

## Basement Family Room

Address:

City, State, Zip:



### Project Description:

Date: 12/22/2016

Finishing 250 SF of basement with a family room space. Frame 64 lineal feet of walls. Walls & ceiling painted and drywall done throughout. Insulate exterior walls, paint all trim as well. Includes panel painted MDF doors with passage locksets. Electrical wiring to code with allowances for (6) light fixtures. Drain tile system in finished space and wool carpeting on the floor. Also includes egress window. NOTE: assumes existing forced-air heating system is adequate for additional use.

	Qty.	Unit	Low Total	High Total
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 930.00	\$ 1,023.00
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 1,200.00	\$ 1,200.00
<b>02. Site Prep &amp; Demolition</b>				
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	\$ 349.00	\$ 383.90
Basement demolition of work area to EPA lead safe work practices. Remove existing flooring and gut walls to studs and ceiling to joists.	1	EA	\$ 1,280.00	\$ 1,408.00
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	\$ -	\$ -
<b>03. Landscaping &amp; Fence</b>				
<b>04. Concrete &amp; Foundation</b>				
Furnish and install interior Drain tile & Sump Basket	70	LF	\$ 3,298.40	\$ 3,628.24
<b>05. Masonry</b>				
<b>06. Framing</b>				
2x2 Fur wall and/or ceiling framing (materials & labor)	250	SF	\$ 717.50	\$ 789.25
Interior wall framing (materials & labor)	64	LF	\$ 1,377.28	\$ 1,515.01
<b>09. Roofing, Flashing, Gutters</b>				
<b>10. Exterior Trim, Porches &amp; Decks</b>				
<b>11. Siding, Soffit, and Fascia</b>				
<b>12. Exterior Doors &amp; Trim</b>				
<b>13. Windows</b>				
Furnish & install basement glass block windows - No larger than 3'-0"x2'-0"	1	EA	\$ 472.00	\$ 519.20
Furnish & install new egress window well; includes excavation, cutting block & new corrugated window well OR treated timber well. Tiering is additional.	1	EA	\$ 3,410.00	\$ 3,751.00
<b>14. Plumbing</b>				
Furnish & install an active radon mitigation system. Option not included, add approx. \$2400.00 if needed. Castle/owner to perform test during design phase.	0	EA	\$ 0.00	\$ 0.00
<b>15. HVAC</b>				
Mechanical permit	1	EA	\$ 148.80	\$ 163.68
Basement ducting - family room	1	EA	\$ 1,488.00	\$ 1,636.80
<b>16. Electrical</b>				
Furnish & install battery operated smoke/CO2 detector combo	1	EA	\$ 45.24	\$ 49.76
Furnish & install light fixture; Fixture allowance \$50.00/ea	6	EA	\$ 1,041.60	\$ 1,145.76
Finished basement price for electrical (receptacles to code and moving of some electrical as needed). Does not include sub panel or replacing electrical panel.	250	SF	\$ 1,085.00	\$ 1,193.50

**17. Insulation**

Rim joists 2" spray foam insulation; <i>Please note - spray foam insulation requires people &amp; pets to vacate the home for 24 hours while the insulation is curing</i>	35 LF	\$	108.50	\$	119.35
Basement energy walls 2" spray foam insulation; <i>Please note - spray foam insulation requires people &amp; pets to vacate the home for 24 hours while the insulation is curing</i>	250 SF	\$	775.00	\$	852.50

**18. Drywall**

Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	740 SF	\$	2,284.82	\$	2,513.31
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**19. Tile & Stone**

**20. Millwork, Doors, Hardware**

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	\$	816.00	\$	897.60
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	250 SF	\$	976.00	\$	1,073.60

**21. Cabinetry, Countertops & Appliances**

**22. Specialties**

**23. Flooring**

Furnish and Install wool carpet and floor pad	250 SF	\$	4,030.00	\$	4,433.00
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**24. Painting & Decorating**

Prime and painting ceilings using non-toxic zero VOC Paint.	250 SF	\$	556.00	\$	611.60
Prime and paint walls using non-toxic zero VOC Paint.	490 SF	\$	932.96	\$	1,026.26
Prime and enamel or stain (2) doors, (1) window, and baseboard / casing - Moderate & Classic using non-toxic zero VOC Paint.	3 EA	\$	2,028.60	\$	2,231.46

**25. Clean Up & Debris Removal**

Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	250 SF	\$	320.00	\$	352.00
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	322.40	\$	354.64

**26. Project Management**

**27. Administrative Fees**

**28. Designer Oversight**

**29. Overhead & Profit**

		\$		\$	-
		\$	2,399.45	\$	2,639.39
		\$	928.92	\$	1,021.82
		\$	449.90	\$	494.89
		\$	4,199.03	\$	4,618.94

**Grand Total\*\***

	\$	37,970.41	\$	41,647.45
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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.**

<b>Check or Cash Discount</b>	<b>\$</b>	<b>949.26</b>			
<b>2.5%* - Low total</b>					
<b>Check or Cash Discount</b>	<b>\$</b>	<b>1,041.19</b>	<b>Total Project Cost with All Cash</b>	<b>\$ 37,021.15</b>	<b>\$ 40,606.26</b>
<b>2.5%* - High total</b>			<b>Discount</b>		

\*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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Project Size \$100 - \$10,000

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