

Attic Master Suite

Address:

City, State, Zip:



Project Description:

Date: 12/20/2016

Convert an unfinished attic space to a 25' x 15" foot bedroom that includes a 5' x 7' bathroom with a tiled shower, luxury vinyl floor and updated classic fixtures. Includes two new windows, unfinished storage space under the eaves and insulation. All walls will be finished, trim will be painted and flooring to be carpeted. Stairs will remain but will get a rail and balusters around the stairwell. Mechanicals to include HVAC extended into the new space, electrical wiring and lighting to code and plumbing for new bathroom. No upgrade or replacement of furnace.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 1,740.00	\$ 1,914.00
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 2,300.00	\$ 2,300.00
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	\$ 410.00	\$ 451.00
Assumes attic is currently unfinished and minimal demo will be required. Add \$2,500 +/- for demo of existing finishing space.	1	EA	\$ 256.00	\$ 281.60
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas	1	EA	\$ 124.00	\$ 136.40
<div style="border: 1px solid black; padding: 5px;">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.</div>	1	EA	\$ -	\$ -
03. Landscaping & Fence				
04. Concrete & Foundation				
05. Masonry				
06. Framing				
Patch in subfloor as needed for mechanical rough-ins Less than 95 SF	64	SF	\$ 352.00	\$ 387.20
2x2 Fur wall and/or ceiling framing (materials & labor)	410	SF	\$ 1,172.60	\$ 1,289.86
Interior wall framing (materials & labor)	120	LF	\$ 2,553.60	\$ 2,808.96
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
Furnish & install new custom size clad/wood pocket window; <u>Window allowance \$490.00/ea</u>	2	EA	\$ 1,620.00	\$ 1,782.00
Furnish & install new clad/wood full frame window in new window opening; <u>Window allowance \$550.00/ea</u>	2	EA	\$ 1,864.00	\$ 2,050.40
14. Plumbing				
Plumbing permit	1	EA	\$ 319.20	\$ 351.12
Furnish & install pedestal sink; <u>Sink allowance \$450.00/ea</u>	1	EA	\$ 852.00	\$ 937.20
Furnish & install sink faucet; <u>Sink faucet allowance \$250.00/ea</u>	1	EA	\$ 570.00	\$ 627.00
Furnish & install 5' tub; <u>Tub allowance \$600.00/ea</u>	1	EA	\$ 1,748.00	\$ 1,922.80
Furnish & install tub waste and overflow	1	EA	\$ 234.00	\$ 257.40
Furnish & install tub filler, shower head faucet, diverter, valve & controller; <u>Shower faucet package allowance \$300.00/set</u>	1	EA	\$ 750.00	\$ 825.00

Furnish & install toilet; Classic <u>allowance \$350.00/ea</u>	1 EA	\$	648.00	\$	712.80
New full bathroom rough-in (base price)	1 EA	\$	4,080.00	\$	4,488.00
15. HVAC					
Mechanical permit	1 EA	\$	144.00	\$	158.40
Install new bathroom vent fan & vent to the exterior	1 EA	\$	504.00	\$	554.40
Attic remodel ducting - 2-bed rooms, hallway, & bathroom; 700 sq.ft	1 EA	\$	2,820.00	\$	3,102.00
16. Electrical					
Electrical Permit	1 EA	\$	132.00	\$	145.20
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	\$	996.00	\$	1,095.60
Furnish & install wall sconces on sides of mirror; <u>Fixture allowance \$150.00/set</u>	1 EA	\$	396.00	\$	435.60
Furnish & install light fixture; <u>Fixture allowance \$100.00/ea</u>	4 EA	\$	912.00	\$	1,003.20
Finished attic price for electrical	375 SF	\$	1,687.50	\$	1,856.25
17. Insulation					
R-13 Insulation batts with poly at knee walls and end walls	325 SF	\$	312.00	\$	343.20
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. Existing rafter will</i>	680 SF	\$	4,080.00	\$	4,488.00
18. Drywall					
Drywall or plaster patch	2 EA	\$	204.00	\$	224.40
Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	2198 SF	\$	6,066.48	\$	6,673.13
19. Tile & Stone					
Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	64 SF	\$	248.83	\$	273.72
Furnish & install ceramic tile on 5'-0" tub/shower surround to ceiling; <u>Tile allowance: \$4.00/SF</u> 104 SF MAX	64 SF	\$	2,118.40	\$	2,330.24
Furnish & install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u>	5 SF	\$	187.50	\$	206.25
Furnish & install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u>	14 LF	\$	143.08	\$	157.39
Furnish & install tiled niche in tub/shower area; Note - tile cost in the SF above	1 EA	\$	286.00	\$	314.60
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	\$	524.00	\$	576.40
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	2 EA	\$	800.00	\$	880.00
Moderate bypass 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.	1 EA	\$	440.00	\$	484.00
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	375 SF	\$	1,440.00	\$	1,584.00
Maple post to post newel 48"	4 EA	\$	217.60	\$	239.36
Maple square top baluster	24 EA	\$	902.40	\$	992.64
Maple handrail plowed along the top of staircase 16'-0"	2 EA	\$	524.00	\$	576.40
Maple handrail for the staircase 16'-0"	1 EA	\$	238.00	\$	261.80
Wire closet organizational system	10 LF	\$	360.00	\$	396.00
21. Cabinetry, Countertops & Appliances					
Furnish and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	274.00	\$	301.40
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	4 EA	\$	48.96	\$	53.86
Furnish and install stock linen cabinet.	2 LF	\$	1,086.00	\$	1,194.60
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$	211.20
22. Specialties					
Furnish and install bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic Allowance \$60.00.</u>	1 EA	\$	168.00	\$	184.80
Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	122.25	\$	122.25
23. Flooring					
Furnish & install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	35 SF	\$	109.20	\$	120.12
Furnish & install luxury vinyl tile on floor. Moderate - Mannington Adura Non-grouted. Allowance \$4.50 sf	35 SF	\$	345.80	\$	380.38

Floor transitions. Moderate.	1 EA	\$	44.00	\$	48.40
Moderate carpet and pad will be installed. \$3.00 sf Allowance. Includes stairs.	424 SF	\$	2,035.20	\$	2,238.72
24. Painting & Decorating					
Prime and paint walls and ceilings using non-toxic zero VOC Paint.	2198 SF	\$	4,149.82	\$	4,564.81
Painting of railing system using non-toxic zero VOC Paint.	1 EA	\$	1,040.00	\$	1,144.00
Basic stain, seal, sand, and varnish or enamel of base up to 4".	375 SF	\$	675.00	\$	742.50
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides</u> . INCLUDES CASING OF THE UNIT	3 EA	\$	900.00	\$	990.00
Basic stain, seal, sand, and varnish or enamel on interior side of window, <u>one side</u> . INCLUDES CASING/TRIM OF THE UNIT	2 EA	\$	444.00	\$	488.40
25. Clean Up & Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	375 SF	\$	480.00	\$	528.00
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	396.00	\$	435.60
26. Project Management					
27. Administrative Fees					
28. Designer Oversight					
29. Overhead & Profit					
Grand Total**		\$	74,928.18	\$	82,178.77

****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	\$	1,873.20			
2.5%* - Low total					
Check or Cash Discount	\$	2,054.47	Total Project Cost with All Cash	\$	73,054.98
2.5%* - High total			Discount	\$	80,124.30

*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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