

Bathroom Remodel Classic - Gut to Studs

Twin Cities, MN

City, State, Zip:



Project Description:

Date: 1/3/2017

Bathroom remodel; 35SF bathroom gutted to the studs. Bathroom remodel to include new window, insulation, sheetrock, electrical, plumbing fixtures, tub with subway tile shower walls, tile floor, vanity/top, millwork, recessed medicine cabinet, accessories, painting, clean-up and debris removal.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 682.00	\$ 750.20
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 930.00	\$ 930.00
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	\$ 349.00	\$ 383.90
Bathroom demolition of work area to EPA lead safe work practices: Demo existing walls to the studs. Demo existing floor to the sub-floor. Demo existing cabinets, accessories, tub & trim. Existing ceiling to remain & new drywall to be overlaid on the existing.	1	EA	\$ 1,184.00	\$ 1,302.40
<div style="border: 1px solid black; padding: 5px;">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.</div>	1	EA	\$ -	\$ -
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
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 \$600.00/ea</u>	1	EA	\$ 1,802.00	\$ 1,982.20
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
Move tub drain, vent, & water supply piping rough-ins about 2 feet when installing new tub	1	EA	\$ 992.00	\$ 1,091.20
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

16. Electrical

Electrical Permit	1 EA	\$	136.40	\$	150.04
Bathroom price for electrical (Includes GFI Outlet to code, new switches & wiring in bath). Includes providing bath fan: Panasonic, WhisperValue 80 CFM, FV08VS1, low profile, white.	1 EA	\$	1,029.20	\$	1,132.12
Furnish & install above mirror light fixture; <u>Fixture allowance \$85.00/ea</u>	1 EA	\$	217.00	\$	238.70

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	\$	379.00	\$	416.90
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18. Drywall

Furnish & install 1/2" drywall on walls and overlay ceilings with smooth finish.	147 SF	\$	868.00	\$	954.80
Drywall or plaster patch	2 EA	\$	210.80	\$	231.88

19. Tile & Stone

Furnish & install ceramic tile backer on floor	25 SF	\$	135.00	\$	148.50
Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	70 SF	\$	274.96	\$	302.46
Furnish & install tile on floor; <u>Tile allowance: \$7.00/SF</u>	25 SF	\$	725.50	\$	798.05
Furnish & install ceramic tile on 5'-0" tub/shower surround to ceiling; <u>Tile allowance: \$4.75/SF</u>	70 SF	\$	2,482.00	\$	2,730.20
Furnish & install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u>	4 SF	\$	152.44	\$	167.68
Furnish & install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u>	30 LF	\$	311.70	\$	342.87
Furnish & install tiled niche in tub/shower area; Note - tile cost in the SF above	1 EA	\$	287.00	\$	315.70
Furnish & install Corian corner shelves in shower	2 EA	\$	107.20	\$	117.92
Furnish & install ceramic tile floor threshold	1 EA	\$	63.00	\$	69.30

20. Millwork, Doors, Hardware

Existing bathroom door to remain in place.	1 EA	\$	-	\$	-
Furnish and install bathroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 back band casing with larger base. Add \$3/lf for additional base molding install. Includes standard profiles.	1 EA	\$	742.40	\$	816.64

21. Cabinetry, Countertops & Appliances

Furnish and install recessed medicine cabinet (includes all hardware and mirror). Bayer Cabinetry, custom size. White.	2 LF	\$	966.00	\$	1,062.60
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	1 EA	\$	12.52	\$	13.77
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$	211.20
Furnish Chelsea custom base cabinet. Includes install.	3 LF	\$	1,414.80	\$	1,556.28
Classic - Quartz natural stone countertops will be installed.	3 LF	\$	651.00	\$	716.10
Cambria backsplash 2"-6" high	3 LF	\$	96.72	\$	106.39

22. Specialties

Furnish and install bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic. Allowance \$75.00.</u>	1 EA	\$	189.00	\$	207.90
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.	35 SF	\$	77.84	\$	85.62
Prime and paint walls using non-toxic zero VOC Paint.	152 SF	\$	289.41	\$	318.35
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.	35 SF	\$	112.00	\$	123.20
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	322.40	\$	354.64

26. Project Management**27. Administrative Fees****28. Designer Oversight****29. Overhead & Profit**

	\$	1,920.89	\$	2,112.98
	\$	802.95	\$	883.24
	\$	360.17	\$	396.18
	\$	3,361.56	\$	3,697.72

Grand Total**

	\$	30,456.75	\$	33,396.98
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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	\$	761.42			
2.5%* - Low total					
Check or Cash Discount	\$	834.92	Total Project Cost with All Cash	\$ 29,695.33	\$ 32,562.06
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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