

Kitchen Addition

Address:

City, State, Zip:

**Project Description:****Date: 1/3/2017**

Project Description: Add an 18' x 6' addition (108 SF) to kitchen and dining room over a crawl space. Includes James Hardie pre-finished fiber cement siding, aluminum soffit and 30 year architectural shingles. The addition will enlarge the kitchen and dining room. Includes removing the wall to adjacent room and installing arch or cased opening. Provide and install 18 linear feet of Chelsea custom wood cabinets, Cambria quartz countertops and undermount double-bowl porcelain sink with single-lever faucet. Includes ventilation system, built-in microwave, appliance install and custom lighting. Includes installing two custom size wood insert type replacement windows, 2 new windows and 1 new patio door in the addition. Add hardwood flooring. Finish with the tile backsplash, painted walls, trim and ceiling. Appliances supplied by owner.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 3,042.00	\$ 3,346.20
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 3,300.00	\$ 3,300.00
Have a surveyor locate and mark all 4 property corners with new monuments and draw a full site plan, showing existing buildings, driveway, sidewalks, patios, large trees, etc.	1	EA	\$ 1,053.00	\$ 1,158.30
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	\$ 343.75	\$ 378.13
Kitchen demolition of work area to EPA lead safe work practices: Removal of existing kitchen flooring, countertops, cabinets, sink, and faucet. Gut walls to studs. Gut ceiling to studs. Remove windows and discard. Also gut dining wall where walls being removed and dining room flooring.	1	EA	\$ 1,920.00	\$ 2,112.00
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas	1	EA	\$ 122.50	\$ 134.75
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-chargable change order	1	EA	\$ -	\$ -
03. Landscaping & Fence				
04. Concrete & Foundation				
Excavation for crawl space footings 42" deep	30	LF	\$ 421.20	\$ 463.32
Footings	30	LF	\$ 1,123.20	\$ 1,235.52
Pier Footings - 12" X42" with 18" bell	0	EA	\$ 0.00	\$ 0.00
Block Walls - Foundation with 42" frost depth & 4 courses above grade	30	LF	\$ 3,159.00	\$ 3,474.90
Flat concrete work. 4" slab (sidewalks).	80	SF	\$ 795.60	\$ 875.16
Insulate exterior of crawl space walls	1	EA	\$ 409.50	\$ 450.45
Cut Foundation For Access	1	EA	\$ 409.50	\$ 450.45
05. Masonry				
06. Framing				
Patch in subfloor as needed for mechanical rough-ins/up to new addition.	72	SF	\$ 361.30	\$ 397.43
Basic interior wall framing: Straighten walls & ceiling, fur out as needed, furnish & install backers for rock & accessories	1	EA	\$ 270.80	\$ 297.88

2x2 Fur wall and/or ceiling framing (materials & labor)	160 SF	\$	456.40	\$	502.04
Exterior wall framing. <u>Includes 1/2" OSB sheathing.</u> (materials & labor)	30 LF	\$	1,328.55	\$	1,461.41
Addition floor framing. <u>Includes 3/4" T&G plywood subfloor</u> (materials & labor)	108 SF	\$	1,761.48	\$	1,937.63
Interior wall framing (materials & labor)	6 LF	\$	191.88	\$	211.07
Remove interior NON-LOAD BEARING wall & frame doorway, cased opening, or arch	1 EA	\$	762.50	\$	838.75
Remove exterior LOAD BEARING walls & frame doorway, cased opening, or arch. Includes new headers for the support of the floor above.	1 EA	\$	1,444.50	\$	1,588.95
Frame a roof with truss construction. <u>Includes 1/2" OSB, "H" clips @ 24" O.C.</u> - (materials & labor)	108 SF	\$	1,334.88	\$	1,468.37
09. Roofing, Flashing, Gutters					
Roofing - Furnish & install architectural designer timberline asphalt shingles	200 SF	\$	1,053.00	\$	1,158.30
Furnish & install leaf free gutters	40 LF	\$	444.60	\$	489.06
10. Exterior Trim, Porches & Decks					
Furnish & install Miratec exterior window & door trim (5/4x6)	96 LF	\$	767.04	\$	843.74
11. Siding, Soffit, and Fascia					
Demo siding in affected areas	200 SF	\$	512.00	\$	563.20
Furnish & install 1 layer Tyvek house wrap	324 SF	\$	283.18	\$	311.49
Siding - Hardie fiber cement board siding	324 SF	\$	3,790.80	\$	4,169.88
Soffits & Fascia - Aluminum	40 LF	\$	936.00	\$	1,029.60
12. Exterior Doors & Trim					
Furnish & install new 6' sliding glass vinyl patio door; <u>Door allowance: \$650.00/set</u>	1 EA	\$	1,557.75	\$	1,713.53
13. Windows					
Furnish & install new custom clad/wood replacement window sash kit; <u>Sash replacement kit allowance \$490.00/ea</u>	2 EA	\$	1,577.40	\$	1,735.14
Furnish & install new clad/wood full frame window in new window opening; <u>Window allowance \$550.00/ea</u>	2 EA	\$	1,828.60	\$	2,011.46
14. Plumbing					
Plumbing permit	1 EA	\$	311.22	\$	342.34
Kitchen: re-plumb kitchen & move rough-in locations	1 EA	\$	1,872.00	\$	2,059.20
Furnish & install kitchen sink; <u>Sink allowance \$700.00/ea</u>	1 EA	\$	1,228.50	\$	1,351.35
Furnish & install kitchen sink faucet; <u>Sink faucet allowance \$500.00/ea</u>	1 EA	\$	795.60	\$	875.16
Supply and install a counter top mounted, air gap, for the dishwasher. <u>Allowance: \$25.00</u> NOTE: Required by code ofr all full kitchen remodels. Not required if existing cabinets stay in place and is only a counter top swap out.	1 EA	\$	87.75	\$	96.53
Furnish & install new water line to the refrigerator	1 EA	\$	380.25	\$	418.28
Furnish & install new gas line to the range or relocate existing gas line	1 EA	\$	643.50	\$	707.85
Furnish & install Insinkerator Evolution Compact ¾ hp garbage disposal.	1 EA	\$	444.60	\$	489.06
15. HVAC					
Mechanical permit	1 EA	\$	140.40	\$	154.44
Relocate supply air or return air vent	1 EA	\$	468.00	\$	514.80
Vent kitchen hood up to 300 CFM	1 EA	\$	643.50	\$	707.85
Addition ductwork	108 SF	\$	631.80	\$	694.98
16. Electrical					
Kitchen price for electrical; includes demo & rewiring of space to code, under cabinet lights, & \$700.00 allowance for light fixtures	1 EA	\$	4,095.00	\$	4,504.50
Finished addition price for electrical	108 SF	\$	442.26	\$	486.49
Relocate electrical service mast	1 EA	\$	1,404.00	\$	1,544.40
Furnish & install new electric panel. 150 Amp - 20 circuit panel	1 EA	\$	1,872.00	\$	2,059.20
17. Insulation					
R-44 Blown fiberglass insulation with poly in the new attic rafters	150 SF	\$	263.25	\$	289.58
R-19 Insulation batts with poly	192 SF	\$	202.18	\$	222.39
R-13 Insulation batts with poly	128 SF	\$	119.81	\$	131.79
24" OC vent chutes - attic rafters	30 LF	\$	122.85	\$	135.14
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>	30 LF	\$	351.00	\$	386.10
18. Drywall					
Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	980 SF	\$	2,855.03	\$	3,140.54

