

Name
 Address
 City, State, Zip



Project Description:

Date: 10/6/2014

Project description: Add a second floor addition. 500 SF including 2 bedrooms and a bathroom. Add ducting to HVAC system to supply addition; electrical wiring to code. Includes (8) 3'x5' double-hung insulated clad-wood windows, Mohawk carpeted floors, painted drywall on walls and ceiling, and painted trim. Bathroom: 5'x8'- Includes Castle classic finishes- tub, tile walls in tub/shower, standard white toilet, wood vanity with solid-surface countertop, tile flooring, recessed medicine cabinet, painted trim, exhaust fan. Bedrooms: Includes closets, carpet, painted walls, ceiling, and trim; general and spot lighting. Assumes new stairs are stacked over stairs to the basement.

	Qty.	Unit	Low Total	High Total
01. Permits				
Permit	1	EA	\$ 3,652.37	\$ 4,017.61
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 3,800.00	\$ 3,800.00
02. Site Prep & Demolition				
Site Prep (Includes floor protection, poly curtain walls, and delivery of tools/equipment and set up of job site). Place yard sign and order dumpster.	1	EA	\$ 294.00	\$ 323.40
Demolition of work area to EPA lead safe work practices: Demo exterior wall, overhang, rafters, and roofing as needed.	500	SF	\$ 6,475.00	\$ 7,122.50
Furnish & installing tarps in areas where roof(s) is/are being removed.	1	EA	\$ 165.60	\$ 182.16
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.	0	EA	\$ 40.38	\$ 44.42
03. Landscaping & Fence				
04. Concrete and Foundation				
05. Masonry				
Brick/Stone- Extend Chimney per code. Option not included, add \$3500.00	0	SF	\$ -	\$ -
06. Framing				
Addition floor framing (Materials & labor)	500	SF	\$ 7,440.00	\$ 8,184.00
Interior wall framing (Materials & labor).	160	LF	\$ 2,777.60	\$ 3,055.36
Remove exterior load bearing walls. Includes new headers for the support of the floor above.	1	EA	\$ 1,178.00	\$ 1,295.80
Exterior wall framing (Materials & labor)	90	LF	\$ 2,901.60	\$ 3,191.76
Stair framing (Materials & labor) Includes stair framing and pine, paint grade treads and risers, 36" wide	14	Treads	\$ 885.36	\$ 973.90
Frame a roof - truss construction (materials and labor)	600	SF	\$ 4,718.40	\$ 5,190.24
09. Roofing, Flashing, Gutters				
Roofing Materials & Labor for 3-Tab asphalt shingles.	800	SF	\$ 5,952.00	\$ 6,547.20
Labor and Materials for leaf free gutters.	60	LF	\$ 632.40	\$ 695.64
10. Exterior Trim, Porches & Decks				
Miratec Window and Door Trim 5/4"x6" (Labor & Material)	160	LF	\$ 829.31	\$ 912.24
11. Siding, Soffit, and Fascia				
Install 1 layer of tyvek house wrap	1120	SF	\$ 458.30	\$ 504.13
Siding - Hardie cement board siding.	870	SF	\$ 8,630.40	\$ 9,493.44
Soffits & Fascia - Aluminum	140	LF	\$ 2,604.00	\$ 2,864.40
12. Exterior Doors & Trim				
13. Windows				
Provide and install a clad/wood full frame window in new window opening - Window specs TBD. Allowance \$550.00 for standard size window.	8	EA	\$ 7,096.00	\$ 7,805.60
14. Plumbing				
Plumbing permit	1	EA	\$ 372.00	\$ 409.20

