

2nd Floor Addition and 1st Floor Remodel

Address
City, State, Zip:
Phone:
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BUDGET ANALYSIS

Project Description: **Date: 7/24/2017**

Project Description: 2nd floor addition: Master Suite (Bedroom, Walk-in Closet, and Master Bathroom) with additional 2 Bedrooms/Closets, and General Bath.

1st floor remodel: Kitchen, Family Room, Living Room, Dining Room, and Closet alteration.

Exterior alterations: New Siding, Windows, Soffit, Fascia, Trim, Gutters, and Roofing.
 Light Fixtures by owner.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 5,104.00	\$ 5,614.40
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 8,500.00	\$ 8,500.00
Engineering and other building specifications will be provided on the plan documents. Lumber company has provided a structural plan and calculations. If city requires a stamp by an engineer, we have included an allowance for that.	1	EA	\$ 1,160.00	\$ 1,276.00
Subtotal - Category 1			\$ 14,764.00	\$ 15,390.40
02. Site Prep and Demolition				
Site Prep (Includes floor protection, poly curtain walls, and delivery of tools/equipment and set up of job site). Place yard sign and order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area. - Provide and install tarps during project to protect 1st floor of house. Trade to provide the tarps and scaffolding. <u>1st floor</u> - Protect flooring in all rooms on main floor. - Protect existing doors to proposed bath, office, stairs, and family room closet. Remove and SAVE these existing doors so don't damage during construction. Place in garage for owner to re-sell. <u>Basement</u> - Protect flooring on stairs/hall to utility/mechanical room - Remove sections of sheetrock from ceiling in basement family room for blocking to be added where noted on plan; remove section of sheetrock from bearing wall at bottom of stairs for <u>Exterior:</u> - Protect existing tiled/concrete patio between garage and house at front of house and deck on rear of house. Cover deck boards prior to doing work. <u>Homeowner Notes</u> - if owners would like to save any planting that are next to house, these should be removed/saved prior to construction. BY OWNER. Homeowner to flag sprinklers and underground gutter locations pre-construction start. - Existing radon mitigation- extend venting to 2nd floor/new roof to code. By HSS.	1	EA	\$ 2,554.00	\$ 2,809.40

Interior demolition of work area to EPA lead safe work practices:	1 EA	\$	10,442.76	\$	11,487.04
<u>2nd floor</u>					
- Remove chimney					
- Remove roofing/roof structure					
- Remove north and south gable walls					
- Remove walls down to floor structure					
- Remove flooring including subfloor down to floor joists					
- Includes removal of insulation- verify not vermiculite –i.e. take samples from the attic areas (main attic and attic above current dining room) – no abatement included					
- Floor joists to remain					
- Leave existing garage roof structure; line item/option removal of shingles from garage					
Interior demolition of work area to EPA lead safe work practices:	0 EA	\$	0.00	\$	0.00
<u>1st floor</u>					
1. Remove chimney (access from hall rather than in bath- we are trying not to disturb walls, base, tile, fixtures, etc. in 1st floor bath)					
2. Remove kitchen cabinets SAVE as best as possible for homeowner donation. To be placed in garage					
3. Remove blinds and SAVE					
4. Homeowner to remove/donate/sell appliances prior to job start					
5. Gut kitchen to studs/ceiling joists; note- flooring to remain					
6. Remove doorway/wall jambs between kitchen/living entrance (header to remain) and kitchen/hall entrance					
7. Gut proposed family room ceiling and walls to framing					
8. Gut proposed dining room ceilings and walls to framing;					
9. Gut proposed living room ceiling and walls to framing;					
10. Remove existing north window at proposed dining room					
11. Demo framing on east wall of proposed dining for window alterations					
12. Remove front entry closet walls and bedroom walls at proposed dining room location					
13. Remove shoe from all rooms except for bathroom and proposed office/office closets					
14. Remove and SAVE existing doors/jambs/casing for possible reuse from proposed dining room location (existing bedroom and closet door) – can save in garage or in basement					
15. Remove and SAVE base from proposed kitchen, family room, dining room and walls being touched in hall/living for reuse.					
16. Remove casing from all windows					
17. Remove plaster cove molding from living room					
18. Remove wall board on wall between proposed kitchen and family room. See framing for wall removal.					
Basement demolition of work area to EPA lead safe work practices.	0 EA	\$	0.00	\$	0.00
- Remove and SAVE water heater					
Exterior demolition of work area to EPA lead safe work practices:	0 EA	\$	0.00	\$	0.00
- Remove all siding and stone, brickmould, soffit, fascia, gutters from house and garage. Make sure to check multiple times for nails/place all debris in dumpsters.					
- Homeowner to remove shed on West side of garage pre-construction					
- Homeowner or previous owner to remove existing pergola pieces prior to construction if desire to save it					
Subtotal - Category 2		\$	12,996.76	\$	14,296.44
03. Landscaping and Fence - By Field Outdoor Spaces (www.fieldoutdoorspaces.com)					
Subtotal - Category 3		\$	-	\$	-
04. Concrete and Foundation					

