

Attic Finish w/ Shed Dormer**Address:****City, State, Zip:****Project Description:****Date: 12/20/2016**

Add a shed dormer to existing unfinished attic to create a 600 SF finished attic. Space to contain two 12-by-13 bedrooms and a 5-by-7 bathroom with tile shower. Also includes luxury vinyl flooring and plumbing fixtures. Includes 26 foot shed dormer, six new windows and storage space under the eaves. Insulate and sheetrock the ceiling and walls. Finish space with painted millwork, carpeted floors and a new railing around the existing stairs. Mechanical to include HVAC run to new space, lighting and outlets to code and plumbing rough-ins.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 2,808.00	\$ 3,088.80
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 3,300.00	\$ 3,300.00
02. Site Prep & Demolition				
Site Prep (Includes floor protection, poly curtain walls, & delivery of tools/equipment & set up of job site). Place yard sign & order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 343.75	\$ 378.13
Demolition of work area to EPA lead safe work practices. Assumes existing attic is unfinished. Demo will be to remove insulation and roof structure and framing for the shed dormer.	1	EA	\$ 2,560.00	\$ 2,816.00
Removal of vermiculite insulation in attic- option not included, add approximately \$2200.00.	0	SF	\$ 0.00	\$ 0.00
NOTE: Although care is taken to carefully remove tile from walls & floor occasionally screw pops, hairline cracks, & other issues can arise in adjacent spaces; no costs are included in this estimate to patch drywall or repaint walls in adjacent spaces but the need could arise & can be handled with a Change Order.	1	EA	\$ -	\$ -
03. Landscaping & Fence				
04. Concrete & Foundation				
05. Masonry				
06. Framing				
Furnish & install new 3/4" T&G premium subfloor. Patch in as needed for mechanical rough-ins and at new former area floor (materials & labor)	400	SF	\$ 1,609.00	\$ 1,769.90
2x2 Fur wall and/or ceiling framing (materials & labor)	600	SF	\$ 1,711.50	\$ 1,882.65
Interior wall framing (materials & labor)	84	LF	\$ 1,772.40	\$ 1,949.64
Frame a shed dormer roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials & labor)	364	SF	\$ 5,470.92	\$ 6,018.01
Furnish & install new 1 3/4" X 11 7/8" LVL ridge beam (materials & labor)	28	LF	\$ 1,566.60	\$ 1,723.26
09. Roofing, Flashing, Gutters				
Roofing Tear Off - 1 Layer	392	SF	\$ 917.28	\$ 1,009.01
Roofing - Furnish & install architectural designer timberline asphalt shingles	125	SF	\$ 658.13	\$ 723.94
Roofing - Furnish & install flat rubber membrane EPDM .60 mil roof	364	SF	\$ 4,684.68	\$ 5,153.15
Furnish & install leaf free gutters	36	LF	\$ 400.14	\$ 440.15
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
Furnish & install 1 layer Tyvek house wrap	304	SF	\$ 265.70	\$ 292.27
Siding - Hardie fiber cement board siding	304	SF	\$ 3,556.80	\$ 3,912.48
Soffits & Fascia - Aluminum	58	LF	\$ 1,357.20	\$ 1,492.92
12. Exterior Doors & Trim				
13. Windows				

