### Bathroom Remodel Moderate - Gut to Studs Address City, State, Zip





## **Project Description:**

Date: 1/3/2017

Bathroom Remodel: 35sf bathroom gutted to the studs. Bathroom remodel to include new insulation, sheetrock, electrical, bath fan and venting, plumbing fixtures, pedestal sink, tub/shower surround, marmoleum floor, millwork, wall mount medicine cabinet, accessories, painting, and clean-up and debris removal.

	Qty.	Unit	Low To	otal	High	Total
01. Permits and Design						
Permit		1 EA	\$	682.00	\$	750.20
Design & Planning Process See Design & Planning Agreement for Details.		1 EA	\$	600.00	\$	600.00
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.		1 EA	\$	329.00	\$	361.90
Bathroom demolition of work area to EPA lead safe work practices: Demo existing walls to the studs. Demo existing floor to the sub-floor. Demo existing cabinets, accessories, tub & trim, mirror, and accessories. Existing ceiling to remain and get new sheetrock overlaid.		1 EA	\$	1,091.50	\$	1,200.65
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	_					
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	\$	256.10	\$	281.71
09. Roofing, Flashing, Gutters						
10. Exterior Trim, Porches & Decks						
11. Siding, Soffit, and Fascia						
12. Exterior Doors & Trim						
13. Windows						
14. Plumbing						
Plumbing permit		1 EA	\$	329.84	\$	362.82
Furnish & install pedestal sink; Sink allowance \$250.00/ea		1 EA	\$	632.40	\$	695.64
Furnish & install sink faucet; Sink faucet allowance moderate \$150.00/ea		1 EA	\$	465.00	\$	511.50
Furnish & install 5' acrylic tub & surround; Tub surround allowance moderate \$650.00		1 EA	\$	1,643.00	\$	1,807.30
Furnish & install tub waste and overflow		1 EA	\$	241.80	\$	265.98
Furnish & install shower faucet, diverter & controller; <u>Shower faucet package allowance. Moderate</u> <u>\$150.00</u>		1 EA	\$	527.00	\$	579.70
Furnish & install toilet; Toilet allowance. Moderate \$250.00		1 EA	\$	545.60		600.16
Move tub drain, vent, & water supply piping rough-ins about 2 feet when installing new tub		1 EA	\$	992.00	\$	1,091.20
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
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 bath fan: Panasonic, WhisperValue 80 CFM, FV08VS1, low profile, white		1 EA	\$	1,029.20	\$	1,132.12

