

Second Story Addition 1000 SF

Address:

City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: Add a 1000 SF second story addition which includes 3 bedrooms and 1 bathroom. Add ducting to HVAC system to supply addition and all electrical wiring to code. Includes James Hardie pre-finished fiber cement siding on entire home, aluminum soffit and 30 year architectural shingles. Includes 8 3X4 foot double hung insulated clad-wood windows, mohawk carpeted floors, painted drywall on walls and ceiling and painted trim. Bathroom is 5' X 8' feet. Includes "classic" style finishes with tile tub/shower unit, standard white toilet, wood vanity with solid-surface countertop, tile flooring and mirrored recessed medicine cabinet. All trim, walls and ceiling to be painted. Add exhaust fan and lighting to bathroom. Assumes new stairs are stacked over stairs to the basement.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 3,390.00	\$ 3,729.00
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 6,000.00	\$ 6,000.00
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	\$ 596.75	\$ 656.43
Demolition of work area to EPA lead safe work practices. Demo exterior walls, overhang and roof structure as needed. Remove flooring down to subfloor.	1	EA	\$ 3,840.00	\$ 4,224.00
Furnish & install tarps in areas where roof(s) is/are being removed Estimated Days	1	EST DAY	\$ 165.70	\$ 182.27
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas	1	EA	\$ 120.50	\$ 132.55
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	1	EA	\$ -	\$ -
03. Landscaping & Fence				
04. Concrete & Foundation				
05. Masonry				
Extend Chimney. <u>Option not included. Add approx. \$3500.00</u>	0	SF	\$ 0.00	\$ 0.00
06. Framing				
Exterior wall framing. <u>Includes 1/2" OSB sheathing. (materials & labor)</u>	130	LF	\$ 5,702.45	\$ 6,272.70
Addition floor framing. <u>Includes 3/4" T&G plywood subfloor (materials & labor)</u>	1000	SF	\$ 10,730.00	\$ 11,803.00
Interior wall framing (materials & labor)	150	LF	\$ 3,129.00	\$ 3,441.90
Stair framing (Materials & labor) Includes stair framing & pine, paint grade treads & risers, 36" wide	14	Treads	\$ 2,393.30	\$ 2,632.63
Frame a roof with truss construction. <u>Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials & labor)</u>	1200	SF	\$ 10,392.00	\$ 11,431.20
09. Roofing, Flashing, Gutters				
Roofing - Furnish & install architectural designer timberline asphalt shingles	1200	SF	\$ 6,102.00	\$ 6,712.20
Furnish & install leaf free gutters	108	LF	\$ 1,159.38	\$ 1,275.32
10. Exterior Trim, Porches & Decks				
Furnish & install Miratec exterior window & door trim (5/4x6)	180	LF	\$ 1,416.60	\$ 1,558.26

11. Siding, Soffit, and Fascia

Furnish & install 1 layer Tyvek house wrap	1230 SF	\$	1,065.18	\$	1,171.70
Siding - Hardie fiber cement board siding	1230 SF	\$	13,899.00	\$	15,288.90
Soffits & Fascia - Aluminum	150 LF	\$	1,695.00	\$	1,864.50

12. Exterior Doors & Trim**13. Windows**

Furnish & install new clad/wood full frame window in new window opening; <u>Window allowance \$550.00/ea</u>	8 EA	\$	7,125.60	\$	7,838.16
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14. Plumbing

Plumbing permit	1 EA	\$	262.16	\$	288.38
Furnish and install an undermount vanity sink <u>Sink Allowance: \$120.00</u>	1 EA	\$	372.90	\$	410.19
Furnish & install sink faucet; <u>Sink faucet allowance \$250.00/ea</u>	1 EA	\$	536.75	\$	590.43
Furnish & install 5' cast iron tub; <u>Tub allowance \$500.00/ea</u>	1 EA	\$	1,540.50	\$	1,694.55
Furnish & install tub waste and overflow	1 EA	\$	220.35	\$	242.39
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	\$	406.80	\$	447.48
Furnish & install shower faucet, diverter & controller; <u>Shower faucet package allowance \$250.00/set</u>	1 EA	\$	649.75	\$	714.73
Furnish & install toilet; <u>Toilet allowance \$350.00/ea</u>	1 EA	\$	610.20	\$	671.22
New full bathroom rough-in (base price)	1 EA	\$	3,842.00	\$	4,226.20

15. HVAC

Mechanical permit	1 EA	\$	135.60	\$	149.16
Install new bathroom vent fan & vent to the exterior	1 EA	\$	474.60	\$	522.06
Addition ductwork	960 SF	\$	4,339.20	\$	4,773.12
Furnish & install new furnace & A/C	1 EA	\$	7,345.00	\$	8,079.50

