

Bathroom Add to Basement

Address:

City, State, Zip:



Project Description:

Date: 10/26/2017

Project Description: Add plumbing and back flow preventer for basement bathroom. 40 SF bathroom includes wall framing, shower surround and fixtures. Also includes light/fan combination, vanity light fixture, recessed medicine cabinet and bath accessories. Electric to code. Insulation, sheetrock, millwork, flooring, painting, clean-up and debris removal.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 806.00	\$ 886.60
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 900.00	\$ 900.00
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	\$ 349.00	\$ 383.90
Bathroom demolition of work area to EPA lead safe work practices. Assumes minor demolition is needed i.e. not a full gut. Remove flooring down to concrete and base/drywall from adjacent room for new doorway to bathroom.	1	EA	\$ 512.00	\$ 563.20
<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. We also use the most expensive and sensitive tape when taping prep to the floor, walls, or trim. If it is a bad or old finish, there is a small chance that it may peel some of the existing finish off. Any additional repairs will be an additional charge and dealt with in a non-chargeable change order</div>	1	EA	\$ -	\$ -
03. Landscaping & Fence				
04. Concrete & Foundation				
05. Masonry				
06. Framing				
Basic interior wall framing: Straighten walls & ceiling, fur out as needed, furnish & install backers for rock & accessories	1	EA	\$ 273.60	\$ 300.96
Frame a recessed medicine cabinet	1	EA	\$ 152.80	\$ 168.08
Interior wall framing (materials & labor)	24	LF	\$ 516.48	\$ 568.13
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
Furnish & install basement glass block windows - No larger than 3'-0"x2'-0"	1	EA	\$ 472.00	\$ 519.20
14. Plumbing				
Plumbing permit	1	EA	\$ 287.68	\$ 316.45
Furnish & install pedestal sink; Classic <u>sink allowance \$450.00/ea</u>	1	EA	\$ 880.40	\$ 968.44
Furnish & install sink faucet; <u>Sink faucet allowance \$250.00/ea</u>	1	EA	\$ 589.00	\$ 647.90
Furnish & install standard height fiberglass shower surround; <u>Shower surround allowance \$650.00/ea</u>	1	EA	\$ 1,512.80	\$ 1,664.08
Furnish & install shower faucet, diverter & controller; <u>Shower faucet package allowance \$250.00/set</u>	1	EA	\$ 713.00	\$ 784.30
Furnish & install toilet; Classic <u>toilet allowance \$350.00/ea</u>	1	EA	\$ 669.60	\$ 736.56

Basement bathroom rough-in (base price); includes check valve & back flow preventer	1 EA	\$	4,712.00	\$	5,183.20
15. HVAC					
Mechanical permit	1 EA	\$	148.80	\$	163.68
Install new bathroom vent fan & vent to the exterior	1 EA	\$	520.80	\$	572.88
Add air supply duct to bathroom	1 EA	\$	496.00	\$	545.60
16. Electrical					
Electrical Permit	1 EA	\$	136.40	\$	150.04
Bathroom price for electrical (Includes GFI Outlet to code, new switches & wiring in bath). Furnish and install bath fan. <u>.\$80 allowance.</u>	1 EA	\$	1,029.20	\$	1,132.12
Furnish & install wall sconces on sides of mirror; <u>Fixture allowance \$150.00/set</u>	1 EA	\$	409.20	\$	450.12
17. Insulation					
Exterior walls 3" 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>	40 SF	\$	396.80	\$	436.48
Rim joists 2" 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>	5 LF	\$	93.00	\$	102.30
18. Drywall					
Furnish & install 1/2" drywall on walls and overlay ceilings with smooth finish.	264 SF	\$	1,054.00	\$	1,159.40
Drywall or plaster patch	2 EA	\$	210.80	\$	231.88
19. Tile & Stone					
Furnish & install ceramic tile backer on floor	30 SF	\$	162.00	\$	178.20
Furnish & install tile on floor; <u>Classic tile allowance: \$6.87/SF 184 SF MAX</u>	30 SF	\$	770.76	\$	847.84
Furnish & install ceramic tile floor threshold	1 EA	\$	63.00	\$	69.30
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. Add \$3/lf for additional base molding install. Includes standard profile.	1 EA	\$	604.00	\$	664.40
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	1 EA	\$	408.00	\$	448.80
21. Cabinetry, Countertops & Appliances					
Furnish and install recessed medicine cabinet (includes all hardware). Stock. <u>Allowance of \$250.00.</u>	1 EA	\$	500.00	\$	550.00
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	4 EA	\$	50.08	\$	55.09
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$	211.20
Furnish and install Waypoint linen cabinet. Custom - TBD	2 LF	\$	946.40	\$	1,041.04
22. Specialties					
Furnish and install bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic. Allowance \$60.00.</u> Install included for 3 items.	1 EA	\$	170.40	\$	187.44
Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	124.41	\$	124.41
23. Flooring					
24. Painting & Decorating					
Prime and painting ceilings using non-toxic zero VOC Paint.	40 SF	\$	88.96	\$	97.86
Prime and paint walls using non-toxic zero VOC Paint.	224 SF	\$	426.50	\$	469.15
Prime and enamel or stain one side of door, (1) double-hung window, and baseboard / casing - Moderate & Classic using non-toxic zero VOC Paint.	1 EA	\$	676.20	\$	743.82
25. Clean Up & Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	40 SF	\$	128.00	\$	140.80
6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	248.00	\$	272.80
26. Project Management					
27. Administrative Fees					
28. Designer Oversight					
29. Overhead & Profit					
Grand Total**		\$	29,626.79	\$	32,487.02

****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	\$	740.67			
2.5%* - Low total					
Check or Cash Discount	\$	812.18	Total Project Cost with All Cash	\$ 28,886.12	\$ 31,674.85
2.5%* - High total			Discount		

*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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