

## Attic Finish with Shed Dormer

Sample Address

Saple City, State, Zip



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### Project Description:

Date: 9/26/2014

Add a shed dormer to existing unfinished attic to create a 600 SF finished attic. Space to contain two 12-by-13 bedrooms and a 5-by-7 bathroom with tile shower, luxury vinyl flooring and plumbing fixtures. Includes 26 foot shed dormer, six new windows, and storage space under the eaves. Insulate and sheetrock the ceiling and walls. Finish space with painted millwork, carpeted floors and a new ballustrade around the existing stairs. Mechanical to include HVAC run to new space, lighting and outlets to code and plumbing rough ins.

	Qty.	Unit	Low Total	High Total
<b>01. Permits</b>				
Permit	1	EA	\$ 2,864.40	\$ 3,150.84
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 2,434.00	\$ 2,434.00
<b>02. Site Prep &amp; Demolition</b>				
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	\$ 397.60	\$ 437.36
Assumes existing attic is unfinished; demo will be to remove roof structure and framing for the shed dormer.	364	SF	\$ 3,205.38	\$ 3,525.92
<b>03. Landscaping &amp; Fence</b>				
<b>04. Concrete and Foundation</b>				
<b>05. Masonry</b>				
<b>06. Framing</b>				
Patch in subfloor as needed for mechanical rough-ins and at new dormer area floor (materials and labor)	448	SF	\$ 1,854.72	\$ 2,040.19
2x2 Fur ceiling framing (Materials & labor)	600	SF	\$ 1,615.20	\$ 1,776.72
Interior wall framing (Materials & labor).	84	LF	\$ 1,458.24	\$ 1,604.06
Frame a shed dormer roof - stick framed (materials and labor)	364	SF	\$ 3,051.05	\$ 3,356.15
Install new 1 3/4" X 11 7/8" LVL ridge beam (materials and labor)	28	LF	\$ 817.04	\$ 898.74
Sheet a new roof with 1/2" OSB with "H" clips and typical 24" O.C. roof framing	364	SF	\$ 1,734.10	\$ 1,907.51
<b>09. Roofing, Flashing, Gutters</b>				
Roofing Tear Off - 1 Layer	392	SF	\$ 486.08	\$ 534.69
Roofing Materials & Labor for architectural designer timberline asphalt shingles.	125	SF	\$ 620.00	\$ 682.00
Roofing Materials & Labor for flat rubber membrane EPDM .60 mil roof.	300	SF	\$ 2,232.00	\$ 2,455.20
Labor and Materials for leaf free gutters.	38	LF	\$ 565.44	\$ 621.98
<b>10. Exterior Trim, Porches &amp; Decks</b>				
<b>11. Siding, Soffit, and Fascia</b>				
Install 1 layer of tyvek house wrap on	280	SF	\$ 114.58	\$ 126.03
Siding - Hardie cement board siding.	490	SF	\$ 4,860.80	\$ 5,346.88
Soffits & Fascia - Aluminum	48	LF	\$ 952.32	\$ 1,047.55
<b>12. Exterior Doors &amp; Trim</b>				
<b>13. Windows</b>				
Provide and install a clad/wood replacement sash kit - Window specs TBD. <u>Allowance \$400.00 for custom size sash replacement window kit.</u>	2	EA	\$ 1,313.00	\$ 1,444.30
Provide and install a clad/wood full frame window in new window opening - Window specs TBD. <u>Allowance \$550.00 for standard size window.</u>	4	EA	\$ 3,548.00	\$ 3,902.80
<b>14. Plumbing</b>				
Provide and install pedestal sink. Classic. <u>Allowance \$450.00</u>	1	EA	\$ 818.40	\$ 900.24
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
<b>15. HVAC</b>					
Mechanical permit	1 EA	\$	148.80	\$	163.68
Install new vent fan and vent to the exterior (fan not included)	1 EA	\$	446.40	\$	491.04
Attic remodel ducting - 2-bed rooms, hallway, and bathroom; 700 sq.ft. Assumes existing furnace has appropriate capacity.	1 EA	\$	2,914.00	\$	3,205.40
<b>16. Electrical</b>					
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). <u>Classic. Allowance \$150.00</u>	1 EA	\$	341.00	\$	375.10
Supply bath fan. Moderate - Panasonic, WhisperValue 80 CFM, FV08VS1, low profile, white.	1 EA	\$	285.14	\$	313.65
Finished attic bedroom price for electrical- No bathroom included	1 EA	\$	1,984.00	\$	2,182.40
Lighting fixture allowance.	1 EA	\$	310.00	\$	341.00
<b>17. Insulation</b>					
R-19 Insulation batts with poly at new	280 SF	\$	236.10	\$	259.71
R-13 Insulation batts with poly at existing end walls and knee walls	350 SF	\$	368.90	\$	405.79
1-1/2 Story houses sloped ceilings 5" spray foam insulation	600 SF	\$	3,906.00	\$	4,296.60
<b>18. Drywall</b>					
1/2" Drywall on walls and ceilings with smooth or knock-down finish	2375 SF	\$	6,184.50	\$	6,802.95
Drywall or plaster patch at main floor for mechanical chases	2 EA	\$	223.20	\$	245.52
<b>19. Tile &amp; Stone</b>					
Provide and install dens shield backer behind tile surround.	1 EA	\$	210.80	\$	231.88
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 bullnose tile. <u>TBD. \$4.00/pc tile allowance included.</u>	14 LF	\$	231.84	\$	255.02
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.	1 EA	\$	48.11	\$	52.92
Ceramic tile floor threshold.	1 EA	\$	56.90	\$	62.59
<b>20. Millwork, Doors, Hardware</b>					
Install bathroom millwork (base, shoe, one side of door and window casing). Moderate = 2 1/4" profile casing with basic base. <i>Add \$3/lf for additional base molding install. Includes standard profile.</i>	1 EA	\$	446.40	\$	491.04
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	3 EA	\$	1,190.40	\$	1,309.44
Moderate bypass doors (Flush hollow core birch, flush solid core birch, 1-panel primed mission, 2-panel poplar mission, 2-panel primed mission, 2-panel primed ogee, 2-panel raised primed, 6-panel raised poplar) Based on 5'-0" doors, Includes labor & material	2 EA	\$	868.00	\$	954.80
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	600 SF	\$	2,046.00	\$	2,250.60
Maple post to post newel 48"	4 EA	\$	322.40	\$	354.64
Maple square top baluster	24 EA	\$	245.52	\$	270.07
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
Wire closet organizational system	16 LF	\$	595.20	\$	654.72
<b>21. Cabinetry, Countertops &amp; Appliances</b>					
Provide and install recessed medicine cabinet (includes mirror and all hardware). <u>Classic - Bayer, custom size, white.</u>	1 EA	\$	682.00	\$	750.20
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$5.00/ea</u>	4 EA	\$	37.23	\$	40.96
Provide and install linen/pantry cabinet. <u>Custom - TBD</u>	2 LF	\$	971.60	\$	1,068.76
Meet delivery, unload, and unpack cabinets.	1 EA	\$	155.40	\$	170.94
<b>22. Specialties</b>					
Provide bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic. Allowance \$60.00.</u>	1 EA	\$	74.40	\$	81.84
Provide and install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	68.42	\$	71.12
Install accessories in drywall/plaster	3 EA	\$	77.70	\$	85.47
<b>23. Flooring</b>					
Provide and install underlayment (based on 1/4" plywood) for vinyl, cork, or other flooring requiring a smooth underlayment.	35 SF	\$	75.95	\$	83.55

