



2026-2027 PLANNING GUIDE

The Northern Wasatch Build, Renovation & Addition Cost Guide

Real planning ranges for custom homes, major additions, and whole-home renovations across the Northern Wasatch — what drives cost, and how to budget with confidence before you talk to a builder.

built to keep.

ogdenvalleybuilders.com · (385) 288-7921

Cost Plus · Open-Book
36-Month Warranty

Good decisions start with real numbers.

Most homeowners begin a project with a number in mind, then discover months into design that the home they've drawn and the budget they'd planned don't meet. This guide exists to close that gap early — so you design with confidence and invest where it counts.

As Ogden Valley Builders, we build for high-end homes across the Northern Wasatch — from mountain lots near Snowbasin and Powder Mountain to established homes on the Davis County benches. The ranges on the following pages are real planning ranges for the work we do: custom homes, major additions, and whole-home renovations. They are not fixed quotes. Final investment depends on your site, existing conditions, design complexity, selections, and finish level — which is exactly why we build the way we do.

How OVB prices a project

We build cost-plus and open-book. Every subcontractor bid, material invoice, allowance, and selection is visible in real time in your project portal, with one management fee defined in advance. You direct the project as an informed principal — deciding where to invest, where to restrain, and where craftsmanship matters most — with the same clarity your architect brings to the drawings.

OPEN BOOKS

Cost Plus pricing

Every invoice and the management fee visible in real time.

BUILT TO KEEP

36-month warranty

Triple the Utah standard — a home should perform for decades.

OWNED OUTCOME

A single standard

One accountable contact, preconstruction through Commissioning.

2026–2027 planning ranges.

Planning ranges for the Northern Wasatch, not fixed quotes. Your scoped project will land where your site, design, and selections take it.

Custom Homes

PLANNING RANGE

Ground-up homes for mountain life

\$250–\$1,000+/sq ft

TYPICAL TOTAL

Often \$750K–\$3M+ depending on size, site, and finish level

BEST FIT

Families building a long-term primary or mountain home

Major Additions

PLANNING RANGE

Expand without making it feel added on

\$200–\$400+/sq ft

TYPICAL TOTAL

\$150K–\$700K+ depending on scope and existing conditions

BEST FIT

Homes worth keeping that need more space or better function

Before we can bid: additions require architect/draftsman drawings and structural engineering first — see page 5.

Major Renovations

PLANNING RANGE

A home worth keeping, brought to a higher standard

\$150K–\$800K+

TYPICAL STARTING POINT

Most renovations we take on begin around \$100K+

BEST FIT

Whole-home transformations — structure, layout, and finish as one

Before we can bid: renovations that move structure or change the layout need drawings and structural engineering first — see page 5.

Guest Houses & Detached Structures

PLANNING RANGE

More than extra space

\$200K–\$650K+

INCLUDES

Guest houses, garages with quarters, studios, pool houses

THE STANDARD

Designed and finished to the level of the main home

Where the money really goes.

Two homes of the same square footage can differ by hundreds of thousands of dollars. Across the Northern Wasatch, the variables below drive most of that difference — and most of them are decided before a single wall goes up.

- **Site & terrain**

Slope, access, and excavation — from steep mountain lots to tight bench sites, the harder the ground, the higher the sitework and foundation cost.

- **Building envelope**

Windows, insulation, and waterproofing engineered for elevation and hard winters — where "built to keep" is won or lost.

- **Selections & finish level**

Cabinetry, tile, appliances, lighting, and millwork are where budgets swing most — and where you have the most control.

- **Existing conditions**

On remodels, what's behind the walls — old wiring, plumbing, framing — is the single biggest source of surprise.

- **Foundation & structure**

Tie-ins to an existing home, structural engineering, and load-bearing changes add real cost to additions and reworks.

- **Utilities & septic**

Water, power, and septic/sewer runs on rural or large lots can be a significant line item, especially on rural and mountain lots.

- **Permits & jurisdiction**

Weber, Morgan, and Davis County permitting, engineering, and setback requirements are part of the scope from day one.

- **Design complexity**

Rooflines, spans, glazing, and custom detailing all add cost. Ambitious architecture earns its price on the build side.

How Cost Plus protects your budget

Because every cost is visible and every change is approved by you before it happens, surprises become decisions instead of invoices. When something is uncovered behind a wall, you see the options and the numbers, and you make the call — with one management fee that never moves without your sign-off.

Additions start on paper.

Here's the step most cost estimates skip: we can't give you a real number for work that hasn't been designed. On any addition, any custom home, and any renovation that moves structure or changes the layout, design and engineering come first.

- **Architect or draftsman**

Produces the drawings — how the addition ties into the existing home, the layout, the rooflines, and the elevations you'll build from.

- **Structural engineer**

Verifies the structure — foundation tie-ins, load paths, beams, and what the existing home can safely carry.

Why this comes first

Only once the drawings and engineering exist can we produce a true Cost Plus bid. It's the difference between a real number and a guess — and it's why our bids hold up instead of becoming a stack of change orders later. No drawings, no real bid; that isn't a limitation, it's how you avoid pricing a project no one had fully designed.

What it means for your budget: we coordinate the architect and engineer for you, and this design-and-engineering phase is typically a separate, upfront investment that comes before construction pricing. It's a small fraction of the total — and the best money you'll spend, because everything downstream depends on it.

A process you command, start to finish.

Every OVB project follows the same core phases. For additions and custom homes, the design and engineering on the previous page come first — then these six phases carry the build from bid to warranty.

01 Site visit & scoping

We walk the property, assess existing conditions, and define the real scope before anything is committed.

02 Cost Plus estimate

A line-item, open-book estimate. Every cost visible, one defined management fee, no lump-sum guesswork.

03 Contract & schedule

A finalized contract and a schedule built to protect your home and your timeline through the build.

04 Active build & weekly updates

Daily management, full trade coordination, and weekly progress reported inside your project portal.

05 Commissioning

A line-by-line walkthrough — systems tested and every detail brought to our standard before sign-off.

06 36-month warranty

Triple the Utah standard. We stand behind the work long after the crew leaves.

Working with an architect or designer?

We integrate directly into your design team — or bring in trusted architects and designers across the Northern Wasatch to complete yours. We're the builder your architect calls when execution has to match the vision.

—— START WITH CLARITY

Planning something worth keeping?

Tell us about the home, addition, or renovation you're considering. We'll walk the property, define the scope, and help you understand the likely path forward — and whether OVB is the right builder for it.

CALL

(385) 288-7921

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START A CONVERSATION

ogdenvalleybuilders.com/start-your-project

SERVING

The Northern Wasatch · Weber, Morgan & Davis



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