed. A more extensive refresh may include changing the countertops and backsplash.

A kitchen refresh, instead of a full kitchen remodel, is an option for homeowners who are happy with their existing kitchen layout, and the cabinets are in good condition.

Typical Cost Range*

\$18,000 - \$55,000

**Kitchen refresh pricing, like kitchen remodel pricing, varies significantly depending on scope of work and finish selections.*



Midrange Kitchen Remodel

A Midrange kitchen remodel is a remodel for the long term - a decision to update the kitchen to match your lifestyle, improve the kitchen's function, and to invest in your home for years to come.

A Midrange kitchen remodel usually includes brand new cabinetry, upgraded countertops, and updated fixtures. It often will include an update to some portion of the layout or size of the kitchen.

It is important to understand that with so many options and variables, the term "Midrange" covers a lot of budgetary ground. To better understand what you may expect, we will break down this broad terminology on the following pages into three subcategories: Midrange *Economy* Kitchen, Midrange *Designer* Kitchen, and Midrange *Premium* Kitchen.

Average Cost*

\$82,300

*Average cost based on Zonda's most recent Cost vs. Value Report for the Lansing, MI area.



Midrange Economy Kitchen

A Midrange Economy Kitchen remodel maintains the existing kitchen layout and footprint, but does include replacement of the kitchen cabinetry, countertop, flooring, and fixtures. It may include cabinet reface in lieu of full cabinet replacement.

Typical features of a Midrange Economy Kitchen Remodel:

- Existing layout of cabinetry and appliances is preserved.
- Midgrade Level 1 semi-custom cabinetry (plywood construction).
- Midgrade plumbing fixtures.
- Entry-level granite or quartz countertops.
- Ceramic tile backsplash or 4" countertop backsplash.
- Entry-level LVT or LVP flooring.
- Professional design and project management services.

Typical Cost Range*

\$45,000 - \$65,000

**Cost range reflects 145 sq.ft. typical size of Midrange Economy Kitchens completed by Odd Fellows Contracting over the past three years.*



Midrange Designer Kitchen

The Midrange Designer Kitchen remodel often includes modifications to the cabinet layout within the existing kitchen footprint. Appliances are often relocated requiring changes to existing mechanical elements.

Typical features of a Midrange Designer Kitchen Remodel:

- Layout of cabinetry or room is often modified.
- Midgrade Level 2 semi-custom cabinetry (plywood construction).
- Modifications to existing electrical, plumbing, and HVAC.
- Midgrade plumbing fixtures.
- Mid-level granite or quartz countertops.
- Ceramic tile backsplash.
- Mid-level LVT or LVP flooring or refinishing existing hardwood flooring.
- Professional design and project management services.

Typical Cost Range*

\$65,000 - \$90,000

**Cost range reflects 145 sq.ft. typical size of Midrange Designer Kitchens completed by Odd Fellows Contracting over the past three years.*



Midrange Premium Kitchen

The Midrange Premium Kitchen remodel includes extensive updates to the layout and footprint where walls are relocated or removed. The kitchen space is expanded and completely re-imagined.

Typical features of a Midrange Designer Kitchen Remodel:

- Wall removal, relocation, or modification to layout and footprint.
- Modified cabinetry layout.
- Midgrade Level 3 semi-custom or full custom cabinetry (plywood construction).
- Modifications to existing electrical, plumbing, and HVAC.
- Midgrade plumbing fixtures.
- Premium granite or quartz countertops.
- Ceramic tile backsplash.
- Premium LVT or LVP flooring, ceramic tile, or hardwood flooring.
- Professional design and project management services.

Typical Cost Range*

\$90,000 - \$130,000

**Cost range reflects 145+ sq.ft. typical size of Midrange Premium Kitchens completed by Odd Fellows Contracting over the past three years.*



Upscale Kitchen

An upscale kitchen remodel is a larger investment for those who are committed to top-of-the-line product options and unique, custom features.

This type of remodel may include a full reconfiguration of the kitchen space, as well as upgrading your cabinetry, finishes and paint, countertops, fixtures, and appliances with new materials and options of the highest quality. This may include glass-front cabinetry, high end kitchen appliances with unique features, a butler's pantry, bar cabinetry, or other unique customizations and features.