Provide and install luxury vinyl tile on floor. Moderate - Mannington Adura Non-grouted. Allowance \$4.50 sf	35 SF	\$	340.69	\$	374.76
Floor transitions. Moderate.	2 EA	\$	124.00	\$	136.40
Moderate carpet and pad will be installed. \$2.00 sf Allowance	560 SF	\$	2,430.40	\$	2,673.44

**24. Painting & Decorating**

Prime and painting ceilings using non-toxic zero VOC Mythic Paint.	200 SF	\$	558.00	\$	613.80
Prime and paint walls using non-toxic zero VOC Mythic Paint.	2175 SF	\$	4,045.50	\$	4,450.05
Prime and enamel or stain both side of doors, double-hung windows, and casing - Moderate & Classic using non-toxic zero VOC Mythic Paint.	1 EA	\$	1,116.00	\$	1,227.60
Painting balustrades using non-toxic zero VOC Mythic Paint.	1 EA	\$	310.00	\$	341.00
Basic stain, seal, sand, and varnish or enamel of base up to 4"	600 SF	\$	517.82	\$	569.61

**25. Clean Up & Debris Removal**

Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	600 SF	\$	932.40	\$	1,025.64
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	520.80	\$	572.88
Subtotal		\$	81,496.79	\$	89,398.92

**26. Project Management**

**27. Administrative Fees**

**28. Designer Oversight**

**29. Overhead & Profit**

\$	6,519.96	\$	7,171.95
\$	2,037.49	\$	2,241.24
\$	1,222.49	\$	1,344.74
\$	11,409.93	\$	12,550.92

**Grand Total\*\***

\$	102,686.66	\$	112,707.78
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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%\* \$

2,692.43

**Total Project Cost with All**

Cash Discount

\$ 99,994.23 \$ 110,015.34

\*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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