Concrete Work:	1 EA	\$	5,338.00	\$	5,871.80
<p>-Remove concrete walk where it Ys to the north/front door. Remove existing front stoop. Rest of sidewalk to remain. Existing stoop/porch by garage to remain. Replace approx. 14' of sidewalk up to new portico.</p> <p>- Dig and pour 2 post footings at front portico – 12"x42" with bell to 18" and lag bolts</p> <p>- Excavate to connect below grade draitile (connect downspouts from front portico to those at each end of house via draitile system; includes new pvc; <u>ALLOWANCE of \$450 included-</u> need to see where these are going/what type exist. May choose to have Landscaper do this part instead when they do landscaping.</p> <p>- Homeowner- Note- will need to lay new sod and replace plantings along house and repair yard as necessary – NOT INCLUDED</p> <p>- Excludes unsuitable soil, silt fence, damage to access path due to truck or equipment traffic, soil settling, soil or compaction testing, finish grade, water pumping and road restrictions, interference with existing utilities or irrigation, turf, or landscape replacement, erosion control, any soil export, or extra fee for winter work.</p> <p>- Assumes frost footing exists under garage. If it does not, cost for footing will be needed under NE corner where blocking to support beam is going.</p> <p>- Assumes footings are large enough under block foundation walls in basement. If city requires us to jackhammer floor to prove this or to add to footing, cost to be added. 3 point loads are needed to aid in supporting roof load/trusses with girder.</p>					
Subtotal - Category 4			\$ 5,338.00	\$	5,871.80
05. Masonry					
Subtotal - Category 5			\$ -	\$	-
06. Framing					
Floor Framing as seen below:	0 EA	\$	0.00	\$	0.00
<p><u>2nd floor:</u></p> <p>- Provide and install new 2x8 joists above existing porch by garage; includes 3/4" t&g plywood subfloor (note- hang 2x8s from existing front family room wall and new beam that goes from garage corner to house living wall). New beam to span from wall above living window and garage corner.</p> <p>- Sister existing 2x8 floor joists with structural members at front of house for cantilevered section of 2nd floor area per plan (above living room); see section and plan;</p> <p>- Provide and install new 3/4" t&g plywood subfloor for entire 2nd floor; note- leave loose above 1st floor bath and office for access to spray foam rim and for hvac/plumbing rough in, then attach after receive approval from project manager</p> <p>- See plan for section of floor area where LVLs will be utilized for plumbing/hvac chase work (roughly above existing 1st floor bath)</p> <p><u>1st floor:</u></p> <p>- Provide and install subfloor patching where walls removed; also includes allowance for (1) 10'x8' section for plumbing/mechanical work</p> <p>-Will not be able to fix existing floor squeaks on 1st floor</p>					