Average Cost*

\$160,088

**Zonda's most recent Cost vs. Value report.*



2 | BATHROOM REMODELING



Bathroom Budget Factors

In this guide for bathroom remodeling, we will provide general guidelines, but the reality is that most bathroom remodels are a very creative collaboration of elements of varying grades of finishes that can have big impacts on a budget.

For example, one homeowner might choose a fiberglass shower surround (economy option) while investing in a custom vanity (a midrange premium option). Each project budget depends on individual priorities and needs.

The ability to customize each remodel to every homeowner's needs and wants is what makes the design-build process so important. It's also why we offer free consultations - so you can talk through your bathroom remodeling goals with a professional and determine which of the investment ranges in this guide is right for you and your home.



The general building blocks of your bathroom remodeling budget will be:

- Project Management
- Project Scheduling
- Bathroom Design
- Jobsite Cleaning and Care
- Communication
- Cabinetry and Countertops
- Tub/Shower Options
- Flooring and Tile
- Plumbing Fixtures
- Lighting
- Labor and Install
- Utilities
- Permits
- Inspections
- Material Care

[Read More About Bathroom Budget Factors](#)





Average Bathroom Pricing

Providing an average bathroom cost is very difficult due to the various finishes, features, and scopes of work that are possible in a bathroom that cover a wide variety of possibilities.

Midrange Bathroom Remodels

A midrange bathroom remodel typically includes a new vanity with upgraded countertops, an acrylic tub/shower, updated finishes and paint, and quality fixtures. On the upper end of midrange, it may also include changes to the bathroom's size or layout, and some upgraded finishes like a tile or cultured stone shower.

Upscale Bathroom Remodel

An upscale bathroom remodel is an investment for homeowners who are committed to top-tier materials, options, and fully custom finishes. This type of remodel may include a complete reconfiguration of the bathroom space, as well as custom cabinetry, countertops, and designer fixtures. Options may include specialty lighting, custom glass shower doors, heated tile flooring, illuminated smart mirrors, and other unique features to create the ultimate home luxury experience.

TYPICAL COST RANGE*

\$25,162 - \$78,441

Zonda's most recent Cost Vs. Value report



Bathroom Refresh

A bathroom refresh is essentially a cosmetic update to one or more parts of the existing bathroom. The layout is preserved including mechanicals with alterations to the finishes.

The scope of work for a bathroom refresh varies widely on each bathroom remodel. Each project scope depends on the condition of each element and option that is available for restoration. In a refresh, the vanity and cabinetry can be painted, and the doors replaced with updated doors and new hardware. Sometimes, the tub/shower is the only element replaced to improve function and or aesthetic of the bathroom. A more extensive refresh may include replacement out of the vanity, countertop, and flooring.

A bathroom refresh, as opposed to a full bathroom remodel, is an option for homeowners who are happy with their existing bathroom layout and looking to change some parts of their bathroom to update the space.

TYPICAL COST RANGE*

\$8,000- \$25,000

**Bathroom refresh pricing, like bathroom remodel pricing, varies significantly depending on scope of work, finishes, and material selections.*



Shower Update

One of the most common bathroom refresh projects that we work on is to update the existing tub/shower into a new more accessible or updated shower. The days where keeping a bathtub in the home for resale are past, and it is more common for people to convert to a shower versus keeping a tub in the home. Shower updates are a great solution when the existing tub/shower is leaking, has cracked tile, is outdated, is no longer easy to clean, or stepping over the lip of the tub is just getting too difficult.

