

Attic Master Suite
 Sample Address
 Sample City, State, Zip



Project Description:

Date: 9/26/2014

Convert an unfinished attic space to a 25' x 15' foot bedroom that includes a 5' x 7' bathroom with a tiled shower, luxury vinyl floor and updated Classic fixtures. Includes two new windows, storage space under the eaves. Insulation and drywall finish of walls and ceilings, trim will be painted and flooring to be carpeting. Stairs will remain but will get a rail and baluster around the stairwell. Mechanicals to include HVAC extended into the new space, electrical wiring and lighting to code and plumbing for new bathroom.

	Qty.	Unit	Low Total	High Total
01. Permits				
Permit	1	EA	\$ 1,897.20	\$ 2,086.92
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 1,637.00	\$ 1,637.00
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
Assumes attic is currently unfinished and minimal demo will be required. ADD \$1500 +/- for demo of existing finished space	1	EA	\$ 259.00	\$ 284.90
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.	1	EA	\$ 134.60	\$ 148.06
03. Landscaping & Fence				
04. Concrete and Foundation				
05. Masonry				
06. Framing				
Patch in subfloor as needed for mechanical rough-ins (materials and labor)	64	SF	\$ 430.72	\$ 473.79
2x2 Fur ceiling framing (Materials & labor)	410	SF	\$ 1,103.72	\$ 1,214.09
Interior wall framing (Materials & labor).	148	LF	\$ 2,569.28	\$ 2,826.21
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
Provide and install a clad/wood Ultra pocket window - Window specs TBD. <u>Allowance \$490.00 for custom window.</u>	2	EA	\$ 1,536.20	\$ 1,689.82
14. Plumbing				
Plumbing permit	1	EA	\$ 329.84	\$ 362.82
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
15. HVAC				
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 -bedroom, hallway, and bathroom; 500 sq.ft.	1	EA	\$ 2,666.00	\$ 2,932.60
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 attic price for electrical	375 SF	\$	1,627.50	\$	1,790.25
Lighting fixture allowance. \$TBD	1 EA	\$	372.00	\$	409.20
17. Insulation					
R-13 Insulation batts with poly at knee walls and end walls	365 SF	\$	384.71	\$	423.18
1-1/2 Story houses sloped ceilings 5" spray foam insulation. Note: existing rafter depth will determine final options for spray foam insulation.	425 SF	\$	2,766.75	\$	3,043.43
18. Drywall					
1/2" Drywall on walls and ceilings with smooth or knock-down finish	2198 SF	\$	5,722.29	\$	6,294.52
Patching and skim coating plaster walls / ceilings at main floor for mechanical chase	2 EA	\$	223.20	\$	245.52
19. Tile & Stone					
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 accent tile. TBD. <u>\$15.00/sf tile allowance included.</u>	1 SF	\$	34.14	\$	37.55
Provide bullnose tile. TBD. <u>\$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
20. Millwork, Doors, Hardware					
Install bathroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 backband casing with larger base. <i>Add \$3/lf for additional base molding install. Includes standard profiles.</i>	1 EA	\$	644.80	\$	709.28
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	2 EA	\$	793.60	\$	872.96
Moderate bipass 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	1 EA	\$	434.00	\$	477.40
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	375 SF	\$	1,278.75	\$	1,406.63
Maple post to post newel 48"	4 EA	\$	322.40	\$	354.64
Maple post to post newel 2nd floor 58"	24 EA	\$	2,380.80	\$	2,618.88
Maple square top baluster	1 EA	\$	10.23	\$	11.25
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	8 LF	\$	297.60	\$	327.36
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
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. Custom - TBD	2 LF	\$	971.60	\$	1,068.76
Meet delivery, unload, and unpack cabinets.	1 EA	\$	155.40	\$	170.94
22. Specialties					
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
23. Flooring					
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.	1 EA	\$	62.00	\$	68.20
Moderate carpet and pad will be installed. \$2.00 sf Allowance	340 SF	\$	1,475.60	\$	1,623.16
24. Painting & Decorating					
Prime and painting ceilings using non-toxic zero VOC Mythic Paint.	410 SF	\$	1,143.90	\$	1,258.29
Prime and paint walls using non-toxic zero VOC Mythic Paint.	1788 SF	\$	3,325.68	\$	3,658.25
Prime and enamel or stain doors, double-hung windows and casing - Moderate & Classic using non-toxic zero VOC Mythic Paint.	1 EA	\$	806.00	\$	886.60

Basic stain, seal, sand, and varnish or enamel of casing up to 4"	375 SF	\$	581.25	\$	639.38
25. Clean Up & Debris Removal				\$	-
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	410 SF	\$	637.14	\$	700.85
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	347.20	\$	381.92
Subtotal		\$	53,575.72	\$	58,765.45
26. Project Management		\$	4,286.27	\$	4,714.90
27. Administrative Fees		\$	1,339.46	\$	1,473.41
28. Designer Oversight		\$	803.68	\$	884.04
29. Overhead & Profit		\$	7,500.98	\$	8,251.08
Grand Total**		\$	67,506.11	\$	74,088.88

****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%* \$

1,769.94

Total Project Cost with All

Cash Discount

\$ 65,736.17 \$ 72,318.94

*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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