Interior wall framing as seen below:	0 EA	\$	0.00	\$	0.00
<u>2nd floor:</u>					
- Provide and install pocket door frame to master bedroom closet and general bath (qty 2)					
- Provide and install 2x6 exterior walls with (2) 2x10 headers at windows, ½” osb sheathing per plan					
- Provide and install 2x4 interior walls per plan; note- 2x6 plumbing walls					
- Add backing in master shower for future grab bars & accessories and shower glass					
- Frame a niche in master shower per plan					
- New ½ wall around stair perimeter and at master shower					
<u>1st floor:</u>					
- Provide and install (2) 2x10 window headers at new openings					
- Provide and install new headers at living room windows per plan for structural support; no change to existing 1st floor bath window					
- Fill in exterior wall framing/sheathing where windows/doors removed or moved per plan					
- Provide and install 2x4 interior walls per plan including furring out new dining wall thicker in preparation for future 1/3 high wall; will be a simple sheetrock opening for now with dropped non-structural header; excludes the 1/3 high walls.					
- Provide and install new plain square 8” perma cast columns for front portico and connect to post footings, 2 beams that run east to west connected to house and front beam/post intersections, 1 north to south beam, per inspiration photo with connection hangers - see siding for wrapping of beams and additional false decorative end beam- see plan detail					
- Remove wall between kitchen and proposed family room. Remove arch/framing between pass thru and existing opening. No header included. Assumes ceiling of family will be flush with ceiling of kitchen with no dropped header separating the two spaces.					
- Fur ceiling/walls in living room for patching where cove removed					
- Provide and install new header between living and hall per plan –dropped					
- Provide and install new header between living and kitchen since jamb being cut back so a true corner at stair wall per plan – dropped					
- Add framing inside hall closet to furr out wall and hide point load/post					
Frame a roof with truss construction as seen below:	0 EA	\$	0.00	\$	0.00
<u>2nd floor:</u>					
1. Frame for sheetrocked attic access in master closet- sheetrock					
2. Provide and install manufactured roof trusses at 2nd floor addition per plan					
3. Provide and install manufactured roof trusses at front of house (fake dormers) (note- includes extra bumped out portion for shakes in peaks at two front upper gables)					
4. Provide and install new 1/2” osb roof sheathing					
5. Install subfascia, including at cords to increase height of fascia as 2x4 cords planned on trusses- note- not boxed in; vented soffits; see plan					
<u>1st floor:</u>					
1. Provide and install new manufactured roof trusses at front portico					
2. Provide and install new ½” osb roof sheathing					
3. Install sub fascia					
<u>Basement:</u>					
1. Change header at bottom few steps (so that more head room when walking up stairs). Not included- to be assessed during construction and added via change order.					
All Framing as seen above	1 EA	\$	34,314.68	\$	37,746.15
Subtotal - Category 6		\$	34,314.68	\$	37,746.15
09. Roofing, Flashing, Gutters					

Roofing - Furnish and install architectural designer asphalt shingles as seen below:	1 EA	\$	9,049.16	\$	9,954.08
<ul style="list-style-type: none"> - Provide and install new GAF timberline 30 yr architectural line – mission brown color; high definition house (including front portico roof); install kick out flashing to code - Install ice and water shield on bottom of all eaves and 15# felt on the rest of the house per code; ice and water entire portico. - Provide and install ridge vent to code. - Patch roofing garage where new 2nd floor wall of addition hits garage; flash to code - Included: new roofing on garage, ice and water, and felt- same specifications as house 					
Furnish and install leaf free gutters as seen below:	1 EA	\$	3,480.00	\$	3,828.00
<ul style="list-style-type: none"> - Provide and install gutters with leaf guards, downspouts (3x4), and rwp to house and garage-add locations to plan (note- 2 in front are underground- allowance currently included to connect 2 front downspouts to underground drain tile gutter system and connect downspouts at front portico to new underground draitile added by mason or landscaper; rest to have extenders at base/ground level away from house 					
Subtotal - Category 9			\$ 12,529.16	\$	13,782.08
10. Exterior Trim, Porches and Decks					
Provide 15 prefinished brackets - most are non-structural	1 EA	\$	870.00	\$	957.00
Decking as seen below:	1 EA	\$	1,451.17	\$	1,596.29
<ul style="list-style-type: none"> - Remove/reinstall deck boards closest to house for siding work as necessary. - Provide and install deck structure (see wall framing section) at front portico; includes ledger board, flashing to code, 2x8 floor joists, 5/4 x 6" cedar decking to overhang 1x8 cedar skirt board Add details to plan. -Homeowner to provide and install interlocking deck tiles or resurface existing front tile porch area if desired at end of project or re-tile the porch area. 					
Subtotal - Category 10			\$ 2,321.17	\$	2,553.29
11. Siding, Soffit, and Fascia					
Siding as seen below:	1 EA	\$	32,480.00	\$	35,728.00
<ul style="list-style-type: none"> - Provide and Install Tyvek house wrap on entire house and garage to code - Cover soffit and fascia on new addition with new white LP smart side; vented soffit- smooth; includes smooth soffit/underside of 2 cantilevered sections; need seam molding at larger area over existing porch by garage? -Trim windows and exterior doors with 4" size LP smart side brickmould- smooth; (picture frame only on back; picture frame and crown on front facade) - Wrap porch beams with 1x lp smartside paint grade material, smooth and add non-structural 2x10 decorative end false beam; -add details to plan. - Provide and Install new lp smartside siding on house and garage per plan (excluding gables) -Manufacturer: LP - Brand: smartside - Provide and Install new hardi shakes on house per plan at front gables - Manufacturer: Hardi - Include (1) x size hex vent per plan- non vented- aesthetic only -Provide and install corner boards -Manufacturer: LP - Brand: smartside 					