Shower updates are typically done with either an acrylic kit shower, a solid surface shower surround, or with tile. Even in a shower, the options are extensive with material options, layout, fixtures, plumbing changes, shower doors, shelving and storage, benches, and impact on adjacent walls, flooring, and trim. Each of these factors and selections will determine scope of work and final budget. As a general rule, typical costs ranges per material selection for shower replacement projects are as follows:

- Acrylic Shower Replacement: \$7,500 - \$13,500
- Solid Surface Shower Replacement: \$12,500 - \$17,000
- Tile Shower Replacement: \$18,000 - \$26,000

TYPICAL COST RANGE*

\$7,500 - \$26,000

**Shower update pricing, like bathroom remodel pricing, varies significantly depending on scope of work, finishes, and material selections.*

Acrylic Shower Kit



Solid Surface Shower



Tile Shower



Midrange Economy Bathroom

A Midrange Economy bathroom remodel provides a fresh, updated space that maximizes function and aesthetic within a budget-conscious framework.

Economy Midrange bathrooms typically consist of Level 1 semi-custom or stock cabinetry, cultured stone or Level 1 quartz countertops, acrylic tub/shower or cultured stone shower surround, painted walls, and sheet vinyl or LVT flooring. These remodel projects typically do not include changes to the bathroom layout. Updates to mechanicals, exhaust vent fan, lighting and trim are often included.

Typical Cost Range*

\$28,000 - \$42,000

**Typical pricing reflects average cost of Midrange Economy Bathroom remodels completed by Odd Fellows Contracting over the past three years.*



Midrange Designer Bathroom

A Midrange Designer bathroom remodel integrates design and budget to create a bathroom that will fit your lifestyle while making improvements to style, function, and value for your bathroom for the long-term.

A Designer Midrange remodel often keeps the bathroom's existing layout at the lower end of the cost range, but may include minor reconfiguration of the layout on the upper end. This type of remodel typically includes semi-custom cabinetry, updated finishes and paints, upgraded quartz countertops, and enhanced fixtures. Designer Midrange remodels include a wide variety of fixture and design options.

Typical Cost Range*

\$42,000 - \$61,000

**Typical pricing reflects average cost of Midrange Designer Bathroom remodels completed by Odd Fellows Contracting over the past three years.*



Midrange Premium Bathroom

In a Premium Midrange bathroom remodel, design is emphasized to improve the ambience in order to create a high-functioning space where you can relax in your beautiful bathroom in style.

A Premium Midrange remodel may consist of reconfiguration of the layout of your bathroom. It typically includes upgraded finishes like tile and glass shower enclosures. Premium materials such as custom cabinets, higher grades of quartz, custom lighting, and upgraded flooring is often included.

A Premium Midrange bathroom remodel is highly versatile, allowing you to consider multiple options of layout, finishes, and options to create a luxurious, high-value bathroom.

Typical Cost Range*

\$61,000 - \$81,000

**Typical pricing reflects average cost of Midrange Premium Bathroom remodels completed by Odd Fellows Contracting over the past three years.*



Upscale Bathroom

An Upscale Bathroom remodel opens the door to luxury features and finishes. The goal of an upscale bathroom is to create an indulgent home spa experience where custom high-end finishes and materials are selected to maximize beauty and functionality in your bathroom.

This type of remodel typically involves a full overhaul of the existing footprint of the bathroom. Upscale bathrooms often include heated floors, fireplaces, dedicated rooms for tubs and showers, smart controls for showering...the sky is the limit when it comes to luxury.

Average Cost*

\$85,000 - \$115,000+

**Typical pricing reflects average cost of Upscale Bathroom remodels completed by Odd Fellows Contracting over the past three years.*





Universal (ADA) Bathroom

A Universal (ADA) Bathroom remodel is an investment for those with unique accessibility needs or who are looking to improve their ability to age-in-place through design.

Integrating universal design principles into your home increases safety, comfort, longevity of stay, and value. This type of remodel may include a full reconfiguration of your bathroom space, as well as upgrading fixtures and finishes with the primary goal to optimize accessibility and improve your quality of life for years to come.

Typical Cost Range*

\$42,000 - \$65,000

**Typical pricing reflects average cost of Universal (ADA) Bathroom remodels completed by Odd Fellows Contracting over the past three years.*



3 | BASEMENT REMODELING



Basement Budget Factors

Finishing your basement opens up a world of opportunity for your home. But how much will it cost?

Knowing how much to budget for your basement remodel can be challenging, especially with all the conflicting information online. Most websites share "averages" that overlook significant variables, and many are based on material costs alone.

