

Attic Master Suite Finish

Address

City, State, Zip



Project Description:

Attic Master Suite Finish. Accessories and Painting by Owner.

Date: 7/24/2017

	Qty.	Unit	Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 1,488.00	\$ 1,636.80
Design & Planning Process	1	EA	\$ 2,950.00	\$ 2,950.00
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. Includes additional site prep to cover new hardwood floors after install. Includes cleaning of floors of all debris and dust before site prep is installed. Extra precaution to be taken to minimize scratching. Demo non-used range hood vent from attic to roof. All other DEMO INCLUDED IN FRAMING.	1	EA	\$ 730.00	\$ 803.00
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas. Poly wall with zipper doorway will be placed at doorway leading to attic. NOTE: Severe allergies in household. Extra care is to be taken to help minimize dust. Dust will spread into surrounding rooms.	1	EA	\$ 130.00	\$ 143.00
<i>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.</i>	0	EA	\$ -	\$ -
03. Landscaping & Fence				
04. Concrete & Foundation				
05. Masonry				
06. Framing				
Patch in subfloor as needed for mechanical rough-ins at new bathroom.	54	SF	\$ 355.70	\$ 391.27
Frame a recessed medicine cabinet. (full depth of cabinet).	2	EA	\$ 457.60	\$ 503.36
Frame recessed shower niche.				
2x2 Fur wall and ceiling framing for spray foam insulation.	985	SF	\$ 2,984.55	\$ 3,283.01
Note: Existing floor joists 2 x 6.				\$ -

Interior wall framing (materials & labor): Includes all new walls and doorways per plans. Includes 6" wall on North bathroom wall for large medicine cabinet and plumbing. Includes framing for bathroom pocket door and frame. Includes framing bathroom ceiling down to 8'. Includes sistering 3 existing joists below new toilet for waste line. Waste pipe to be exposed in bedroom closet below bedroom. Includes basic framing: Straighten walls & ceiling, fur out as needed, furnish & install backers for rock & accessories and 2x backing for sink. Screw down existing subfloor in attic to remedy squeaking areas as best as possible. Includes framing new window openings for windows at stairs for larger opening to meet egress. Includes 2 x 8 double header.	1 EA	\$	4,980.00	\$	5,478.00
Frame for bookshelf in Northeast dormer.	1 EA	\$	68.00	\$	74.80
East dormer height to remain.	0 EA	\$	-	\$	-
09. Roofing, Flashing, Gutters					
Install Homeowner supplied shingles at new vent and old vent locations.	50 SF	\$	496.00	\$	545.60
10. Exterior Trim, Porches & Decks					
Furnish & install exterior window trim to approximate existing. No painting included.	30 LF	\$	254.40	\$	279.84
11. Siding, Soffit, and Fascia					
12. Exterior Doors & Trim					
13. Windows					
Furnish & install new vinyl pocket window	4 EA	\$	2,120.48	\$	2,332.53
Furnish & install new clad/wood casement window that meets egress & has grids to make it appear as a double hung from the exterior;	2 EA	\$	1,507.68	\$	1,658.45
14. Plumbing					
Plumbing permit	1 EA	\$	310.62	\$	341.68
NOTE: All new plumbing drains and supply lines will be plastic, not copper or galvanized.					
Connect sink drain to integrated cultured marble sink. Includes drain trap. Color: TBD	1 EA	\$	380.68	\$	418.75
Furnish & install sink faucet; <u>Allowance: \$175.00</u>	1 EA	\$	496.00	\$	545.60
Furnish & install 6' tub. Includes waste and overflow. <u>Allowance: \$1,050.00</u>	1 EA	\$	2,232.00	\$	2,455.20
Furnish & install tub filler faucet, valve, trim, and rough-in valve; <u>Allowance: \$200.00</u>	1 EA	\$	589.00	\$	647.90
Furnish & install new toilet; <u>Allowance: \$300.00</u>	1 EA	\$	607.60	\$	668.36
New full bathroom rough-in. Includes new drain, waste, venting and water lines to tub, toilet, sink and faucet.	1 EA	\$	5,208.00	\$	5,728.80
15. HVAC					
Includes mechanical permit. Install new bathroom vent fan & vent to the exterior	1 EA	\$	806.00	\$	886.60
16. Electrical					
Electrical Permit	1 EA	\$	248.00	\$	272.80
Includes 1- hardwired smoke detector and CO detector in basement to meet St Paul code requirement.	1 EA	\$	5,040.60	\$	5,544.66
Furnish & install wall sconces on sides of mirror in bathroom; <u>Allowance: \$260.00/set.</u>					
Finished attic price for electrical; Includes new wiring to code. 13- outlets, 4- 3 way switches, 3- single pole switches, 7- flush mount lights <u>Allowance: \$175</u>					
1- ceiling fan make/model with mounting box: <u>Allowance: \$375.00</u>					
1- pendant to be installed above stairwell with mounting box. <u>Allowance: \$275.00</u>					
Device color: TBD Toggle switch.					
NOTE: Security, doorbell, speakers, TV cables, or phone wiring not included.					
Furnish & install battery operated smoke/CO detector combo in attic.	1 EA	\$	46.44	\$	51.08