Furnish & install new custom clad/wood replacement window sash kit; <u>Sash replacement kit allowance \$400.00/ea</u>	2 EA	\$	1,378.50	\$	1,516.35
Furnish & install new clad/wood full frame window in new window opening; <u>Window allowance \$550.00/ea</u>	2 EA	\$	1,828.60	\$	2,011.46
14. Plumbing					
Furnish & install pedestal sink; Classic <u>Sink allowance \$450.00/ea</u>	1 EA	\$	830.70	\$	913.77
Furnish & install sink faucet; <u>Sink faucet allowance \$250.00/ea</u>	1 EA	\$	555.75	\$	611.33
Furnish & install 5' cast iron tub; <u>Tub allowance \$500.00/ea</u>	1 EA	\$	1,590.50	\$	1,749.55
Furnish & install tub waste and overflow	1 EA	\$	228.15	\$	250.97
Furnish & install tub filler/shower faucet, diverter & controller; <u>Shower faucet package allowance \$300.00/set</u>	1 EA	\$	731.25	\$	804.38
Furnish & install toilet; Classic <u>Toilet allowance \$350.00/ea</u>	1 EA	\$	631.80	\$	694.98
New full bathroom rough-in (base price)	1 EA	\$	3,978.00	\$	4,375.80
15. HVAC					
Mechanical permit	1 EA	\$	140.40	\$	154.44
Install new bathroom vent fan & vent to the exterior	1 EA	\$	491.40	\$	540.54
Attic remodel ducting - 2-bed rooms, hallway, & bathroom; 700 sq.ft. Assumes existing furnace has appropriate capacity.	1 EA	\$	2,749.50	\$	3,024.45
16. Electrical					
Bathroom price for electrical (Includes GFI Outlet to code, new switches & wiring in bath). Furnish bath fan: Panasonic, WhisperValue 80 CFM, FV08VS1, low profile, white.	1 EA	\$	971.10	\$	1,068.21
Furnish & install wall sconces on sides of mirror; <u>Fixture allowance \$150.00/set</u>	1 EA	\$	386.10	\$	424.71
Finished attic price for electrical	600 SF	\$	2,632.50	\$	2,895.75
Furnish & install glimpse lights	10 EA	\$	1,053.00	\$	1,158.30
17. Insulation					
R-13 Insulation batts with poly	300 SF	\$	280.80	\$	308.88
1-1/2 Story houses sloped ceilings 5" spray foam insulation; <i>Please note - spray foam insulation requires people & pets to vacate the home for 24 hours while the insulation is curing</i>	740 SF	\$	4,329.00	\$	4,761.90
18. Drywall					
Drywall or plaster patch at main floor for mechanical chases	2 EA	\$	198.90	\$	218.79
Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	2375 SF	\$	5,557.50	\$	6,113.25
19. Tile & Stone					
Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	64 SF	\$	246.91	\$	271.60
Furnish & install ceramic tile on 5'-0" tub/shower surround to ceiling; <u>Tile allowance: \$4.00/SF</u> 104 SF MAX	64 SF	\$	2,110.24	\$	2,321.26
Furnish & install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u>	14 LF	\$	141.30	\$	155.42
Furnish & install tiled niche in tub/shower area; Note - tile cost in the SF above	1 EA	\$	285.25	\$	313.78
Furnish & install ceramic tile floor threshold	1 EA	\$	61.25	\$	67.38
20. Millwork, Doors, Hardware					
Furnish & install bathroom millwork (base, shoe, one side of door and window casing). Moderate = 2 1/4" profile casing with basic base.	1 EA	\$	521.30	\$	573.43
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	3 EA	\$	1,182.00	\$	1,300.20
Moderate bipass doors (Flush hollow core birch, flush solid core birch, 1-panel primed mission, 2-panel poplar mission, 2-panel primed mission, 2-panel primed ogee, 2-panel raised primed, 6-panel raised poplar) Based on 5'-0" doors, Includes labor & material Assumes drywall jamb. Add \$60 in material and 1 hr labor to create a wood jamb	2 EA	\$	864.40	\$	950.84
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	600 SF	\$	2,275.20	\$	2,502.72
Maple post to post newel 48"	4 EA	\$	212.80	\$	234.08
Maple square top balusters	24 EA	\$	895.20	\$	984.72
Maple handrail plowed along the top and bottom of staircase 16'-0"	2 EA	\$	518.90	\$	570.79
Maple handrail for the staircase 16'-0"	1 EA	\$	236.05	\$	259.66
Wire closet organizational system	16 LF	\$	561.60	\$	617.76
21. Cabinetry, Countertops & Appliances					
Furnish and install recessed mirror/medicine cabinet. Moderate Allowance. <u>Stock. \$250 allowance.</u>	1 EA	\$	431.00	\$	474.10
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	5 EA	\$	60.15	\$	66.17

Furnish and install stock linen cabinet.	2 LF	\$	1,157.60	\$	1,273.36
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$	211.20
22. Specialties					
Furnish bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic. Allowance \$60.00.</u> Includes install.	1 EA	\$	166.20	\$	182.82
Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	120.63	\$	120.63
23. Flooring					
Furnish & install underlayment (based on 1/4" plywood) for vinyl, marmoleum, cork, or other flooring requiring a smooth underlayment.	35 SF	\$	108.15	\$	118.97
Furnish & install luxury vinyl tile on floor. Moderate - Mannington Adura Non-grouted. Allowance \$4.50 sf	35 SF	\$	341.08	\$	375.18
Floor transitions. Moderate.	2 EA	\$	87.40	\$	96.14
Mohawk Smart Strand Carpet and pad will be installed. Including stairs.	600 SF	\$	3,685.50	\$	4,054.05
24. Painting & Decorating					
Prime and paint walls using non-toxic zero VOC Paint.	2198 SF	\$	4,123.45	\$	4,535.79
Painting of railing system using non-toxic zero VOC Paint.	1 EA	\$	1,036.40	\$	1,140.04
Basic stain, seal, sand, and varnish or enamel of base molding up to 4".	600 SF	\$	853.00	\$	938.30
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides.</u> INCLUDES CASING OF THE UNIT	4 EA	\$	1,170.00	\$	1,287.00
Basic stain, seal, sand, and varnish or enamel on interior side of window, <u>one side.</u> INCLUDES CASING/TRIM OF THE UNIT	4 EA	\$	865.80	\$	952.38
25. Clean Up & Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	600 SF	\$	768.00	\$	844.80
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	386.10	\$	424.71
26. Project Management					
\$ 6,065.11 \$ 6,671.62					
27. Administrative Fees					
\$ 2,865.11 \$ 3,151.62					
28. Designer Oversight					
\$ 1,137.21 \$ 1,250.93					
29. Overhead & Profit					
\$ 10,613.94 \$ 11,675.33					
Grand Total**					
\$ 109,874.10 \$ 120,519.44					

****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	\$	2,746.85			
2.5%* - Low total					
Check or Cash Discount	\$	3,012.99	Total Project Cost with All	\$	107,127.24
2.5%* - High total			Cash Discount	\$	117,506.46

*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.

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