19. Tile & Stone

Furnish & install tile backsplash; Classic tile allowance \$12.00/SF	36 SF	\$	1,645.27	\$	1,809.80
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20. Millwork, Doors, Hardware

Kitchen millwork (Base, shoe, casing, stool, apron)	1 EA	\$	1,539.50	\$	1,693.45
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	108 SF	\$	718.74	\$	790.61

21. Cabinetry, Countertops & Appliances

Knobs and pulls will be installed on all cabinet doors and drawers. Allowance: \$7.00/ea	36 EA	\$	433.08	\$	476.39
Furnish and install pantry cabinet. Custom - TBD	2 LF	\$	1,157.60	\$	1,273.36
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$	211.20
Furnish Chelsea custom base cabinet. Includes install.	18 LF	\$	8,123.40	\$	8,935.74
Furnish Chelsea custom upper cabinets. Includes install.	18 LF	\$	6,494.40	\$	7,143.84
Classic - Quartz natural stone countertops will be installed.	28 LF	\$	5,733.00	\$	6,306.30
Dishwasher: Electricians are to get a plug installed on it BEFORE plumbers install. Plumbers are to do final hook-ups, leveling, attaching, and testing.	1 Note	\$	210.60	\$	231.66
Microwave Vented: CBR to install vented microwaves. Venting into cabinet and to exterior by HVAC Trade Partner. CBR to do final hook-ups to venting in cabinet.	1 EA	\$	139.70	\$	153.67
Refrigerator - Water: CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up.	1 EA	\$	274.25	\$	301.68
Range: Dual fuel free standing: Electrician to install plug (if needed). Plumber to move to hole, do gas hook-up, install, level, and install anti tip range.	1 EA	\$	251.55	\$	276.71

22. Specialties**23. Flooring**

Furnish & install custom wood thresholds (oak or maple stained & finished to match).	1 EA	\$	119.40	\$	131.34
Install and finish hardwood floors.	324 SF	\$	4,928.04	\$	5,420.84
Flush vents 4x12 will be installed.	2 EA	\$	117.00	\$	128.70

24. Painting & Decorating

Prime and painting ceilings using non-toxic zero VOC Paint.	324 SF	\$	711.50	\$	782.65
Prime and paint walls using non-toxic zero VOC Paint.	656 SF	\$	1,230.66	\$	1,353.72
Basic stain, seal, sand, and varnish or enamel of casing up to 4', base molding.	240 SF	\$	842.40	\$	926.64
Exterior Painting - new siding only and exterior trim.	1 EA	\$	2,340.00	\$	2,574.00
Paint new back door using non-toxic zero VOC Paint.	1 EA	\$	351.00	\$	386.10

25. Clean Up & Debris Removal

Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	324 SF	\$	622.08	\$	684.29
30 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	485.55	\$	534.11

26. Project Management**27. Administrative Fees****28. Designer Oversight****29. Overhead & Profit**

	\$	6,446.20	\$	7,090.82
	\$	2,618.00	\$	2,879.80
	\$	1,208.66	\$	1,329.53
	\$	11,280.86	\$	12,408.94

Grand Total**

	\$	116,350.85	\$	127,655.93
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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.**

Check or Cash Discount	\$	2,908.77	
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2.5%* - Low total

Check or Cash Discount	\$	3,191.40	Total Project Cost with All Cash	\$	113,442.07	\$	124,464.53
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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