Soffits - TandG bead board as seen below (cost included with siding):	0 EA	\$	0.00	\$	0.00
- Provide and install cedar bead board ceiling to front portico; 1x4 select tight knot cedar t&g individual pieces, and paint grade crown. Add details to plan.					
Subtotal - Category 11			\$ 32,480.00	\$	35,728.00
12. Exterior Doors and Trim					
Furnish and install new Exterior Doors and Door Hardware as seen below:	1 EA	\$	5,041.20	\$	5,545.32
1. Provide and install new front door in existing opening to living room (note- make sure is installed high enough so rug can fit under in front entry) - 3'0" x 6'8", RH					
- Brand:Simpson with glass and grids; Model:TBD; Material: Fir, stainable					
- Hardware/Hinge Color: TBD					
- Double bore- deadbolt and knob or lever					
2. Provide and install new front storm door:					
- 3'0" x 6'8" , LH					
Hardware/Hinge Color: TBD					
3. Provide and install new EAST family room door (front) - 3'0" x 6'8", LH					
- Brand: Simpson with insulated glass and grids, Model: TBD; Material: Fiberglass, paintable					
- Hardware/Hinge Color: TBD					
4. Re-install WEST family room door (rear) at new location per plan					
5. Provide and install deadbolt and lock sets at 4 exterior doors; keyed alike; Style: TBD					
Subtotal - Category 12			\$ 5,041.20	\$	5,545.32
13. Windows					
Furnish and install new vinyl full frame window in new window opening; Window allowance \$350.00/ea.	1 EA	\$	16,481.50	\$	18,129.65
2nd floor: provide and install new full frame windows, frosted in 2nd floor bath Existing bay window					
1st floor: provide and install new full frame windows (some in new openings and some in existing openings)- note- measure from inside so drywall doesn't change at existing openings- exterior can change since getting new siding					
-Window Specs:					
- Window Brand: Richlin double hung with screen; Vinyl exterior and interior					
- Exterior and Interior Color: TBD					
- Hardware Color/type: TBD					
- Tempered windows in 2 2nd fl baths and front/east family wall					
- Change windows on plan in bedrooms to meet egress (north, south, and west windows only).					
Subtotal - Category 13			\$ 16,481.50	\$	18,129.65
14. Plumbing					
Plumbing permit	1 EA	\$	624.08	\$	686.49
Master Bathroom - Furnish and install an under mount vanity sink <u>Sink Allowance: \$120.00 per sink</u>	2 EA	\$	765.60	\$	842.16
Master Bathroom (2) and General Bathroom (1) - Furnish and install sink faucet; <u>Sink faucet allowance \$250.00/ea. Per faucet</u>	3 EA	\$	1,653.00	\$	1,818.30
General Bathroom - Furnish and install 5' cast iron tub; <u>Tub allowance \$500.00/ea.</u>	1 EA	\$	1,588.00	\$	1,746.80
General Bathroom - Furnish and install tub filler faucet, valve, trim, and rough-in valve; <u>Tub Filler faucet package allowance \$300.00</u>	1 EA	\$	667.00	\$	733.70
General Bathroom - Furnish and install tub waste and overflow	1 EA	\$	226.20	\$	248.82