Why the lack of reliable information? Because without knowing what kind of basement remodel you're looking for, it's impossible to predict how much it will cost.

In this cost guide, we've taken a "purpose-first" approach by looking at common usages of basements we've finished in Lansing, MI over the past three years. Based on the features typically included in each category, we've shared average cost ranges for similar projects.

Our goal is to provide you with a framework of what to expect in terms of cost and features for Lansing finished basements, so you can confidently prepare and budget for your ideal space.





Basement Remodel - Category #1 Finished Storage

Although finished storage is not living space, it can change the dark and unfinished raw elements of the basement into a bright, clean, and easier to maintain environment.

Typical features of a Finished Storage basement remodel include:

- Painted existing cinderblock/masonry walls or Drywall.
- Painted concrete or vinyl flooring.
- Drywall or drop ceiling.
- No relocation of mechanicals.
- Updating of lighting.

TYPICAL COST RANGE*

\$17,000 - \$35,000+

**Reflects average cost of approximately 650 sq.ft. of Finished Storage basements completed by Odd Fellows Contracting in Lansing, MI over the past three years.*



Basement Remodel - Category #2

Home Gym/Rec Room

The ability to work out year round without needing to commute to the gym is a huge benefit! Home Gym/Rec Room remodels create a fully finished, highly functional space to create an area in your home dedicated to the benefits of your health in a comfortable environment.

Typical features of a Home Gym/Rec Room basement remodel include:

- Painted drywall walls.
- LVT or carpet flooring.
- Drywall ceiling with recessed LED lighting.
- Updated mechanicals to the space.
- Updated baseboard, door, and window trim.

TYPICAL COST RANGE*

\$45,000 - \$75,000+

**Reflects average cost of approximately 750 sq.ft. of Home Gym/Rec Room basements completed by Odd Fellows Contracting in Lansing, MI over the past three years.*



Basement Remodel - Category #3

Entertainment Zone

The basement space is often the best “bang for your buck” in your home improvement. Creating a finished entertainment space pays dividends in the creation of fun memories and a separate space to enjoy movies, sports, or a place to gather as a family as an entertainment destination.

Typical features of an Entertainment Zone basement remodel include:

- Higher-grade finish materials.
- Design integrated accents.
- Upgraded mechanicals including relocation.
- May include a bar area and/or small full bathroom.

TYPICAL COST RANGE*

\$64,000 - \$130,000+

**Reflects average cost of approximately 850 sq.ft. of Entertainment Zone basements completed by Odd Fellows Contracting in Lansing, MI over the past three years.*



Basement Remodel - Category #4

Guest Suite/Home Getaway

If you need more space, your basement may be the most economical way to create a luxurious extension to your home. Guest Suites and Home Getaways typically create multiple rooms in the basement, such as a home office, private bedroom, and/or a full bathroom.

Typical features of a Guest Suite / Home Getaway basement remodel include:

- Multi - room layout.
- Full bathroom.
- Higher grade finishes.
- Extensive electrical rework.
- Egress window(s) installed.
- Possible relocation of mechanicals.

TYPICAL COST RANGE*

\$100,000 - \$170,000+

**Reflects average cost of approximately 1,000 sq.ft. of Guest Suite/Home Getaway basements completed by Odd Fellows Contracting in Lansing, MI over the past three years.*



GREATER LANSING HOME REMODELING COST GUIDE

4 | HOME ADDITIONS



Benefits of Home Additions

Sometimes we just need more space and moving may not be the best option as we grow in our home needs. Home Additions can transform the home that you already love into a haven that caters to your expanded lifestyle needs. As you consider undertaking a home addition project, it is important to understand not only the potential costs that will be involved, but also the significant benefits that these changes will bring to you.

- **Additional Space:** This one is obvious! The most immediate benefit of a home addition remodel is extra space. Whether you are an expanding family, or you desire more room for entertainment or relaxation, and addition caters to these needs.
- **Customized Living Space:** Home additions provide flexibility in your home to tailor it to you needs. Whether it is creating a dedicated home office, an expanded luxurious master suite, or a gourmet kitchen, a home addition allows you to shape your forever home to reflect your lifestyle and needs.
- **Cost-Effective Compared to Moving:** If you feel cramped but love your neighborhood, investing in a home addition can be more cost-effective and less stressful than relocating.
- **Increased Home Value:** A well-executed addition can significantly boost your property's market value. Extra space makes your home more attractive to potential buyers in the future.



