

Bathroom Addition Example

Sample

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Project Description:

Date: 9/26/2014

40 sf main floor addition on insulated crawl space that contains newly added 3/4 bathroom. Includes James Hardie pre finished fiber cement siding, aluminum soffit, and 30 year architectural shingles. Bathroom includes electrical, insulation, sheetrock, tile, millwork, tile shower, flooring, plumbing fixtures, light/fan combination, painting, vanity light fixture, surface mount medicine cabinet, towel and paper-holder hardware, accessories, and clean-up and debris removal.

	Qty.	Unit	Low Total	High Total
01. Permits				
Permit	1	EA	\$ 1,661.60	\$ 1,827.76
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 1,260.00	\$ 1,260.00
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
Demolition of work area to EPA lead safe work practices: Demo exterior wall, overhang, and roofing as needed.	1	EA	\$ 1,502.20	\$ 1,652.42
Furnish & installing tarps in areas where roof(s) is/are being removed.	1	EA	\$ 165.60	\$ 182.16
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
NOTE: Although care is taken during demolition, occasionally screw pops, hairline cracks, and other issues can arise in adjacent spaces. No costs are included in this estimate to repair walls in adjacent spaces but the need could arise and can be handled with a Change Order. Prior to demolition, homeowner is to remove any and all breakables which might be disturbed during demolition. ie. wall hung art.	1	EA	\$ 0.00	\$ 0.00
03. Landscaping & Fence				
Sod and seed 250 sf of lawn	1	EA	\$ 310.00	\$ 341.00
04. Concrete and Foundation				
Excavation for footings	18	LF	\$ 200.88	\$ 220.97
Footings	18	LF	\$ 602.64	\$ 662.90
Block Walls - Foundation with 42" frost depth and 4 courses above grade	18	LF	\$ 1,863.72	\$ 2,050.09
Insulate Crawl Space Walls	1	EA	\$ 434.00	\$ 477.40
Cut Foundation For Crawlspace access	1	EA	\$ 434.00	\$ 477.40
05. Masonry				
06. Framing				
Addition floor framing (Materials & labor)	40	SF	\$ 595.20	\$ 654.72
Interior wall framing (Materials & labor).	20	LF	\$ 347.20	\$ 381.92
Remove exterior load bearing walls. Includes new headers for the support of the floor above.	1	EA	\$ 1,178.00	\$ 1,295.80
Exterior wall framing (Materials & labor)	18	LF	\$ 580.32	\$ 638.35
Frame a roof - truss construction (materials and labor)	50	SF	\$ 1,893.00	\$ 2,082.30
09. Roofing, Flashing, Gutters				
Roofing Materials & Labor for architectural designer timberline asphalt shingles.	50	SF	\$ 440.20	\$ 484.22
Labor and Materials for leaf free gutters.	18	LF	\$ 189.72	\$ 208.69
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
Demo Siding In Affected Areas	168	SF	\$ 104.16	\$ 114.58
Install 1 layer of tyvek house wrap	168	SF	\$ 68.75	\$ 75.62
Siding - Hardie cement board siding.	168	SF	\$ 1,666.56	\$ 1,833.22
Soffits & Fascia - Aluminum	24	LF	\$ 446.40	\$ 491.04
12. Exterior Doors & Trim				

13. Windows

Provide and install a full frame vinyl window in new window opening. Allowance \$350.00 for standard size window.

1 EA \$ 639.00 \$ 702.90

14. Plumbing

Plumbing permit (Always needs to be included)

1 EA \$ 287.68 \$ 316.45

Provide and install pedestal sink. Classic. Allowance \$450.00

1 EA \$ 818.40 \$ 900.24

Provide and install sink faucet. Classic. Allowance \$250.00

1 EA \$ 558.00 \$ 613.80

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

New Bathroom Rough-In Base Price

1 EA \$ 3,472.00 \$ 3,819.20

15. HVAC

Install new vent fan and vent to the exterior (fan not included)

1 EA \$ 446.40 \$ 491.04

Addition ductwork.