Master Bathroom - Furnish and install a finished drain for a tiled shower pan and hook-up drain; Drain will be Kohler square model #K-9136-G Brushed Chrome unless otherwise specified. <u>Drain Allowance: \$90.00</u>	1 EA	\$	417.60	\$	459.36
Master Bathroom - Furnish and install shower faucet, diverter and controller; <u>Shower faucet package allowance \$300.00/set</u>	1 EA	\$	725.00	\$	797.50
Master and General Bathrooms - Furnish and install toilet; <u>Toilet allowance \$400.00/ea. Per toilet</u>	2 EA	\$	1,368.80	\$	1,505.68
Kitchen: re-plumb kitchen and move rough-in locations	1 EA	\$	1,625.38	\$	1,787.92
Furnish and install apron front kitchen sink; <u>Sink allowance \$1000.00/ea.</u>	1 EA	\$	1,566.00	\$	1,722.60
Furnish and install kitchen sink faucet; <u>Sink faucet allowance \$500.00/ea.</u>	1 EA	\$	791.70	\$	870.87
Supply and install a counter top mounted, air gap, for the dishwasher. <u>Allowance: \$25.00</u> NOTE: Required by code for all full kitchen remodels. Not required if existing cabinets stay in place and is only a counter top swap out.	1 EA	\$	87.00	\$	95.70
Furnish and install new water line to the refrigerator	1 EA	\$	377.00	\$	414.70
Furnish and install new gas line to the range or relocate existing gas line	1 EA	\$	638.00	\$	701.80
Furnish and install Insinkerator Evolution Compact ¾ hp garbage disposal.	1 EA	\$	440.80	\$	484.88
Move tub drain, vent, and water supply piping rough-ins about 2 feet when installing new tub or shower	0 EA	\$	0.00	\$	0.00
Install a new roof jack on new plumbing vent penetrations.	2 EA	\$	610.00	\$	671.00
New full bathroom rough-in (base price)	1 EA	\$	3,596.00	\$	3,955.60
Master bathroom rough-in (base price)	1 EA	\$	3,712.00	\$	4,083.20
Furnish and install new 50 gallon direct vent hot water heater	1 EA	\$	2,094.96	\$	2,304.46
Subtotal - Category 14		\$	23,574.12	\$	25,931.53
15. HVAC					
Mechanical permit	1 EA	\$	139.20	\$	153.12
HVAC Specifications as seen below:	1 EA	\$	13,149.50	\$	14,464.46
<ul style="list-style-type: none"> - Existing furnace to remain. - Provide and install new a/c. 14 SEER system using Puron earth friendly refrigerant with 10 years parts warranty when customer registers equipment through carrier.com. Includes pad for unit to sit on, new copper lineset, and indoor A-coil. - NOTE: verify existing location at TPSV. 					
<u>1st floor</u>					
<ol style="list-style-type: none"> 1. Kitchen- vent 300cfm or under hood to exterior. 2. Relocate family room supply duct to toe kick style. Relocate living room return vent. Move return air duct to center peninsula toe kick space. Move one supply duct in basement bath for new trunk line. 					
<u>2nd floor</u>					
<ol style="list-style-type: none"> 1. Supply air to general bath and master bath 2. Vent bath fan to exterior general bath and master bath - Panasonic Whisper Recessed with LED light, 80CFM 3. Install custom trunk line up old chimney chase and will need vanity or line cabinet or vertical chase in line with chimney chase. This will run up to attic space and branch off to each room from ceiling space. Includes return duct that will also have individual vents in each room for comfort. Seal all ducts and air test per code. 					
Subtotal - Category 15		\$	13,288.70	\$	14,617.58
16. Electrical					
Electrical Permit	1 EA	\$	127.60	\$	140.36