Home Addition Cost Factors

While there are great benefits, it is important to understand the costs involved in home additions. Final costs to expand your home are influenced by numerous factors:

- **Project Size:** Larger projects typically just cost more. There are more materials and labor required based on the size of the project.
- **Design Complexity:** Some additions are fairly simple, while others require specialized building techniques and modifications to the home around the home addition which can impact costs.
- **Quality of Materials:** The costs of materials can vary greatly. High-end items like hardwood flooring, granite or quartz, or custom features will escalate project costs.
- **Mechanicals:** Any addition includes updates to electrical and HVAC. Some (like a bathroom or kitchen addition) can also require plumbing updates.
- **Foundation and Structure Requirements:** Additions that require alterations to the home's foundation or structure will necessitate additional labor, coordination, and materials.
- **Local Building Codes and Permits:** Costs and requirements for permits can differ by location as can the regulations that may influence your project scope.
- **Exterior Finishing:** The type of exterior finish you desire (including matching to your existing) can influence the final costs.



Primary Suite Additions

Adding on a primary suite (also known as a master suite) is more than just an expansion. It can become your personal oasis, a retreat within your home where you can unwind in comfort and style.

Additions are often added over new foundation or crawlspace, increasing the footprint of a home. Occasionally adding space over an existing garage or second-story addition can be a cost-effective method to add space to your home.

Primary/master suite additions typically include a new bedroom, full bathroom, and a closet. The size of the overall space, the selection of materials used, and the grade of finish materials will have a significant impact on overall cost.

The range listed below encompasses projects from straightforward midrange master suites, to luxurious upscale suites featuring a gas fireplace, lounge area, built-in storage, and heated bathroom floors.

Typical Cost Range*

\$157,000 - \$332,000

**Data from Zonda's most recent Cost vs. Value Report for the Lansing, MI area for Primary Suite Additions between midrange to upscale.*



THREE SEASONS ROOM ADDITION

Adding a Three Seasons Room Addition to your home is a common way to create an area to relax and enjoy the outdoors while keeping many of the downsides of outdoor living at bay. With a roof and bug screens or windows, you can enjoy a nice breeze out on a covered deck area in the rain without worrying about being eaten alive by mosquitos!

Three Seasons Room additions are often built either on an existing or new deck engineered to handle the loads of the room. Careful consideration for existing window locations and roof lines is part of the design process and can impact budget.

The range listed below encapsulates the average cost based on midrange three seasons rooms built on existing structures, to new rooms that also included a deck where modifications to windows and roof lines had to be considered.

Typical Cost Range*

\$45,250 - \$70,600

**Typical pricing reflects average cost of 200 sq.ft. Three Seasons Room Additions completed by Odd Fellows Contracting over the past three years.*



SUNROOM ADDITION

A Sunroom Addition is an extension to your home to create more beautiful living space that often is built to perform a specific function. Whether your home needs a new area for the family to gather or you want a room with a lot of windows to relax in, a four seasons room addition can provide that needed space.

A Sunroom addition is built either over a full basement or crawl space or on insulated post framing. The goal is to create additional space that will blend in seamlessly with the rest of the home and the location of existing windows, roof line, integration into the existing home, and mechanicals (especially HVAC and electrical loads) will factor heavily on the final budget for the room.

The final budget will vary depending on material requirements to match to your existing home, size of the project, and requirements for access and adjacent decking.

Typical Cost Range*

\$81,450 - \$122,750

**Typical pricing reflects average cost of 200 sq.ft. Sunroom Additions completed by Odd Fellows Contracting over the past three years.*



Kitchen Additions

Kitchen Additions are an excellent way to improve the functionality to your home while also achieving the goal of updating your kitchen space. Kitchen additions give the freedom to think outside the box of your home and provides opportunities to create the kitchen of your dreams.