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	\$	937.90	\$	1,031.69
Furnish & install above mirror light fixture; <u>Allowance \$100.00</u>	4 EA	\$	858.80	\$	944.68
Furnish & install wall sconces on sides of mirror; <u>Fixture allowance \$150.00/set</u>	1 EA	\$	372.90	\$	410.19
Finished addition price for electrical	960 SF	\$	3,796.80	\$	4,176.48
Relocate electrical service mast	1 EA	\$	1,356.00	\$	1,491.60
Furnish & install new electric panel. 150 Amp - 20 circuit panel	1 EA	\$	1,808.00	\$	1,988.80

17. Insulation

R-44 Blown fiberglass insulation with poly in the new attic rafters	1000 SF	\$	1,356.00	\$	1,491.60
R-19 Insulation batts with poly	1230 SF	\$	1,250.91	\$	1,376.00
24" OC vent chutes - attic rafters	80 LF	\$	316.40	\$	348.04
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>	130 LF	\$	403.98	\$	444.37

18. Drywall

Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	4440 SF	\$	10,034.40	\$	11,037.84
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19. Tile & Stone

Furnish & install ceramic tile backer on floor	40 SF	\$	211.60	\$	232.76
Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	64 SF	\$	244.35	\$	268.79
Furnish & install tile on floor; Ceramic <u>tile allowance: \$7.00/SF</u> 184 SF MAX	40 SF	\$	924.52	\$	1,016.97
Furnish & install ceramic tile on 5'-0" tub/shower surround to ceiling; <u>Tile allowance: \$4.00/SF</u>	64 SF	\$	2,099.36	\$	2,309.30
Furnish & install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u>	0 SF	\$	0.00	\$	0.00
Furnish & install tiled niche in tub/shower area; Note - tile cost in the SF above	1 EA	\$	284.25	\$	312.68
Furnish & install ceramic tile floor threshold	1 EA	\$	60.25	\$	66.28

20. Millwork, Doors, Hardware

Classic prehung interior doors (5) (Style: 2-Panel poplar mission stick, 1-panel poplar mission, 1-panel poplar ogee, 2-panel poplar ogee, 2-panel primed ogee, 6-panel raised poplar, 6-panel raised primed) Based on 32" doors, Includes labor & material	4 EA	\$	1,815.20	\$	1,996.72
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Classic bypass (1-Panel poplar mission, 2-panel maple mission, 1-panel poplar ogee, 2-panel maple ogee, 2-panel poplar ogee, 2-panel raised poplar, 6-panel raised primed, 6-panel raised maple) Based on 5'-0" doors, Includes labor & material Assumes drywall jamb. Add \$60 in material and 1 hr labor to create a wood jamb	3 EA	\$	1,740.00	\$	1,914.00
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	1000 SF	\$	6,515.00	\$	7,166.50
Maple handrail for the staircase 16'-0"	1 EA	\$	233.45	\$	256.80
Wire closet organizational system	12 LF	\$	406.80	\$	447.48
21. Cabinetry, Countertops & Appliances					
Furnish and install recessed medicine cabinet (includes all hardware). <u>Allowance \$150.00.</u>	2 LF	\$	612.00	\$	673.20
Furnish and install stock bathroom vanity and hardware. <u>\$600.00 Allowance</u>	1 EA	\$	854.00	\$	939.40
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	6 EA	\$	70.50	\$	77.55
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$	211.20
Classic - Quartz natural stone countertops will be installed.	5 LF	\$	988.75	\$	1,087.63
22. Specialties					
Furnish bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic. Allowance \$75.00.</u> Install included for 3 items.	1 EA	\$	180.75	\$	198.83
Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	118.48	\$	118.48
23. Flooring					
Mohawk Smart Strand Carpet and pad will be installed.	960 SF	\$	5,695.20	\$	6,264.72
24. Painting & Decorating					
Prime and painting ceilings using non-toxic zero VOC Paint.	1000 SF	\$	2,180.00	\$	2,398.00
Prime and paint walls using non-toxic zero VOC Paint.	3440 SF	\$	4,740.32	\$	5,214.35
Basic stain, seal, sand, and varnish or enamel of base molding up to 4".	1000 SF	\$	2,260.00	\$	2,486.00
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides.</u> INCLUDES CASING OF THE UNIT	7 EA	\$	1,977.50	\$	2,175.25
Basic stain, seal, sand, and varnish or enamel on interior side of window, <u>one side.</u> INCLUDES CASING/TRIM OF THE UNIT	8 EA	\$	1,672.40	\$	1,839.64
Stain match	1 EA	\$	169.50	\$	186.45
Exterior Painting - Paint siding and trim	1 EA	\$	5,650.00	\$	6,215.00
25. Clean Up & Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	1000 SF	\$	1,920.00	\$	2,112.00
30 Yard roll-off dumpster - 10 ton maximum	2 EA	\$	937.90	\$	1,031.69
26. Project Management					
27. Administrative Fees					
28. Designer Oversight					
29. Overhead & Profit					
Grand Total**		\$	205,769.67	\$	225,734.78

****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 \$ 5,144.24

2.5%* - Low total

Check or Cash Discount \$ 5,643.37

2.5%* - High total

Total Project Cost with All Cash \$ 200,625.42 \$ 220,091.41
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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