Electrical as seen below - Perform the following Code required improvements as needed:	1 EA	\$	14,152.00	\$	15,567.20
<ul style="list-style-type: none"> - Provide and install 5 hardwired smoke detectors per code - Provide and install 3 hardwired combination smoke/CO detector per code- one on each level - Homeowner to install battery smoke/CO detector to 1st floor bedroom 					
<u>Exterior/whole house</u>					
<ul style="list-style-type: none"> - Disconnect, remove, or reefed old wiring - Panel upgrade to 200amp electrical overhead/underground service; located on back of home w/panel on west exterior wall; note- this assumes owner will get underground service with Xcel energy and pay for that to them directly ~\$1,200-1,500 - 2 outside receptacles and bubble covers - Exterior Lighting per plan (3 fixtures) - Fixtures by Owner 					
<u>Basement</u>					
(1) 220V water heater circuit					
(1) Furnace wiring and a/c wiring					
<u>1st Floor</u>					
<ul style="list-style-type: none"> - New switches and outlets per plan and code. Includes new plates throughout. - Garbage disposal - Circuits and or receptacles for appliances- dishwasher, gas slide in 15A/120V range, range hood, microwave in full height cabinet - Cable jack in family room and living room - 6 recessed cans with undercabinet lights on dimmer switch - Lighting per plan (6 fixtures) - Fixtures by Owner 					
<u>2nd Floor</u>					
<ul style="list-style-type: none"> - New switches and outlets per plan and code. - Wire for 2 new bath fans - Cable jack in play room - Lighting per plan (12 fixtures) - Fixtures by Owner 					
Subtotal - Category 16			\$ 14,279.60		\$ 15,707.56

17. Insulation

Insulation as seen below:	1 EA	\$	5,514.64	\$	6,066.10
<u>1st floor</u>					
<ul style="list-style-type: none"> - Provide and install R-15 batts and 4 mil poly to kitchen, dining room, living room, and family room exterior walls - Foam around window openings with low expanding foam - Patch wall insulation where modified window/door openings/locations- should be included with the kitchen/dining/family room work already 					
<u>2nd floor</u>					
<ul style="list-style-type: none"> - Provide and install R-49 blown in insulation in attic with air chutes - Provide and install R-20 batts and 4 mil poly to exterior walls and chutes. - Foam around window openings with low expanding foam - Seal all attic bypasses - Insulate trunk lines in attic - Spray foam rims R-21 and at cantilevered floor area and master bed area above existing porch 					
R-31- please note- spray foam requires people & pets to vacate the home for 24 hours while the insulation is curing					
Subtotal - Category 17			\$ 5,514.64		\$ 6,066.10

18. Drywall

Drywall as seen below:	1 EA	\$	14,079.30	\$	15,487.23
<u>1st floor</u> - Provide and install drywall to ceiling of all rooms except office and general bath; smooth finish. - Provide and install drywall to all walls of kitchen, dining room, living room, and family room - Patch drywall walls hall and new hall closet - Include finishing of header and jambs of opening to dining room from living room <u>2nd floor</u> - Provide and install drywall to all ceilings- smooth finish - Provide and install drywall to all walls- smooth finish - Excludes shower walls of master bath and general bath shower/tub - Provide and install denshield to walls of master bath and general bath shower/tub <u>Basement</u> - Patch drywall at ceiling/walls where header changed at bottom of stairs; verify texture; will be on angle and follow angle of stairs above - 3 patches at ceiling in basement (areas where drywall removed for blocking necessary for framing/structural). Verify texture.					
Subtotal - Category 18			\$ 14,079.30	\$	15,487.23

19. Tile and Stone					
Tile as seen below:	1 EA	\$	9,263.00	\$	10,189.30
<u>Master Bathroom</u> - Provide and install tile backsplash in kitchen per plans with bullnose - Provide and install marble tile floor to master bath - Marble tile - Provide and install tile floor to master bath shower - Shower curb: wall tile to be installed on shower curb - Provide and install tile walls to master bath shower and ½ wall. - Subway tile - Shower Niche: Includes new 12" x 24" niche with marble shelves. - ½ wall: Tile to wrap interior of ½ wall, top, and outside end of ½ wall. <u>General Bath</u> - Provide and install tile floor to 2nd fl general bath floor - Provide and install tile walls to 2nd fl general bath shower - Subway Tile					
Subtotal - Category 19			\$ 9,263.00	\$	10,189.30