As opposed to a kitchen remodel that utilizes existing space within the home, a kitchen addition includes expanding onto the home outside of the exterior to create needed space. When taking room from adjacent spaces is not a viable option, expanding the kitchen can provide wonderful options to create a larger kitchen with all of the amenities and functions that you have always wanted.

Kitchen additions typically include significant layout changes to the kitchen footprint, new semi-custom cabinets, quartz countertops, updated flooring, appliances, updates to mechanicals, and exterior updates.

The range for kitchen additions varies greatly based on the size, scope of work, materials, and finishes of the kitchen.

Typical Cost Range*

\$136,000 - \$224,000

**Reflects average cost of approximately 150 sq.ft. of Kitchen Additions completed by Odd Fellows Contracting in Lansing, MI over the past three years.*



Bathroom Additions

A Bathroom Addition provides the opportunity to add the function and luxury of additional bathroom space to your existing home. Adding a full bathroom to your home fulfills the needs for expanding families or changes in lifestyle needs without major disruption to the rest of your home.

A Bathroom Addition includes adding at least a full three-piece bathroom to your home including new tub/shower, vanity, and toilet. A bathroom addition typically requires significant updates to the existing home mechanicals while also requiring work to the exterior of the home to accommodate the expansion.

A Bathroom Addition cost varies based on the size and scope of work along with the finishes and options. The typical cost range shown below illustrates typical costs for midrange bathroom additions of 48 square feet added up to upscale bathroom additions with 100 square foot of primary bathroom space added to the home.

Typical Cost Range*

\$57,757 - \$101,186

**Data from Zonda's most recent Cost vs. Value Report for the Lansing, MI area for Bathroom Additions between midrange to upscale.*



GREATER LANSING HOME REMODELING COST GUIDE

5 | DECKS AND OUTDOOR LIVING SPACE



ODD FELLOWS CONTRACTING | (517)655-9272

Deck and Outdoor Living Space Budget Factors

Decks and outdoor living spaces have become integral to modern homes, offering a host of benefits that enhance both lifestyle and property value. Today's decks have come a long way in versatility of space and ease of maintenance. Similar to other types of remodeling, decks and outdoor living space costs vary greatly based on the size, design, and scope of work. Material selections and options are one of key factors in what will determine the final cost of your deck or outdoor living space. Each project will vary based on code requirements for railing and stairs which tend to have high impact on costs.



Although final pricing will be determined through the design and estimating process, the building blocks of your deck and outdoor living space will generally include the following:

- Project Management
- Project Scheduling
- Deck or Outdoor Living Space Design
- Jobsite Cleaning and Care
- Communication
- Deck Structure
- Decking
- Railing (if required)
- Lighting Options
- Water Protection Options
- Labor and Install
- Hardscape Materials
- Landscaping Requirements
- Permits and Inspections
- Accessibility
- Material Care
- Warranty



Average Deck Pricing

Average pricing for decks is unfortunately very difficult to provide due to the many factors that affect final price. To start the conversation though, it is typically best to narrow it down at first to material choices between a pressure treated wood or composite deck.

Wood Deck

The natural look of a new pressure treated or cedar deck is hard to beat. There is a reason that composite decking is trying to mimic the look of a natural deck. When properly maintained, a wood deck can stay in great shape for many years and typically can be a more budget friendly option on the initial cost.

Composite Deck

The majority of decks that are built now are being converted to composite due to the ease of maintenance. With the rising costs of lumber and the decrease in costs in composite decking, the price gap between wood and composite has narrowed making it even more appealing. In the long run, the lack of continual maintenance can sometimes end up being a lower cost over the years. Additionally, the long material warranties of most composite decks make composite decking and railing the go-to choice if budget allows.

TYPICAL COST RANGE*

\$8,900 - \$43,000

**Typical cost range based on average of 150-250 sq.ft. deck projects completed by Odd Fellows Contracting within the past three years.*



Wood Economy Deck

A Wood Economy Deck is a great cost effective way to gain entertainment or utility space in the outdoors. Wood decking generally consists of either pressure treated or cedar decking although there are exotic hardwood options. Wood decking is a natural product and gives a lot of great options for different stain or solid paint colors if desired.

