

Bathroom Makeover

Sample

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Project Description:

Date: 1/3/2017

Bathroom Remodel: 35 sq. ft. bathroom; gut shower walls to studs; walls, floor, and ceiling to remain. Provide and install new plumbing fixtures, electrical, subway tile shower, millwork, medicine cabinet, accessories, painting, and clean-up and debris removal. No window or bath fan included.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 558.00	\$ 613.80
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 500.00	\$ 500.00
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.	1	EA	\$ 329.00	\$ 361.90
Bathroom demolition of work area to EPA lead safe work practices: Protect tub, floor, walls, ceiling. Gut walls of shower. Remove plumbing and light fixtures and base/casing. Remove cabinets and accessories. Door to remain.	1	EA	\$ 531.00	\$ 584.10
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.	1	EA	\$ -	\$ -
03. Landscaping & Fence				
04. Concrete & Foundation				
05. Masonry				
06. Framing				
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
14. Plumbing				
Plumbing permit	1	EA	\$ 245.52	\$ 270.07
Furnish & install pedestal sink; <u>Sink allowance \$250.00/ea</u>	1	EA	\$ 632.40	\$ 695.64
Furnish & install sink faucet; <u>Sink faucet allowance \$250.00/ea</u>	1	EA	\$ 589.00	\$ 647.90
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</u>	1	EA	\$ 669.60	\$ 736.56
Refinish a porcelain bathtub (5 year limited warranty on finish). Option not included, add approx. \$683.00.	0	EA	\$ 0.00	\$ 0.00
15. HVAC				
16. Electrical				
Electrical Permit	1	EA	\$ 136.40	\$ 150.04
Bathroom price for electrical (Includes GFI Outlet to code, new switches & wiring in bath).	1	EA	\$ 930.00	\$ 1,023.00
Replace sconces in existing location. <u>Fixture allowance \$150.00/set.</u>	1	EA	\$ 409.20	\$ 450.12

17. Insulation

Basic Bath Insulation - Furnish & install R-13 batt insulation in exterior walls & 4mil poly, foam window (if required) & foam ceiling/floor penetrations to code	1 EA	\$	293.30	\$	322.63
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18. Drywall

Patching & skim coating plaster walls / ceilings	160 SF	\$	575.36	\$	632.90
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19. Tile & Stone

Furnish & install ceramic tile backer on floor	25 SF	\$	126.88	\$	139.56
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Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	70 SF	\$	260.26	\$	286.29
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Furnish & install tile on floor; <u>Tile allowance: \$6.00/SF</u> 184 SF MAX	25 SF	\$	655.50	\$	721.05
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Furnish & install ceramic tile on 5'-0" tub/shower surround to ceiling; <u>Tile allowance: \$4.00/SF</u>	70 SF	\$	2,256.90	\$	2,482.59
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Furnish & install Corian corner shelves in shower	1 EA	\$	51.35	\$	56.49
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Furnish & install ceramic tile floor threshold	1 EA	\$	60.50	\$	66.55
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20. Millwork, Doors, Hardware**21. Cabinetry, Countertops & Appliances**

Furnish and install wall-mounted mirror/medicine cabinet. <u>Moderate Allowance \$125.00</u>	1 EA	\$	276.00	\$	303.60
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22. Specialties

Furnish and install bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic Allowance \$60.00.</u>	1 EA	\$	162.90	\$	179.19
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Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	119.91	\$	119.91
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23. Flooring**24. Painting & Decorating**

Prime and painting ceilings using non-toxic zero VOC Paint.	35 SF	\$	73.12	\$	80.43
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Prime and paint walls using non-toxic zero VOC Paint.	152 SF	\$	282.11	\$	310.32
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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	\$	628.70	\$	691.57
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25. Clean Up & Debris Removal

Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	35 SF	\$	103.25	\$	113.58
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6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	260.40	\$	286.44
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26. Project Management**27. Administrative, Financing Fees, and Sales Tax****28. Designer Oversight****29. Overhead & Profit**

	\$	1,112.16	\$	1,223.38
	\$	415.24	\$	456.76
	\$	190.07	\$	209.08
	\$	1,773.99	\$	1,951.39

Grand Total**

	\$	16,162.80	\$	17,717.09
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****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	\$	404.07
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2.5%* - Low total

Check or Cash Discount	\$	442.93	Total Project Cost with All Cash	\$	15,758.73	\$	17,274.17
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2.5%* - High total

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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