

**Bathroom- Add to Basement**Sample  
Sample**Project Description:****Date: 9/26/2014**

Add plumbing and back flow preventer for basement bathroom. 40 sf bathroom includes wall framing, tile shower and fixtures. Also includes light/fan combination, vanity light fixture, recessed medicine cabinet, towel and paper holder hardware. Electric to code. Insulation, sheetrock, tile, millwork, accessories, flooring, painting, clean up and debris removal.

	Qty.	Unit	Low Total	High Total
<b>01. Permits</b>				
Permit	1	EA	\$ 930.00	\$ 1,023.00
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 650.00	\$ 650.00
<b>02. Site Prep &amp; Demolition</b>				
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.	1	EA	\$ 268.10	\$ 294.91
Bathroom demolition of work area to EPA lead safe work practices: Assumes minor demolition is needed- i.e. not a full gut.	1	EA	\$ 259.00	\$ 284.90
<b>03. Landscaping &amp; Fence</b>				
<b>04. Concrete and Foundation</b>				
<b>05. Masonry</b>				
<b>06. Framing</b>				
Basic interior wall framing: <b>Straighten walls and ceiling, fur out as needed, provide and install backers for rock and accessories</b>	1	EA	\$ 878.40	\$ 966.24
<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>				
<b>14. Plumbing</b>				
Plumbing permit	1	EA	\$ 329.84	\$ 362.82
Provide and install pedestal sink. Classic. <u>Allowance \$450.00</u>	1	EA	\$ 818.40	\$ 900.24
Provide and install sink faucet. Classic. <u>Allowance \$250.00</u>	1	EA	\$ 558.00	\$ 613.80
Provide and install shower pan. <u>Allowance \$300.00</u>	1	EA	\$ 731.60	\$ 804.76
Provide and install shower faucet, diverter, controller. <u>Classic. Allowance \$250.00</u>	1	EA	\$ 657.20	\$ 722.92
Provide and install toilet. <u>Classic. Allowance \$350.00</u>	1	EA	\$ 657.20	\$ 722.92
Basement bathroom rough-in - Base Price (Includes check valve and back flow preventer).	1	EA	\$ 3,720.00	\$ 4,092.00
<b>15. HVAC</b>				
Mechanical permit	1	EA	\$ 148.80	\$ 163.68
Install new vent fan and vent to the exterior (fan not included)	1	EA	\$ 446.40	\$ 491.04
Add air supply duct to bathroom	1	EA	\$ 434.00	\$ 477.40
<b>16. Electrical</b>				
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath).	1	EA	\$ 694.40	\$ 763.84
Provide and install sconces on sides of mirror (2/ea). Classic. Allowance \$150.00	1	EA	\$ 341.00	\$ 375.10
<b>17. Insulation</b>				
Basic Bath Insulation - Supply and install R-15 recycled jean batts with poly, foam window (if required) and foam ceiling/floor penetrations to code	1	EA	\$ 306.40	\$ 337.04
<b>18. Drywall</b>				
Provide and install 1/2" Drywall on walls and ceilings with smooth finish	264	SF	\$ 992.00	\$ 1,091.20
Provide and install dens shield backer behind tile surround.	1	EA	\$ 210.80	\$ 231.88
<b>19. Tile &amp; Stone</b>				

Ceramic tile backer on floor	40 SF	\$	271.24	\$	298.36
Provide and install ceramic tile on floor. Classic <u>Allowance: \$6.84/SF</u>	40 SF	\$	830.81	\$	913.90
Provide and install ceramic tile on 5'-0" shower surround to ceiling. <u>Allowance: \$4.00/SF</u>	121 SF	\$	637.67	\$	701.44
Provide and install ceramic tile niche for tub/shower surround. <u>Tile cost in the SF above</u>	1 EA	\$	238.20	\$	262.02
Ceramic tile floor threshold.	1 EA	\$	56.90	\$	62.59
<b>20. Millwork, Doors, Hardware</b>					
Install new bathroom door ( <a href="#">Click to browse for doors</a> )	1 EA	\$	465.00	\$	511.50
Install bathroom millwork (base, shoe, one side of door and window casing). Moderate = 2 1/4" profile casing with basic base. <i>Add \$3/lf for additional base molding install. Includes standard profile.</i>	1 EA	\$	446.40	\$	491.04
<b>21. Cabinetry, Countertops &amp; Appliances</b>					
Provide and install recessed medicine cabinet (includes mirror and all hardware). Classic - Bayer, custom size, white.	1 EA	\$	682.00	\$	750.20
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$5.00/ea</u>	3 EA	\$	27.92	\$	30.72
Provide and install linen cabinet. Custom - TBD	2 LF	\$	971.60	\$	1,068.76
Meet delivery, unload, and unpack cabinets.	1 EA	\$	51.80	\$	56.98
<b>22. Specialties</b>					
Provide bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic. Allowance \$60.00.</u>	1 EA	\$	74.40	\$	81.84
Provide and install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	68.42	\$	71.12
Install accessories in drywall/plaster	3 EA	\$	77.70	\$	85.47
Install accessories in tile.	1 EA	\$	51.80	\$	56.98
<b>23. Flooring</b>					
<b>24. Painting &amp; Decorating</b>					
Prime and painting ceilings using non-toxic zero VOC Mythic Paint.	40 SF	\$	111.60	\$	122.76
Prime and paint walls using non-toxic zero VOC Mythic Paint.	224 SF	\$	499.97	\$	549.96
Prime and enamel or stain one door, and baseboard / casing - Moderate & Classic using non-toxic zero VOC Mythic Paint.	1 EA	\$	384.40	\$	422.84
<b>25. Clean Up &amp; Debris Removal</b>					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	40 SF	\$	207.20	\$	227.92
6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	260.40	\$	286.44
Subtotal		\$	20,446.98	\$	22,422.53
<b>26. Project Management</b>		\$	1,635.97	\$	1,799.57
<b>27. Administrative, Financing Fees, and Sales Tax</b>		\$	734.52	\$	807.97
<b>28. Designer Oversight</b>		\$	306.75	\$	337.42
<b>29. Overhead &amp; Profit</b>		\$	2,862.95	\$	3,149.25
<b>Grand Total**</b>		\$	25,987.17	\$	28,516.74

**\*\*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**

**2.5%\*                    \$**

**681.30**

**Total Project Cost with All**

**Cash Discount                    \$ 25,305.87    \$ 27,835.44**

\*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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