

Bathroom Addition

Address:

City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: 40 SF main floor addition on insulated crawl space that contains newly added 3/4 bathroom. Includes James Hardie pre finished fiber cement siding, aluminum soffit and 30 year architectural shingles. Bathroom includes electrical, insulation, sheetrock, tile, millwork, tile shower, flooring, plumbing fixtures, vanity/top and linen cabinet, light/fan combination, painting, vanity light fixture, surface mount medicine cabinet, accessories and clean-up debris removal.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 1,488.00	\$ 1,636.80
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 1,800.00	\$ 1,800.00
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	\$ 413.00	\$ 454.30
Demolition of work area to EPA lead safe work practices: Demo exterior wall, overhang and roofing as needed. Remove existing base/sheetrock and framing in existing room of house where addition being added.	1	EA	\$ 1,920.00	\$ 2,112.00
Furnish & install tarps in areas where roof(s) is/are being removed	1	EST DAY	\$ 239.60	\$ 263.56
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas	1	EA	\$ 126.00	\$ 138.60
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				
Sod & seed 250 sf of lawn	1	EA	\$ 558.00	\$ 613.80
04. Concrete & Foundation				
Excavation for crawl space footings 42" deep	18	LF	\$ 558.00	\$ 613.80
Footings	18	LF	\$ 892.80	\$ 982.08
Block Walls - Foundation with 42" frost depth & 4 courses above grade	18	LF	\$ 2,232.00	\$ 2,455.20
Insulate exterior of crawl space walls	1	EA	\$ 434.00	\$ 477.40
Cut Foundation For Access Panel	1	EA	\$ 434.00	\$ 477.40
05. Masonry				
06. Framing				
Exterior wall framing. <u>Includes 1/2" OSB sheathing.</u> (materials & labor)	18	LF	\$ 810.36	\$ 891.40
Addition floor framing. <u>Includes 3/4" T&G plywood subfloor.</u> (materials & labor)	40	SF	\$ 660.80	\$ 726.88
Interior wall framing (materials & labor)	20	LF	\$ 430.40	\$ 473.44
Remove exterior LOAD BEARING wall & frame doorway, cased opening, or arch. Includes new headers for the support of the floor above.	1	EA	\$ 1,142.00	\$ 1,256.20
Frame a roof with truss construction. <u>Includes 1/2" OSB, "H" clips @ 24" O.C.</u> - (materials & labor)	60	SF	\$ 758.40	\$ 834.24
09. Roofing, Flashing, Gutters				
Roofing - Furnish & install architectural designer timberline asphalt shingles	60	SF	\$ 744.00	\$ 818.40
Furnish & install leaf free gutters	10	LF	\$ 372.00	\$ 409.20
10. Exterior Trim, Porches & Decks				
Furnish & install Miratec exterior window & door trim (5/4x6)	20	LF	\$ 164.00	\$ 180.40
11. Siding, Soffit, and Fascia				