40 SF \$ 396.80 \$ 436.48

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 - low profile.

1 EA \$ 285.14 \$ 313.65

Finished basement price for electrical

40 SF \$ 124.00 \$ 136.40

17. Insulation

R-44 Blown fiberglass insulation with poly in the new attic rafters

50 SF \$ 310.00 \$ 341.00

R-19 Insulation batts with poly

144 SF \$ 312.48 \$ 343.73

24" OC vent chutes - attic rafters

18 LF \$ 22.32 \$ 24.55

Rim joists 2" spray foam insulation

18 LF \$ 312.48 \$ 343.73

18. Drywall

Provide and install 1/2" Drywall on walls and ceilings with smooth finish

344 SF \$ 1,240.00 \$ 1,364.00

19. Tile & Stone

Ceramic tile backer on floor

40 SF \$ 271.24 \$ 298.36

Provide and install dens shield backer behind tile surround.

1 EA \$ 210.80 \$ 231.88

Provide and install ceramic tile on floor. Classic Allowance: \$6.84/SF

40 SF \$ 830.81 \$ 913.90

Provide and install Corian corner shelves in shower.

1 EA \$ 48.11 \$ 52.92

Ceramic tile shower floor (includes pouring base, waterproofing, & tile install). Custom - Add details. \$10/sf tile allowance. Recommended to chose tile 3x3 or smaller to allow for slope.

10 SF \$ 733.00 \$ 806.30

Provide and install ceramic tile shower surround for 3'x3' shower (3-sides). Custom - TBD. \$4.00/SF allowance

72 SF \$ 2,037.04 \$ 2,240.74

20. Millwork, Doors, Hardware

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 \$ 396.80 \$ 436.48

Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material

40 SF \$ 235.60 \$ 259.16

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

Provide and install linen cabinet. Custom - TBD

2 LF \$ 724.70 \$ 797.17

22. Specialties

Provide bathroom accessories - 24" towel bar, towel ring & toilet paper holder. Classic. Allowance \$60.00.

1 EA \$ 74.40 \$ 81.84

Install accessories in drywall/plaster

3 EA \$ 77.70 \$ 85.47

Framed glass sliding door for shower. Alumax model 650s, clear glass, 3/8" glass, silver finish. Includes install.

1 EA \$ 622.87 \$ 685.16

23. Flooring

Floor transits

1 EA \$ 62.00 \$ 68.20

24. Painting & Decorating

Prime and painting ceilings using Amazon recycled paint. 16 color choices available.

40 SF \$ 99.20 \$ 109.12

Prime and paint walls using Amazon recycled paint. 16 color choices available.

224 SF \$ 444.42 \$ 488.86

Basic stain, seal, sand, and varnish or enamel of casing up to 4"

40 SF \$ 34.52 \$ 37.97

Exterior Painting

1 EA \$ 1,317.60 \$ 1,449.36

25. Clean Up & Debris Removal

Disposal and clean-up - remove all site prep, wipe down and broom sweep area.

40 SF \$ 62.16 \$ 68.38

St. Paul Daily street use permit for dumpster - Charged per day. If dumpster can be placed on driveway or lawn this can cost can be saved.

20 Yard roll-off dumpster - 10 ton maximum

Subtotal

30 Day	\$	297.60	\$	327.36
1 EA	\$	520.80	\$	572.88
	\$	37,581.82	\$	41,214.00
	\$	3,006.55	\$	3,307.20
	\$	939.55	\$	1,033.50
	\$	563.73	\$	620.10
	\$	5,261.45	\$	5,787.60
Grand Total**	\$	47,353.09	\$	51,962.40

26. Project Management

27. Administrative Fees

28. Designer Oversight

29. Overhead & Profit

Grand Total**

****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%*

\$

1,241.44

Total Project Cost with All

Cash Discount

\$ 46,111.64

\$ 50,720.95

*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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