

Bathroom Remodel Moderate - Gut to Studs

Address

City, State, Zip



Project Description:

Date: 1/3/2017

Bathroom Remodel: 35sf bathroom gutted to the studs. Bathroom remodel to include new insulation, sheetrock, electrical, bath fan and venting, plumbing fixtures, pedestal sink, tub/shower surround, marmoleum floor, millwork, wall mount medicine cabinet, accessories, painting, and 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	\$ 600.00	\$ 600.00
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: Demo existing walls to the studs. Demo existing floor to the sub-floor. Demo existing cabinets, accessories, tub & trim, mirror, and accessories. Existing ceiling to remain and get new sheetrock overlaid.	1	EA	\$ 1,091.50	\$ 1,200.65
<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	\$ 256.10	\$ 281.71
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	\$ 329.84	\$ 362.82
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 moderate \$150.00/ea</u>	1	EA	\$ 465.00	\$ 511.50
Furnish & install 5' acrylic tub & surround; <u>Tub surround allowance moderate \$650.00</u>	1	EA	\$ 1,643.00	\$ 1,807.30
Furnish & install tub waste and overflow	1	EA	\$ 241.80	\$ 265.98
Furnish & install shower faucet, diverter & controller; <u>Shower faucet package allowance. Moderate \$150.00</u>	1	EA	\$ 527.00	\$ 579.70
Furnish & install toilet; <u>Toilet allowance. Moderate \$250.00</u>	1	EA	\$ 545.60	\$ 600.16
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). Furnish bath fan: 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
	1 EA	\$	-	\$	-
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
18. Drywall					
Furnish & install 1/2" drywall on walls and overlay ceilings with smooth finish	147 SF	\$	868.00	\$	954.80
19. Tile & Stone					
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	\$	495.10	\$	544.61
21. Cabinetry, Countertops & Appliances					
Furnish and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	276.00	\$	303.60
22. Specialties					
Furnish and install bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Moderate Allowance \$60.00.</u>	1 EA	\$	162.90	\$	179.19
Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	119.91	\$	119.91
23. Flooring					
Furnish & install underlayment (based on 1/4" plywood) for vinyl, cork, or other flooring requiring a smooth underlayment.	24 SF	\$	100.56	\$	110.62
Floor transitions. Moderate.	1 EA	\$	41.90	\$	46.09
Furnish and install Marmoleum sheet goods.	24 SF	\$	416.64	\$	458.30
24. Painting & Decorating					
Prime and painting ceilings using non-toxic zero VOC Paint.	35 SF	\$	73.12	\$	80.43
Prime and paint walls using non-toxic zero VOC Paint.	152 SF	\$	272.69	\$	299.96
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
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
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	406.20	\$	446.82
Subtotal		\$	14,837.90	\$	16,249.70
26. Project Management		\$	1,187.03	\$	1,305.74
27. Administrative, Financing Fees, and Sales Tax		\$	441.52	\$	485.67
28. Designer Oversight		\$	222.57	\$	244.83
29. Overhead & Profit		\$	2,077.31	\$	2,285.04
Grand Total**		\$	18,766.32	\$	20,570.97

****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	\$	469.16		
2.5%* - Low total				
Check or Cash Discount	\$	514.27	Total Project Cost with All Cash	\$ 18,297.17
2.5%* - High total			Discount	\$ 20,056.69

*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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