

Basement Family Room

Sample

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**Project Description:****Date: 9/26/2014**

Finishing 250SF of basement with a family room space; frame 64 lineal feet of walls, walls & ceiling are painted drywall throughout; insulate exterior walls; painted trim throughout. Includes panel painted MDF doors w. passage locksets; electrical wiring to code; allowance for (6) light fixtures; drain tile system in finished space & wool carpeting on the floor. Also includes egress window. NOTE: assumes existing forced-air heating system is adequate for additional

| | Qty. | Unit | Low Total | High Total |
|--|------|------|-------------|-------------|
| 01. Permits | | | | |
| Permit | 1 | EA | \$ 1,300.83 | \$ 1,430.92 |
| Design and Planning Process -- See Design & Planning Agreement for Details. | 1 | EA | \$ 946.83 | \$ 946.83 |
| 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 | \$ 268.10 | \$ 294.91 |
| Basement demolition of work area to EPA lead safe work practices | 250 | SF | \$ 647.50 | \$ 712.25 |
| 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 | | | | |
| Furnish & install interior draitile & sump basket | 70 | LF | \$ 4,340.00 | \$ 4,774.00 |
| 05. Masonry | | | | |
| 06. Framing | | | | |
| Furnish & install 2x2 fur ceiling framing (Materials & labor) | 250 | SF | \$ 673.00 | \$ 740.30 |
| Furnish & install interior wall framing (Materials & labor). | 64 | LF | \$ 1,111.04 | \$ 1,222.14 |
| 09. Roofing, Flashing, Gutters | | | | |
| 10. Exterior Trim, Porches & Decks | | | | |
| 11. Siding, Soffit, and Fascia | | | | |
| 12. Exterior Doors & Trim | | | | |
| 13. Windows | | | | |
| Furnish & install basement glass block windows - No larger than 3'-0"x2'-0" | 1 | EA | \$ 366.20 | \$ 402.82 |
| Egress window well (Includes excavation, cutting block, corrugated window well, window and install. | 1 | EA | \$ 3,410.00 | \$ 3,751.00 |
| 14. Plumbing | | | | |
| 15. HVAC | | | | |
| Mechanical permit (Always needs to be included) | 1 | EA | \$ 148.80 | \$ 163.68 |
| Furnish & install basement ducting - family room | 1 | EA | \$ 1,984.00 | \$ 2,182.40 |
| 16. Electrical | | | | |
| Furnish & install a battery operated smoke/CO2 detector combo | 1 | EA | \$ 41.58 | \$ 45.74 |
| Finished basement price for electrical | 250 | SF | \$ 930.00 | \$ 1,023.00 |
| Lighting fixture allowance. | 6 | EA | \$ 930.00 | \$ 1,023.00 |
| 17. Insulation | | | | |
| Furnish & install 2" spray foam insulation in rim joists | 35 | LF | \$ 347.20 | \$ 381.92 |
| Furnish & install 2" spray foam insulation in basement energy walls | 280 | SF | \$ 729.12 | \$ 802.03 |
| 18. Drywall | | | | |
| 1/2" Drywall on walls and ceilings with smooth or knock-down finish | 762 | SF | \$ 1,984.25 | \$ 2,182.67 |
| 19. Tile & Stone | | | | |
| 20. Millwork, Doors, Hardware | | | | |
| Furnish & install 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 |
| Furnish & install moderate millwork (Base & casing) Per sq.ft., Includes labor & material | 250 | SF | \$ 852.50 | \$ 937.75 |

21. Cabinetry, Countertops & Appliances

22. Specialties

23. Flooring

| | | | | | |
|---|--------|----|----------|----|----------|
| Furnish & install wool carpet and floor pad | 250 SF | \$ | 3,410.00 | \$ | 3,751.00 |
|---|--------|----|----------|----|----------|

24. Painting & Decorating

| | | | | | |
|---|--------|----|----------|----|----------|
| Prime and paint ceilings using non-toxic zero VOC Mythic Paint. | 250 SF | \$ | 697.50 | \$ | 767.25 |
| Prime and paint walls using non-toxic zero VOC Mythic Paint. | 512 SF | \$ | 1,142.78 | \$ | 1,257.06 |
| Prime and enamel or stain 2 doors, 1 window, and baseboard / casing - Moderate & Classic using non-toxic zero VOC Mythic Paint. | 4 EA | \$ | 1,537.60 | \$ | 1,691.36 |

25. Clean Up & Debris Removal

| | | | | | |
|--|--------|----|-----------|----|-----------|
| Disposal and clean-up - remove all site prep, wipe down and broom sweep area. | 250 SF | \$ | 388.50 | \$ | 427.35 |
| 10 Yard mini roll-off dumpster in driveway- smaller truck for smaller places 2.5 ton maximum | 1 EA | \$ | 347.20 | \$ | 381.92 |
| Subtotal | | \$ | 29,462.74 | \$ | 32,314.33 |

26. Project Management

27. Administrative, Financing Fees, and Sales Tax

28. Designer Oversight

29. Overhead & Profit

| | | | |
|----|----------|----|----------|
| \$ | 2,357.02 | \$ | 2,592.72 |
| \$ | 1,067.59 | \$ | 1,174.35 |
| \$ | 441.94 | \$ | 486.14 |
| \$ | 4,124.78 | \$ | 4,537.26 |

Grand Total**

| | | | |
|----|-----------|----|-----------|
| \$ | 37,454.07 | \$ | 41,104.79 |
|----|-----------|----|-----------|

****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%* \$

981.99

Total Project Cost with All

Cash Discount

\$ 36,472.08 \$ 40,122.81

*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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