17. Eva 5       5	Furnish & install wall sconces on sides of mirror; Fixture allowance \$150.00/set	1 EA	\$ 409.20	\$ 450.12
Basic Bath Insulation - Furnish & install R-13 batt insulation in exterior walls & 4mil poly, foam window       1 EA       \$       295.30       \$       3322.63 <b>18. Dryvall</b> Furnish & install 1/2" drywall on walls and overlay ceilings with smooth finish       147 SF       \$       \$       \$       954.80 <b>19. The &amp; Stone 30111100000000000000000000000000000000</b>		1 EA	\$ -	\$ -
(if required) & foam ceiling/floor penetrations to code18. Drywall Furnish & install 1/2° drywall on walls and overlay ceilings with smooth finish147 SFS\$668.00S954.8019. Tile & Stone LA" profile casing with basic base. Add \$30f for additional base molding install. Includes standard profile.1 EAS\$495.10S\$544.6114.10° profile casing with basic base. Add \$30f for additional base molding install. Includes standard profile.1 EAS276.00S303.6023. Cabinetry, Countertops & Appliances Furnish and install bathroom accessories - 24" towel bar, towel ring & toilet paper holder. Moderate1 EAS102.90S1179.19Allowance \$50.001 EAS100.55S1179.19\$119.91S119.91S119.9123. Flooring Furnish & install undrehyment (based on 1/4° plywood) for vinyl, cark, or other flooring requiring a smooth underlayment. Purnish and install Mamoleum sheet goods.24 SFS410.05S46.0924. SPFS410.64S2272.69S44.58458.3024. SPFS110.62S55.95S2272.69S24.59Purnish and install Mamoleum sheet goods.24 SFS210.62S458.3024. Classic using non-toxic zero VOC Paint. Prime and paint wall suing non-toxic zero VOC Paint.152 SFS2272.69S229.90Prime and paint walls using non-toxic zero VOC Paint. Prime and paint wall suing non-toxic zero VOC Paint.1 EAS <t< td=""><td>17. Insulation</td><td></td><td></td><td></td></t<>	17. Insulation			
Furnish & install 1/2" drywall on walls and overlay ceilings with smooth finish       147 SF       \$       868.00       \$       954.80         9. Tile & Stone Durft & Conser, Hardware       Furnish & install bathroom millwork (base, shoe, one side of door and window casing). Moderate = 2 L <sup>47</sup> profile casing with basic base. Add SMT for additional base molding install. Includes standard profile.       IEA       S       495.10       \$       544.61         21. Obstituting, Countertops & Appliance       Termish and install bathroom accessories - 24" towel bar, towel ring & toilet paper holder. Moderate = 1       IEA       \$       27.000       \$       303.00         23. Specialties       Termish & install underlayment (based on 1/4" plywood) for vinyl, cork, or other flooring requiring a smooth underlayment.       1EA       \$       100.56       \$       110.62         23. Horing       Purnish & install underlayment (based on 1/4" plywood) for vinyl, cork, or other flooring requiring a smooth underlayment.       124 SF       \$       100.56       \$       110.62         24. Horing & Decorating       IEA       \$       41.00       \$       40.00       \$       40.00       \$       40.00       \$       40.00       \$       40.00       \$       40.00       \$       40.00       \$       40.00       \$       40.00       \$       40.00       \$       40.00       \$       40.00		1 EA	\$ 293.30	\$ 322.63
<ul> <li>19. Tile &amp; Stone</li> <li>20. Millwork, Dors, Hardware</li> <li>Furnish &amp; install bathroom millwork (base, shoe, one side of door and window casing). Moderate = 2 1/4" profile casing with basic base. Add SMf for additional base molding install. Includes standard profile.</li> <li>21. Cabinetry, Countertops &amp; Appliances</li> <li>Furnish and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00</li> <li>1 EA \$ 276.00 \$ 303.60</li> <li>23. Specialties</li> <li>Purnish and install bathroom accessories - 24" towel bar, towel ring &amp; toilet paper holder. Moderate</li> <li>Allowance 560.00.</li> <li>Furnish &amp; install calco shower curtain rod. Finish: Polished Chrome</li> <li>1 EA \$ 119.91 \$ 119.91</li> <li>23. Flooring</li> <li>Furnish &amp; install underlayment (based on 1/4" plywood) for vinyl, cork, or other flooring requiring a smooth underlayment.</li> <li>Floor transitions. Moderate.</li> <li>I EA \$ 41.90 \$ 46.09</li> <li>Furnish A install manoleum sheet goods.</li> <li>24 SF \$ 100.56 \$ 110.62</li> <li>Prime and painting ceilings using non-toxic zero VOC Paint.</li> <li>Prime and paint walls using non-toxic zero VOC Paint.</li> <li>Prime and paint mone skeet goods.</li> <li>25. Clean Up &amp; Debris Removal</li> <li>C Lassic using non-toxic zero VOC Paint.</li> <li>Dispotal and clean-up - remove all site prep, wipe down and broom sweep area.</li> <li>35 SF \$ 103.25 \$ 103.25 \$ 103.25 \$ 113.58</li> <li>10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum</li> <li>1 EA \$ 406.20 \$ 446.82</li> <li>Subtotal</li> <li>Subtotal<td>18. Drywall</td><td></td><td></td><td></td></li></ul>	18. Drywall			
20. Millwork, Doors, HardwareI.E.A.<	Furnish & install 1/2" drywall on walls and overlay ceilings with smooth finish	147 SF	\$ 868.00	\$ 954.80
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& Classic using non-toxic zero VOC Paint.       Subset of the second secon	Prime and paint walls using non-toxic zero VOC Paint.	152 SF	\$ 272.69	\$ 299.96
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10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum       1 EA       \$ 406.20       \$ 446.82         Subtotal       \$ 14,837.90       \$ 16,249.70         26. Project Management       \$ 1,187.03       \$ 1,305.74         27. Administrative, Financing Fees, and Sales Tax       \$ 441.52       \$ 485.67         28. Designer Oversight       \$ 222.57       \$ 244.83         29. Overhead & Profit       \$ 2,077.31       \$ 2,285.04	25. Clean Up & Debris Removal			\$ -
Subtotal       \$       14,837.90       \$       16,249.70         26. Project Management       \$       1,187.03       \$       1,305.74         27. Administrative, Financing Fees, and Sales Tax       \$       441.52       \$       485.67         28. Designer Oversight       \$       222.57       \$       244.83         29. Overhead & Profit       \$       2,077.31       \$       2,285.04	Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	35 SF	\$ 103.25	\$ 113.58
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28. Designer Oversight       \$ 222.57 \$ 244.83         29. Overhead & Profit       \$ 2,077.31 \$ 2,285.04	26. Project Management		\$ 1,187.03	\$ 1,305.74
<b>29. Overhead &amp; Profit</b> \$ 2,077.31 \$ 2,285.04	27. Administrative, Financing Fees, and Sales Tax		\$ 441.52	\$ 485.67
	28. Designer Oversight		\$ 222.57	\$ 244.83
Grand Total** \$ 18,766.32 \$ 20,570.97	29. Overhead & Profit		\$ 2,077.31	\$ 2,285.04
	Grand Total**		\$ 18,766.32	\$ 20,570.97

#### **\*\*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	\$ 469.16		
2.5%* - Low total			
Check or Cash Discount	\$ 514.27 Total Project Cost with All Cash \$ 18,29	97.17 \$	20,056.69
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.

### **Custom Design Showrooms**



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Minneapolis, MN 55419

P) 612-789-8509



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