20. Millwork, Doors, Hardware					
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Millwork as seen below per plan: Note- Doors, casing, baseboard, crown or other moldings, etc. is to match the existing as closely as possible and is to be readily available from local stock.	1 EA	\$	18,889.97	\$	20,778.97
<u>2nd Floor Doors:</u>					
-Provide and install all new doors - primed 2 panel (9 doors total)					
- Hardware TBD					
<u>Main Floor Doors:</u>					
- Provide and install new door/jamb to new hall closet outside of dining room to match style of existing first floor doors					
- Re-install existing Dutch door at stairs to basement					
- Re-install existing Glass door at stairs to attic, door at closet in family room and door to guest bedroom/office.					
- Hardware TBD					
<u>Base, Casing, Railings, Crown, Closet System</u>					
- Door Casing- provide and install on all new doors of 2nd floor and existing doors of 1st floor.					
- Window Casing- provide and install at all windows					
- Base Molding- provide and install entire 2nd floor					
- Base Molding 1st floor- patch in existing/reuse at kitchen, dining room, family room, hall, and living room; no change in guest room or bath					
- Shoe Molding- provide and install entire 1st floor (excluding bath and guest room)					
- Crown Molding-option provide and install in dining room					
- Provide and install kitchen island legs					
- Provide and install new 1x6 wood cap to ½ rail with 1x4 primed smooth to site below the cap					
- Provide and install grippable hand rail and returns to stairwell to 2nd floor with brackets; style/model: TBD					
- 2nd floor closets - include shelf					
Subtotal - Category 20			\$ 18,889.97	\$	20,778.97
21. Cabinetry, Countertops and Appliances					
Cabinetry as seen below:	1 EA	\$	19,541.77	\$	21,495.95
<u>1st Floor</u>					
- Provide & install new stock cabinets to Kitchen, Island and Family Room Storage					
- Include Knobs and Pulls installation					
<u>2nd Floor</u>					
- Provide & install new cabinets to Master Bath					
- Include Knobs and Pulls installation					
- Provide and install new mirror to Master Bath					
- Provide & install new cabinets to General Bath					
- Include Knobs and Pulls installation					
- Provide and install new flat mirror to general bath with clear clips					
Countertops will be installed.	1 EA	\$	4,548.95	\$	5,003.85
<u>1st Floor:</u>					
Kitchen, Island, Family Room					
- Quartz countertops - Pattern TBD					
Countertops will be installed.	1 EA	\$	1,830.67	\$	2,013.73
<u>2nd Floor:</u>					
Master Bathroom					
- Quartz countertops - Pattern TBD					

Countertops will be installed.	1 EA	\$	695.69	\$	765.26
<u>General Bathroom</u>					
- Cultured Marble countertops - Pattern TBD					
- Include undermount sink					
Microwave Non-vented: CBR to install non-vented microwaves.	1 EA	\$	138.00	\$	151.80
Range Hood Vented: CBR to install vented hoods. Venting into cabinet and to exterior by HVAC Trade Partner. CBR to do final hook-ups to venting in cabinet.	1 EA	\$	224.40	\$	246.84
Refrigerator - Water: CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up.	1 EA	\$	283.00	\$	311.30
Range: Gas only. Plumber to move to hole, do gas hook-up, install, level, and install anti tip range.	1 EA	\$	162.40	\$	178.64
Subtotal - Category 21			\$ 27,424.88	\$	30,167.37
22. Specialties					
Furnish bathroom accessories.- 24" towel bar, towel ring and toilet paper holder. <u>Custom. Allowance \$300.00.</u> Install included for 3 items.	2 EA	\$	1,110.00	\$	1,221.00
Furnish and install Gatco shower curtain rod. Finish: TBD	1 EA	\$	124.60	\$	137.05
Standard size 3/8" frameless glass shower door and side panel. 28 x71.5 door and 20x71.5 panel. Chrome hardware and clear glass.	1 EA	\$	1,630.20	\$	1,793.22
Subtotal - Category 22			\$ 2,864.80	\$	3,151.27
23. Flooring					
Moderate carpet and pad will be installed. <u>\$3.00 sf Allowance</u>	1 EA	\$	4,393.52	\$	4,832.88
<u>2nd floor</u>					
- Provide and install carpet and pad to all bedrooms/bedroom closets and stairs to 2nd floor					
- Carpeting - Style and Color TBD					
- Carpet pad comparable to future foam premium carpet cushion					
Install and finish nail down hardwood floors. Finish: TBD	1 EA	\$	8,686.08	\$	9,554.69
<u>1st floor- Maple floors</u>					
- Patch (tooth in) hardwood at living and hall area and kitchen to hall area where walls removed to approximate existing hardwoods as best as possible.					
- Retro header between living and dining room.					
- Tooth in between family room and kitchen to approximate existing hardwoods as best as possible.					
- Sand and refinish hardwood on 1st floor- all rooms except bathroom and guest room.					
- Finish: Verify colors from samples.					
- Oil based poly					
- Includes 3 coat poly (1 of which will be done at finish- after cabinets are installed)					
Subtotal - Category 23			\$ 13,079.60	\$	14,387.56
24. Painting and Decorating					