NOTE: Battery operated smoke detector and CO by homeowner in remainder of home. Will all need to be functional and placed per code. Code requires each floor have one smoke detector. In addition, any bedroom needs a smoke detector. Also there must be a carbon monoxide detector within 10 feet of each bedroom. **If the rest of the home does not meet the above code, homeowner will be responsible to update or if homeowner prefers, Castle will perform updates and a change order will be issued**"

	0 EA	\$	-	\$	-
Furnish & install electrical baseboard heat. Includes 1- 24" baseboard in bathroom on thermostat. Baseboard Color: TBD	1 EA	\$	248.00	\$	272.80
Furnish & install electrical baseboard heat. Includes 1- 48" baseboard heat under West, 1- 48" baseboard heat under East window and 1- 48" baseboard heat under South windows, and 1- 36" baseboard on Northwest wall (per plan) all on one thermostat. Baseboard Color: TBD.	1 EA	\$	992.00	\$	1,091.20
Furnish bath fan/light combo: Panasonic, Whisper Recessed bath fan with LED light kit.	1 EA	\$	179.80	\$	197.78
Provide and install new 60 AMP subpanel. Note: No additional room on subpanel will remain.	1 EA	\$	1,054.00	\$	1,159.40
17. Insulation					
Ceilings: Nom. 5" closed cell foam R-34 proseal. Foam entire ceiling area to roof deck from plate to peak.	1 EA	\$	10,986.40	\$	12,085.04
Walls: Nom. 3" closed cell foam R-21 proseal. Foam gable walls. Foam CF812 window and door insulation per code. Includes caulk and sealing per code.					
NOTE: hot roof may void the shingle warranty. Confirm with your shingle manufacturer.					
18. Drywall					
Install dens shield tile back for shower surround.	1 EA	\$	299.98	\$	329.98
Skim existing plaster stairwell surface and sand smooth ready for paint.	1 EA	\$	654.72	\$	720.19
Upper level ceilings and walls: Furnish & install 1/2" drywall on ceilings with smooth finish. Includes cartage fee-carry up 4' x 8' sheets for no boom access. Includes corner bead work including straight-flex angles.	1 EA	\$	6,725.46	\$	7,398.01
Install wallboard in attic crawl spaces and tape for fire code only.	1 EA	\$	2,365.92	\$	2,602.51
19. Tile & Stone					
Furnish & install ceramic tile backer on floor	42 SF	\$	237.72	\$	261.49
Furnish & install cement tiles on bathroom floors. Includes sealing tile before grouting. Grout Color: TBD Allowance: \$6.00/sf	42 SF	\$	959.82	\$	1,055.81
Furnish & install ceramic tile on 6'-0" tub/shower surround to ceiling; Grout Color: TBD Allowance: \$3.00/sf	70 SF	\$	2,458.10	\$	2,703.91
Furnish & install 3" bullnose at ends of tub. Grout Color: TBD Allowance: \$2.00/lf	58 LF	\$	161.82	\$	178.00
Millwork baseboard- tile base not included.		\$	-	\$	-
Furnish & install tiled niche in tub/shower area; Note - tile cost in the SF above. Includes 2 tiles x 2 tiles tall of cement tile for inside niche. Approx. height/width 16" x 16". Subway tile to be on top/bottom/sides of niche.	1 EA	\$	303.00	\$	333.30
Furnish & install Corian corner shelves in shower. First shelf to be level with bottom of niche at approx. 36" aff. 2nd shelf to be 12" above at approx. 48" aff.	2 EA	\$	110.80	\$	121.88
Wood threshold included below in flooring. NOTE: There will be elevation difference between hardwoods and the tile floor height.	0 EA	\$	0.00	\$	0.00
20. Millwork, Doors, Hardware					
ATTIC ACCESS: 2 access doors to East attics per plans. Slab door. Paint grade.	2 EA	\$	1,180.00	\$	1,298.00
<u>Allowance: \$325/Door with hardware</u>					