Demo siding in affected areas	160 SF	\$	409.60	\$	450.56
Furnish & install 1 layer Tyvek house wrap	220 SF	\$	195.36	\$	214.90
Siding - Hardie fiber cement board siding	220 SF	\$	2,728.00	\$	3,000.80
Soffits & Fascia - Aluminum	24 LF	\$	595.20	\$	654.72
12. Exterior Doors & Trim					
13. Windows					
Furnish & install new vinyl full frame window in new window opening; <u>Window allowance \$350.00/ea</u>	1 EA	\$	707.60	\$	778.36
14. Plumbing					
Plumbing permit	1 EA	\$	245.52	\$	270.07
Furnish and install an undermount vanity sink <u>Sink Allowance: \$120.00</u>	1 EA	\$	409.20	\$	450.12
Furnish & install sink faucet; <u>Sink faucet allowance \$250.00/ea</u>	1 EA	\$	589.00	\$	647.90
Furnish & install a finished drain for a tiled shower pan and hook-up drain; Drain will be kohler square model #K-9136-G Brushed Chrome unless otherwise specified. <u>Drain Allowance: \$90.00</u>	1 EA	\$	446.40	\$	491.04
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
New full bathroom rough-in (base price)	1 EA	\$	4,216.00	\$	4,637.60
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
Relocate supply air or return air vent	1 EA	\$	496.00	\$	545.60
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	\$	1,029.20	\$	1,132.12
Furnish & install above mirror light fixture; <u>Fixture allowance \$65.00/ea</u>	1 EA	\$	192.20	\$	211.42
Allowance to move other electrical for addition. No new panel or subpanel or disconnect/reconnect of electrical to meter.	40 SF	\$	496.00	\$	545.60
17. Insulation					
R-44 Blown fiberglass insulation with poly in the new attic rafters	60 SF	\$	148.80	\$	163.68
R-19 Insulation batts with poly	144 SF	\$	160.70	\$	176.77
24" OC vent chutes - attic rafters	18 LF	\$	133.92	\$	147.31
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>	18 LF	\$	446.40	\$	491.04
18. Drywall					
Furnish & install 1/2" drywall on walls and overlay ceilings with smooth finish.	208 SF	\$	1,054.00	\$	1,159.40
19. Tile & Stone					
Furnish & install ceramic tile backer on floor	30 SF	\$	162.00	\$	178.20
Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	90 SF	\$	353.52	\$	388.87
Furnish & install ceramic tile on floor; Classic <u>tile allowance: \$7.00/SF</u> 184 SF MAX	30 SF	\$	770.76	\$	847.84
Furnish & install ceramic tile shower surround for shower (3-sides) <u>Tile allowance: \$4.00/SF</u> 104 SF MAX	90 SF	\$	2,778.30	\$	3,056.13
Furnish & install Corian corner shelves in shower	1 EA	\$	53.60	\$	58.96
Furnish & install custom tiled shower floor (includes pouring base, waterproofing, & tile install); includes \$10/SF tile allowance; Recommended to chose tile 3x3 or smaller to allow for slope.	15 SF	\$	1,171.45	\$	1,288.60
20. Millwork, Doors, Hardware					
Furnish and install bathroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 back band casing with larger base. Add \$3/lf for additional base molding install. Includes standard profiles.	1 EA	\$	742.40	\$	816.64
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
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material. Patch in room adjacent to bathroom.	40 SF	\$	276.00	\$	303.60
21. Cabinetry, Countertops & Appliances					
Furnish and install recessed medicine cabinet (includes all hardware). Custom - TBD	2 LF	\$	957.00	\$	1,052.70
Furnish and install stock bathroom vanity and hardware. <u>\$450.00 Allowance</u>	0 EA	\$	-	\$	-
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	0 EA	\$	-	\$	-

Furnish and install linen cabinet. Custom - TBD	2 LF	\$	1,219.20	\$	1,341.12
Furnish and install Waypoint bathroom vanity.	4 LF	\$	880.96	\$	969.06
Custom - Granite countertops will be installed. Stock or remnant.	4 LF	\$	694.40	\$	763.84
22. Specialties					
Furnish and install bathroom accessories.- 24" towel bar, towel ring & toilet paper holder. <u>Custom.</u> <u>Allowance \$150.00.</u>	1 EA	\$	282.00	\$	310.20
OPTION: Furnish & install grab bar in shower. Classic: Kohler K11390-S "Transitional"	2 EA	\$	260.33	\$	260.33
Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	124.41	\$	124.41
Framed glass sliding door for shower. Alumax model 650s, clear glass, 3/8" glass, silver finish. Includes install.	1 EA	\$	686.92	\$	755.61
23. Flooring					
Floor transitions. Moderate.	1 EA	\$	44.40	\$	48.84
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 two sides of door, and baseboard / casing - Moderate & Classic using non-toxic zero VOC Paint.	1 EA	\$	676.20	\$	743.82
Basic stain, seal, sand, and varnish or enamel of casing up to 4". Touch ups in room adjacent to bath.	40 SF	\$	198.40	\$	218.24
Exterior Painting - paint new siding/trim.	1 EA	\$	992.00	\$	1,091.20
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
St. Paul Daily street use permit for dumpster - Charged per day. <u>Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too.</u> If dumpster can be placed on driveway or lawn this can cost can be saved.	30 Day	\$	240.00	\$	240.00
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	409.20	\$	450.12
26. Project Management					
		\$	3,836.29	\$	4,219.91
27. Administrative Fees					
		\$	1,554.37	\$	1,709.81
28. Designer Oversight					
		\$	719.30	\$	791.23
29. Overhead & Profit					
		\$	6,713.50	\$	7,384.85
Grand Total**		\$	60,777.02	\$	66,612.25

****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	\$	1,519.43			
2.5%* - Low total					
Check or Cash Discount	\$	1,665.31	Total Project Cost with All Cash	\$	59,257.60
2.5%* - High total			Discount	\$	64,946.95

*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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