The initial cost of a wood deck is generally less expensive than a composite deck. An Economy wood deck generally consists of 150 square feet of new deck structure with pressure treated decking and railing and a small flight of stairs. Not all decks require railing which has a large impact on overall cost. An Economy deck is generally square or rectangular in shape. Relocation of mechanicals is occasionally required but not included in the typical cost range.

TYPICAL COST RANGE*

\$8,900 - \$12,000

**Typical pricing reflects average cost of 150 sq.ft. Wood Economy Decks completed by Odd Fellows Contracting over the past three years.*



Composite Economy Deck

A Composite Economy Deck provides the same extended living area as a wood deck with less long term maintenance. In addition to lower maintenance, a composite deck provides a much longer manufacturers warranty to materials (decking and railing).

An Economy composite deck generally consists of 150 square feet of new pressure treated deck structure with new entry level composite decking and railing and a small flight of stairs. Not all decks require railing which has a large impact on overall cost. An Economy composite deck is generally square or rectangular in shape. Relocation of mechanicals is occasionally required but not included in the typical cost range.

Typical Cost Range*

\$17,750 - \$22,500

**Typical pricing reflects average cost of 150 sq.ft. Composite Economy Decks completed by Odd Fellows Contracting over the past three years.*



Wood Designer Deck

A Wood Designer Deck provides additional options to enhance the beauty and functionality of the deck to match your lifestyle needs.

A Wood Designer Deck may include additional options such as adding lighting, enhanced railing options in vinyl or aluminum, privacy screens, 2nd story decks, and possible integrations of pergolas. The Design wood deck is typically larger (pricing based on an average of 250 sq.ft.) than the Economy deck and is designed to fit more custom needs of space.

A wood deck is generally not stained or treated and it is recommended that it be left untreated for the first 3-9 months before staining or painting the deck.

TYPICAL COST RANGE*

\$20,000 - \$30,000

**Typical pricing reflects average cost of 250 sq.ft. Wood Designer Decks completed by Odd Fellows Contracting over the past three years.*



Composite Designer Deck

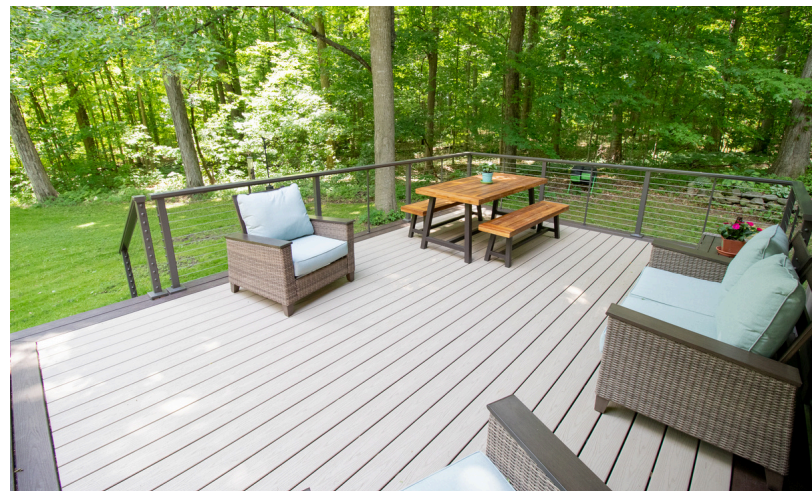
A Composite Designer deck opens up a whole world of options to create the deck or outdoor living space that will fit your lifestyle needs and wants. A Composite deck is an investment into your future to provide additional space that will function for the long-term as a place to enjoy the outdoors and create an extension of your home.

A Composite Designer deck often includes layout options that are not typical rectangles or squares and gives flexibility in material options for railing, decking, lighting, and water protection. Many Composite Designer decks include lighting at posts and steps to provide enhanced beauty, safety, and functionality to extend the time you can spend on your deck.