Interior Painting as seen below:	1 EA	\$	14,271.86	\$	15,699.04
<u>2nd floor</u> -Prime and paint ceilings with no VOC paint; Color:TBD; Finish: TBD - Prime and enamel all doors and millwork; Color: TBD; Sheen:TBD - Prime and paint walls with no VOC paint; Color: TBD; Finish TBD Locations: -Master suite - Master bedroom and closet - Master bath - Hallway, stairwell, and play room - Bed 1 - Bed 2 - General bath <u>1st floor</u> - Prime and paint ceilings with no VOC paint; Color:TBD; Finish: TBD - Prime and enamel all doors and millwork; Color: TBD; Sheen:TBD - Prime and paint walls with no VOC paint; Color: TBD; Finish TBD -Includes legs at peninsula -Crown in dining room -Moulding on 1/3 high walls -Please note - Bathroom not included <u>Basement</u> - Any painting in basement to be BY OWNER. Ceiling will need to be painted.					
Exterior Painting as seen below:	1 EA	\$	7,192.00	\$	7,911.20
- Prime/paint 3 exterior doors (1 existing garage service door at front existing porch, 1 existing rear family room door, 1 new fiberglass full view with 3 over 5 divided lite front family room door); Color: TBD; Finish: Matte. -Clear coat, seal, varnish or natural finish front fir door- 2 panel in lower section with 1/3 light (1 over 3 grid glass) in upper section; semi-transparent stain natural the beadboard ceiling at front portico -Painting soffit (including underside of cantilevered sections), fascia, trim details (corbels), corner boards. – see siding section for details. Color: TBD; Finish: Satin. -Prep and paint the Hardi Shakes at 3 front peaks 2 coats super paint: Flat - Paint all exterior siding. Finish: Flat. -Note- no finishing of cedar decking- HR					
Subtotal - Category 24			\$ 21,463.86	\$ 23,610.24	
25. Clean Up and Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	1 EA	\$	1,656.00	\$	1,821.60
30 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days (3 dumpsters)	1 EA	\$	1,925.60	\$	2,118.16
Subtotal - Category 25			\$ 3,581.60	\$ 3,939.76	
Project Subtotal			\$ 303,570.55	\$ 333,077.60	
26. Project Management			\$ 20,642.80	\$ 22,707.08	
27. Administrative Fees and Sales Tax Paid on Material Purchases			\$ 6,450.87	\$ 7,095.96	
28. Designer Oversight			\$ 3,870.52	\$ 4,257.58	
29. Overhead and Profit			\$ 36,124.90	\$ 39,737.38	
Grand Total**			\$ 370,659.64	\$ 406,875.60	

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****Important Notice****

****This is only a ballpark guesstimate. This does not represent actual prices, only a best guess based on Castle's past experiences. There are still many unknowns that can affect pricing at this point.**

Check or Cash Discount Low 2.5%*	\$ 9,266.49	Check or Cash Discount High 2.5%*	\$ 10,171.89	\$ 361,393.15	\$ 396,703.71
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*Doesn't Apply to Bank Financing or loan process that requires Castle to receive payment directly from that entity after Castle has paid subcontractors and secured lien waivers. In these instances Castle essentially acts as the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

Custom Design Showrooms



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Showroom maps & hours can be found on our website at www.CASTLEBRI.com



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