

Basement Remodel 500 SFSample
Sample**Project Description:****Date: 9/22/2014**

Finishing 500 sf of basement to create a family room, bathroom and bedroom. Includes framing 150 linear feet of walls. Three glass block windows will be installed. Walls and ceilings are painted drywall throughout; exterior walls are insulated; painted trim throughout. Include solid panel doors with passage locksets. Electrical wiring to code. Family room: Include 8 recessed ceiling light fixtures, three surface mounted fixtures and carpet. Bedroom: Includes new egress window, carpet and closet.

	Qty.	Unit	Low Total	High Total
01. Permits				
Permit	1	EA	\$ 2,070.30	\$ 2,277.33
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 1,636.00	\$ 1,636.00
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	\$ 268.10	\$ 294.91
Basement demolition of work area to EPA lead safe work practices: removal of interior walls, minor finishes.	500	SF	\$ 1,295.00	\$ 1,424.50
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				
2x2 Fur wall framing (Materials & labor)	40	LF	\$ 439.20	\$ 483.12
2x2 Fur ceiling framing (Materials & labor)	500	SF	\$ 1,346.00	\$ 1,480.60
Interior wall framing (Materials & labor).	150	LF	\$ 2,604.00	\$ 2,864.40
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
Basement glass block windows - No larger than 3'-0"x2'-0"	3	EA	\$ 1,098.60	\$ 1,208.46
Egress window well (Includes excavation, cutting block, corrugated window well, window and install.	1	EA	\$ 3,100.00	\$ 3,410.00
14. Plumbing				
Plumbing permit (Always needs to be included)	1	EA	\$ 329.84	\$ 362.82
Provide and install pedestal sink. Moderate. Allowance \$200.00	1	EA	\$ 508.40	\$ 559.24
Provide and install sink faucet. Moderate. Allowance \$130.00	1	EA	\$ 409.20	\$ 450.12
Provide and install 5' acrylic tub and surround. Moderate. Allowance \$600.00	1	EA	\$ 1,581.00	\$ 1,739.10
Provide and install shower faucet, diverter, controller. Classic. Allowance \$250.00	1	EA	\$ 657.20	\$ 722.92
Provide and install toilet. Classic. Allowance \$350.00	1	EA	\$ 657.20	\$ 722.92
Basement bathroom rough-in - Base Price (Includes check valve and back flow preventer).	1	EA	\$ 3,720.00	\$ 4,092.00
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
Basement ducting - bedroom, family room and bathroom.	1	EA	\$ 2,976.00	\$ 3,273.60
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 above mirror light fixture. Moderate. Allowance \$65.00	1	EA	\$ 192.20	\$ 211.42

Supply bath fan. Moderate - Panasonic, WhisperValue 80 CFM, FV08VS1, low profile, white.	1 EA	\$	285.14	\$	313.65
Finished basement price for electrical.	500 SF	\$	1,550.00	\$	1,705.00
Recessed can lights	8 EA	\$	892.80	\$	982.08
Lighting fixture allowance.	1 EA	\$	248.00	\$	272.80
17. Insulation					
1 1/2" thermax rigid board insulation	280 SF	\$	1,388.80	\$	1,527.68
Rim joists 2" spray foam insulation	35 LF	\$	303.80	\$	334.18
18. Drywall					
1/2" Drywall on walls and ceilings with smooth or knock-down finish	1925 SF	\$	5,012.70	\$	5,513.97
19. Tile & Stone					
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 and \$20.00 allowance for hardware.	4 EA	\$	1,686.40	\$	1,855.04
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	460 SF	\$	1,568.60	\$	1,725.46
21. Cabinetry, Countertops & Appliances					
Provide and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	217.00	\$	238.70
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	4 EA	\$	103.60	\$	113.96
23. Flooring					
Provide and install underlayment (based on 1/4" plywood) for vinyl, cork, or other flooring requiring a smooth underlayment.	40 SF	\$	86.80	\$	95.48
Provide and install luxury vinyl tile on floor. Moderate - Mannington Adura Non-grouted. Allowance \$4.50 sf	40 SF	\$	389.36	\$	428.30
Floor transits. Moderate.	1 EA	\$	62.00	\$	68.20
Moderate carpet and pad will be installed. \$2.00 sf Allowance	460 SF	\$	1,996.40	\$	2,196.04
24. Painting & Decorating					
Prime and painting ceilings using non-toxic zero VOC Mythic Paint.	500 SF	\$	1,395.00	\$	1,534.50
Prime and paint walls using non-toxic zero VOC Mythic Paint.	1424 SF	\$	2,207.20	\$	2,427.92
Prime and enamel or stain one side of door, double-hung window, and baseboard / casing - Moderate & Classic using non-toxic zero VOC Mythic Paint.	3 EA	\$	1,153.20	\$	1,268.52
25. Clean Up & Debris Removal				\$	-
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	500 SF	\$	777.00	\$	854.70
20 Yard roll-off dumpster - 10 ton maximum	2 EA	\$	1,041.60	\$	1,145.76
Subtotal		\$	49,465.46	\$	54,244.26
26. Project Management		\$	3,957.45	\$	4,353.20
27. Administrative, Financing Fees, and Sales Tax		\$	1,558.11	\$	1,713.92
28. Designer Oversight		\$	742.02	\$	816.22
29. Overhead & Profit		\$	6,925.54	\$	7,618.10
Grand Total**		\$	62,648.59	\$	68,745.70

****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%* \$

1,642.43

Total Project Cost with All

Cash Discount

\$ 61,006.16 \$ 67,103.27

*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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