Typical Cost Range*

\$28,500 - \$43,000

**Typical pricing reflects average cost of 250 sq.ft. Composite Designer Decks completed by Odd Fellows Contracting over the past three years.*



Premium Decks and Outdoor Living Spaces

In a Premium Deck and Outdoor Living Space, there is no limit to the options that can be provided for the ideal outdoor living space. A Premium space is often a blend of decking, landscaping, covered areas, and hardscaping to create the ideal outdoor oasis. A Premium space focuses on design and aesthetic for the space to make the outdoors an extension of the home as an oasis to relax, entertain, and enjoy nature in comfort.

A Premium Deck and Outdoor Living Space often involves modifications to the existing landscaping along with a mixture of decking, covered pergolas, possible outdoor kitchen space, and hardscape areas with pavers and stonework to seamlessly mold the outdoors to your needs. The landscaping design is taken care of in conjunction with the tie-ins to the home for perfect cohesion between all the elements.

Typical Cost Range*

\$150,000 - \$275,000

**Typical pricing reflects average cost of Premium Decks and Outdoor Living Spaces completed by Odd Fellows Contracting over the past three years.*



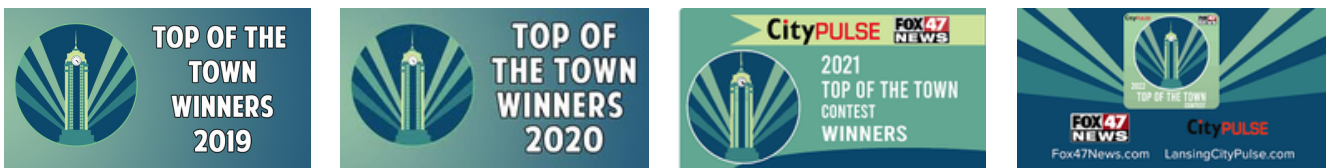
Why Odd Fellows Contracting?

Odd Fellows Contracting has served the Greater Lansing remodeling area for over 36 years and is proud to be recognized locally and nationally for our outstanding customer satisfaction in the home remodeling industry.

National Awards



Local Awards



Our Award-Winning Process

We love the awards because they prove that our commitment to excellence is recognized by our wonderful community. It is a proven process that works! The systems and processes are designed to create a quality remodeling experience that sets us apart from the competition.

[Read More About Our Process](#)

Testimonials and Reviews

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“You definitely get quality and care when working with Odd Fellows. They took the house from the 1980’s to modern and comfortable. By moving a wall, a sliding door and a window, we now have an open concept feel and better flow to the main living space. We just love the space and are starting a bathroom renovation as I write this review! I would recommend Odd Fellows to anyone who is ready to invest in quality craftsmanship, great design and a professional business minded contracting firm.” - Jill M.

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“Working with Odd Fellows was an incredible experience overall. We needed the entire kitchen gutted and remodeled and they delivered exactly what we were looking for and then some. Every single person on the team was a dream to work with, everyone was extremely professional, knowledgeable, incredibly personal, and super dedicated to their craft. We are so pleased with our new space and would highly recommend Odd Fellows to anyone looking to get a project done!” - Taryn B.

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“Odd Fellows will be a top choice for any house work we do in the future - they delivered on our kitchen remodel vision and then some!

We can't say enough about the whole team and operation, so glad we went with Odd Fellows! Give them a serious look for your next project!” - Matt B.

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“From our first interaction with the sales, to designers, to the onsite crew, our requests and preferences were honored, every question was answered, and when surprises popped up, they were solved after full consultation with us. We loved the Gantt chart that showed day-by day activity for the duration of the project so we could plan ahead. We highly recommend you check out Odd Fellows for whatever project you have in mind.” - Jane R.

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“I had a wonderful experience with Odd Fellows Contracting. They helped me to bring my dream kitchen to a reality. Communication was excellent. They finished the job during the projected timeline. I would not hesitate to use Odd Fellows for any future remodel needs.” - Michelle T.

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“They did an outstanding job on my addition. The quality of the work is excellent. They were very professional and responded to questions quickly. They are terrific!” - Barbara F.

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[Schedule a Consultation](#)



Phone: 517-655-9272



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Website: OddFellowsContracting.com