Attic access by stairs: Classic prehung interior doors, 2- panel, paint grade. 18" wide door x 80".	1 EA	\$	590.00	\$	649.00
<u>Allowance: \$325/Door with hardware</u>					
Closet Bifold: Double bifold door on Northeast closet. 2 Panel Primed Stile and Rail door • Panel: Flat • Sticking: Square. 5' x 6'.	1 EA	\$	1,019.00	\$	1,120.90
<u>Allowance: \$600.00/Door with hardware</u>					
Closet bifold: Single bifold door on Northwest closet. Primed 10-Lite French door, Wood Species: paint grade, Style: TBD. 3' x 80".	1 EA	\$	734.00	\$	807.40
<u>Allowance: \$400.00/Door with hardware</u>					
Pocket door: Bathroom pocket door. 2 Panel paint grade Stile and Rail door • Panel: Flat • Sticking: Square . 30" x 80".	1 EA	\$	675.00	\$	742.50
<u>Allowance: \$325.00/Door with hardware</u>					
Base: Classic base molding around finished attic and bathroom. Paint-grade base. Includes base shoe in hardwood areas. Paint grade.	183 LF	\$	2,660.82	\$	2,926.90
Casing: Classic window and door casing. Lamperts 1 x 4 stock MDF. Paint grade.	220 LF	\$	2,926.00	\$	3,218.60
Stairs ledge: Paint grade ledge for top of 1/2 wall at stairs. Includes new 1x 1 trim to go around bottom of ledge and wall.	1 EA	\$	275.40	\$	302.94
Handrail: Paint grade hand rail to code. Style: standard round. Includes mounting brackets. Bracket Finish: TBD	1 EA	\$	315.00	\$	346.50
Closet storage BY HOMEOWNER.		\$	-	\$	-
21. Cabinetry, Countertops & Appliances					
Install HOMEOWNER salvaged medicine cabinet. NOTE: Painting of cabinet BY HOMEOWNER.	1 EA	\$	294.00	\$	323.40
Knobs and pulls will be installed on all cabinet doors and drawers. Hardware	3 EA	\$	23.40	\$	25.74
<u>Allowance: \$3.00/Knob and Pull</u>					
Furnish and install Waypoint bathroom vanity. 36" wide vanity	1 EA	\$	995.34	\$	1,094.88
Furnish and install Waypoint base cabinet, 36" wide.	1 EA	\$	427.60	\$	470.36
6' Cultured marble countertop with integral standard oval sink will be installed. Includes standard marble color at 3/4" thickness.	1 EA	\$	495.15	\$	544.67
22. Specialties					
Bath accessories BY HOMEOWNER.	0 EA	\$	0.00	\$	0.00
Curtain rod BY HOMEOWNER.	0 EA	\$	0.00	\$	0.00
23. Flooring					
Install pre-finished wood.; Style and Color TBD Includes pre-finished nosing at stairs and transition at doors.	1 EA	\$	5,436.69	\$	5,980.36
STAIRS BY HOMEOWNER- to be painted.	0 EA	\$	0.00	\$	0.00
24. Painting & Decorating- BY OWNER.					
ALL PAINTING AND FINISHING BY HOMEOWNER.	0 EA	\$	0.00	\$	0.00
NOTE: Please note that when the homeowner is doing the painting, they are responsible for caulking, filling nail holes, and repairing minor wall and ceiling dings. There will need to be a few rounds of touch-ups, due to the nature of construction, and that falls under the scope of the painter.					
25. Clean Up & Debris Removal				\$	-
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	1 EA	\$	272.00	\$	299.20
Dumpster to be placed in driveway. No sod repair included if dumpster sits on	0 Day	\$	-	\$	-
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	409.20	\$	450.12
Subtotal		\$	80,953.51	\$	88,753.86
26. Project Management		\$	5,504.84	\$	6,055.32
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	2,511.61	\$	2,762.77
28. Designer Oversight		\$	1,032.16	\$	1,135.37
29. Overhead & Profit		\$	9,633.47	\$	10,596.81

Grand Total

\$ 99,635.59 \$ 109,304.14

Check or Cash \$ 2,490.89 \$ 2,732.60 \$ 97,144.70 \$ 106,571.54
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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