Provide and install bathroom sink in cabinet. <u>Allowance \$125.00</u>	1 EA	\$	390.60	\$	429.66
Provide and install sink faucet. Moderate. <u>Allowance \$130.00</u>	1 EA	\$	409.20	\$	450.12
Provide and install sink faucet. Classic. <u>Allowance \$250.00</u>	1 EA	\$	558.00	\$	613.80
Provide and install 5' cast iron tub. Classic. <u>Allowance \$500.00</u>	1 EA	\$	1,457.00	\$	1,602.70
Provide and install shower faucet, diverter, controller. <u>Classic. Allowance \$250.00</u>	1 EA	\$	657.20	\$	722.92
Provide and install toilet. <u>Classic. Allowance \$350.00</u>	1 EA	\$	657.20	\$	722.92
New Bathroom Rough-In Base Price	1 EA	\$	3,472.00	\$	3,819.20
15. HVAC					
Mechanical permit	1 EA	\$	148.80	\$	163.68
Install new vent fan and vent to the exterior	1 EA	\$	446.40	\$	491.04
Addition ductwork. (note- option not included to extend chimney flu- add \$600.00)	500 SF	\$	3,100.00	\$	3,410.00
16. Electrical					
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath).	1 EA	\$	694.40	\$	763.84
Provide and install sconces on sides of mirror (2/ea). Classic. Allowance \$150.00	1 EA	\$	341.00	\$	375.10
Supply bath fan. Classic - Panasonic, WhisperValue Lite 80 CFM with light, FV08VSL1, white.	1 EA	\$	354.45	\$	389.90
Finished 2nd floor price for electrical	500 SF	\$	2,170.00	\$	2,387.00
Relocate electrical service mast	1 EA	\$	992.00	\$	1,091.20
Supply and install new electric panel. 150 Amp - 20 circuit panel.	1 EA	\$	1,984.00	\$	2,182.40
Lighting fixtures- Included Allowance \$1200	1 EA	\$	1,488.00	\$	1,636.80
17. Insulation					
R-44 Blown fiberglass insulation with poly in the new attic rafters	600 SF	\$	639.84	\$	703.82
R-19 Insulation batts with poly	1120 SF	\$	944.38	\$	1,038.82
24" OC vent chutes - attic rafters	140 LF	\$	173.60	\$	190.96
Rim joists 2" spray foam insulation	90 LF	\$	530.10	\$	583.11
18. Drywall					
1/2" Drywall on walls and ceilings with smooth or knock-down finish	2220 SF	\$	5,780.88	\$	6,358.97
19. Tile & Stone					
Ceramic tile backer on floor	40 SF	\$	271.24	\$	298.36
Provide and install dens shield backer behind tile surround.	1 EA	\$	210.80	\$	231.88
Provide and install ceramic tile on floor. Classic <u>Allowance: \$8.00/SF</u>	40 SF	\$	888.35	\$	977.19
Provide and install ceramic tile on 5'-0" tub/shower surround to ceiling. <u>Allowance: \$4.00/SF</u>	64 SF	\$	1,787.68	\$	1,966.45
Provide and install ceramic tile niche for tub/shower surround. <u>Tile cost in the SF above</u>	1 EA	\$	238.20	\$	262.02
Provide and install Corian corner shelves in shower.	2 EA	\$	96.22	\$	105.84
Ceramic tile floor threshold.	1 EA	\$	56.90	\$	62.59
20. Millwork, Doors, Hardware					
Install bathroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 backband casing with larger base. <u>Add \$3/lf for additional base molding install. Includes standard profiles.</u>	1 EA	\$	644.80	\$	709.28
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	\$	1,884.80	\$	2,073.28
Classic bipass (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	2 EA	\$	1,215.20	\$	1,336.72
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	500 SF	\$	2,945.00	\$	3,239.50
Maple post to post newel 48"	1 EA	\$	80.60	\$	88.66
Maple square top baluster	1 EA	\$	10.23	\$	11.25
Maple gooseneck assembly	1 EA	\$	180.73	\$	198.80
Maple handrail plowed along the top of staircase 16'-0"	1 EA	\$	193.89	\$	213.28
Maple handrail for the staircase 16'-0"	1 EA	\$	190.96	\$	210.06
Provide and install closet shelf and rod in bedroom closets	2 EA	\$	202.80	\$	223.08
21. Cabinetry, Countertops & Appliances					
Provide and install recessed medicine cabinet (includes mirror and all hardware). Classic - Bayer, custom size, white.	1 EA	\$	682.00	\$	750.20
Provide and install stock bathroom vanity (up to 5'-0") and hardware. <u>\$550.00 Allowance</u>	1 EA	\$	868.00	\$	954.80
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$5.00/ea</u>	5 EA	\$	46.54	\$	51.19
Meet delivery, unload, and unpack cabinets.	1 EA	\$	155.40	\$	170.94
Classic - Quartz natural stone countertops will be installed.	5 LF	\$	1,085.00	\$	1,193.50

22. Specialties

Provide bathroom accessories - 24" towel bar, towel ring & toilet paper holder. Classic Allowance

\$60.00.	1 EA	\$	111.60	\$	122.76
Install accessories in drywall/plaster	3 EA	\$	77.70	\$	85.47

23. Flooring

Mohawk Smart Strand Carpet and pad will be installed.

	460 SF	\$	2,852.00	\$	3,137.20
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Floor transitions	1 EA	\$	62.00	\$	68.20
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24. Painting & Decorating

Prime and painting ceilings using non-toxic zero VOC Mythic Paint.

	500 SF	\$	1,395.00	\$	1,534.50
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Prime and paint walls using non-toxic zero VOC Mythic Paint.	2000 SF	\$	4,464.00	\$	4,910.40
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Basic stain, seal, sand, and varnish or enamel of casing up to 4" and base and windows.	500 SF	\$	2,480.00	\$	2,728.00
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Basic stain, seal, sand, and varnish or enamel on interior doors	6 EA	\$	691.92	\$	761.11
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Stain match	1 EA	\$	93.00	\$	102.30
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25. Clean Up & Debris Removal

Disposal and clean-up - remove all site prep, wipe down and broom sweep area.

	460 SF	\$	714.84	\$	786.32
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30 Yard roll-off dumpster - 10 ton maximum in driveway	2 EA	\$	1,190.40	\$	1,309.44
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Subtotal		\$	116,359.58	\$	127,615.54
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26. Project Management

	\$	10,575.11	\$	11,632.62
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27. Administrative Fees

	\$	2,690.82	\$	2,959.90
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28. Designer Oversight

	\$	1,614.49	\$	1,775.94
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29. Overhead & Profit

	\$	15,068.57	\$	16,575.42
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Grand Total**

	\$	146,308.56	\$	160,559.41
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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

2.5%* \$

3,835.85

Total Project Cost with All

Cash Discount \$ 142,472.71 \$ 156,723.57

*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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