

Bathroom Add to Main or 2nd Floor

Address:

City, State, Zip:

**Project Description:****Date: 1/3/2017**

Project Description: Add a bath within existing footprint of home. Add plumbing rough in for new bathroom on main or 2nd floor. 40 SF bathroom includes wall framing, tile tub surround, fixtures, vanity/top, hardware, electrical, insulation, sheetrock, millwork, flooring, painting and clean-up.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 806.00	\$ 886.60
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 1,100.00	\$ 1,100.00
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.	1	EA	\$ 413.00	\$ 454.30
Demolition of work area to EPA lead safe work practices. Minor demo assumed (remove existing base/shoe, flooring to subfloor, sheetrock to studs).	1	EA	\$ 576.00	\$ 633.60
03. Landscaping & Fence				
04. Concrete & Foundation				
05. Masonry				
06. Framing				
Basic interior wall framing: Straighten walls & ceiling, fur out as needed, furnish & install backers for rock & accessories	1	EA	\$ 273.60	\$ 300.96
Frame a recessed medicine cabinet or shower niche	1	EA	\$ 152.80	\$ 168.08
Interior wall framing (materials & labor)	24	LF	\$ 516.48	\$ 568.13
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
Furnish & install glass block window in existing window opening w. 8"x16 "window vent; includes demo of existing window, trim of exterior window, & misc. framing as required	1	EA	\$ 820.00	\$ 902.00
14. Plumbing				
Plumbing permit	1	EA	\$ 287.68	\$ 316.45
Furnish and install an undermount vanity sink <u>Sink Allowance: \$120.00</u>	1	EA	\$ 409.20	\$ 450.12
Furnish & install sink faucet; <u>Sink faucet allowance \$250.00/ea</u>	1	EA	\$ 589.00	\$ 647.90
Furnish & install 5' cast iron tub; <u>Tub allowance \$500.00/ea</u>	1	EA	\$ 1,678.00	\$ 1,845.80
Furnish & install tub waste and overflow	1	EA	\$ 241.80	\$ 265.98
Furnish & install shower faucet, diverter & controller; <u>Shower faucet package allowance \$250.00/set</u>	1	EA	\$ 713.00	\$ 784.30
Furnish & install toilet; <u>Toilet allowance \$350.00/ea</u>	1	EA	\$ 669.60	\$ 736.56
New full bathroom rough-in (base price)	1	EA	\$ 4,216.00	\$ 4,637.60
Additional charge if new cast iron tub is installed on 2nd floor. Piano movers required.	1	EA	\$ 320.00	\$ 352.00
15. HVAC				
Mechanical permit	1	EA	\$ 148.80	\$ 163.68
Install new bathroom vent fan & vent to the exterior	1	EA	\$ 520.80	\$ 572.88
Relocate supply air or return air vent	1	EA	\$ 496.00	\$ 545.60
16. Electrical				
Electrical Permit	1	EA	\$ 136.40	\$ 150.04

Bathroom price for electrical (Includes GFI Outlet to code, new switches & wiring in bath).Furnish Panasonic, WhisperValue 80 CFM, FV08VS1, low profile, white.	1 EA	\$	1,029.20	\$	1,132.12
Furnish & install wall sconces on sides of mirror; <u>Fixture allowance \$150.00/set</u>	1 EA	\$	409.20	\$	450.12
17. Insulation					
Basic Bath Insulation - Furnish & install R-15 batt insulation in exterior walls & 4mil poly, foam window (if required) & foam ceiling/floor penetrations to code	1 EA	\$	310.80	\$	341.88
18. Drywall					
Furnish & install 1/2" drywall on walls and overlay ceilings with smooth finish.	272 SF	\$	1,054.00	\$	1,159.40
19. Tile & Stone					
Furnish & install ceramic tile backer on floor	30 SF	\$	162.00	\$	178.20
Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	70 SF	\$	274.96	\$	302.46
Furnish & install ceramic tile on floor; Classic <u>tile allowance: \$6.84/SF</u> 184 SF MAX	30 SF	\$	778.20	\$	856.02
Furnish & install ceramic tile on 5'-0" tub/shower surround to ceiling; <u>Tile allowance: \$4.00/SF</u> 104 SF MAX	70 SF	\$	2,416.90	\$	2,658.59
Furnish & install bullnose tile for around glass block window and side walls; <u>Tile allowance \$4.00/LF</u>	28 LF	\$	290.92	\$	320.01
Furnish & install tiled niche in tub/shower area; Note - tile cost in the SF above	1 EA	\$	287.00	\$	315.70
Furnish & install ceramic tile floor threshold	1 EA	\$	63.00	\$	69.30
20. Millwork, Doors, Hardware					
Furnish & install bathroom millwork (base, shoe, one side of door and window casing). Moderate = 2 1/4" profile casing with basic base. Add \$3/lf for additional base molding install. Includes standard profile.	1 EA	\$	527.60	\$	580.36
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	1 EA	\$	408.00	\$	448.80
21. Cabinetry, Countertops & Appliances					
Furnish and install recessed medicine cabinet (includes all hardware). Custom - TBD	2 LF	\$	957.00	\$	1,052.70
Furnish and install Waypoint bathroom vanity.	5 LF	\$	1,101.20	\$	1,211.32
Green - Dakota Surfaces custom recycled glass or concrete countertops.	5 LF	\$	1,147.00	\$	1,261.70
Backsplash 2"-6" high	5 LF	\$	161.20	\$	177.32
22. Specialties					
Furnish bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic. Allowance \$60.00.</u> Install included for 3 items.	1 EA	\$	170.40	\$	187.44
Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	124.41	\$	124.41
23. Flooring					
24. Painting & Decorating					
Prime and painting ceilings using non-toxic zero VOC Paint.	40 SF	\$	88.96	\$	97.86
Prime and paint walls using non-toxic zero VOC Paint.	272 SF	\$	517.89	\$	569.68
Prime and enamel or stain one side of door, (1) double-hung window, and baseboard / casing - Moderate & Classic using non-toxic zero VOC Paint.	1 EA	\$	676.20	\$	743.82
25. Clean Up & Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	40 SF	\$	128.00	\$	140.80
6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	248.00	\$	272.80
26. Project Management					
27. Administrative Fees					
28. Designer Oversight					
29. Overhead & Profit					
Grand Total**		\$	36,026.32	\$	39,506.51

****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 \$ 900.66
2.5%* - Low total

Check or Cash Discount \$
2.5%* - High total

987.66 Total Project Cost with All Cash \$ 35,125.66 \$ 38,518.84
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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