

Family Room Addition

Sample

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Project Description:

Add 252SF (14' x 18') room on a crawlspace foundation w. pre-finished fiber cement siding, aluminum soffit, and 30-year architectural shingles. Include drywall interior walls & ceilings; spray-foam insulation at exterior walls; solid wood floor; new wood windows; & French exterior doors. Add electrical system to code; include four (4) ceiling lights. Space includes entry area w. tile flooring & built-in cabinet at new entry. NOTE: assumes existing forced-air heating system is adequate for additional load.

Date: 10/8/2014

	Qty.	Unit	Low Total	High Total
01. Permits				
Permit	1	EA	\$ 2,972.85	\$ 3,270.14
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 2,528.09	\$ 2,528.09
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	\$ 434.80	\$ 478.28
Demolition of work area to EPA lead safe work practices: Demo exterior wall, overhang, and roofing as needed.	252	SF	\$ 1,958.04	\$ 2,153.84
Furnish & install 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
03. Landscaping & Fence				
04. Concrete and Foundation				
Excavation for basement. Assumes 8' deep.	252	SF	\$ 3,749.76	\$ 4,124.74
Excavation for footings	50	LF	\$ 558.00	\$ 613.80
Footings	50	LF	\$ 1,674.00	\$ 1,841.40
Block Walls - foundation with 42" frost depth and 4 courses above grade	50	LF	\$ 5,177.00	\$ 5,694.70
Insulate crawl space walls	1	EA	\$ 558.80	\$ 614.68
Cut Foundation For Opg	1	EA	\$ 434.00	\$ 477.40
05. Masonry				
06. Framing				
Addition floor framing (Materials & labor)	252	SF	\$ 3,749.76	\$ 4,124.74
Interior wall framing (Materials & labor).	40	LF	\$ 694.40	\$ 763.84
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)	50	LF	\$ 1,612.00	\$ 1,773.20
Frame a gable roof - stick framed (materials and labor)	312	SF	\$ 2,938.42	\$ 3,232.26
Sheet a new roof with 1/2" OSB with "H" clips and typical 24" O.C. roof framing	312	SF	\$ 1,486.37	\$ 1,635.00
09. Roofing, Flashing, Gutters				
Furnish & install architectural designer timberline asphalt shingles over new roof. Includes materials & labor.	312	SF	\$ 1,934.40	\$ 2,127.84
Furnish & install leaf free gutters. Includes labor & material.	74	LF	\$ 779.96	\$ 857.96
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
Demo Siding In Affected Areas	400	SF	\$ 248.00	\$ 272.80
Furnish & install 1 layer of tyvek house wrap	400	SF	\$ 163.68	\$ 180.05
Furnish & install fiber cement board siding	400	SF	\$ 3,968.00	\$ 4,364.80
Furnish & install aluminum soffit & fascia	74	LF	\$ 1,376.40	\$ 1,514.04
12. Exterior Doors & Trim				
Furnish & install 6' wide double French doors. Classic. <u>Doors allowance: \$2,150.00</u>	1	EA	\$ 3,131.00	\$ 3,444.10
Furnish & install a deadbolt & passage set on new entry doors. <u>Lockset allowance: \$80.00</u>	1	EA	\$ 167.40	\$ 184.14
13. Windows				

Furnish & install a clad/wood full frame window in new window opening - Window specs TBD. <u>Allowance \$700.00 for standard size window.</u>	6 EA	\$	6,140.40	\$	6,754.44
14. Plumbing					
15. HVAC					
Mechanical permit (Always needs to be included)	1 EA	\$	148.80	\$	163.68
Furnish & install ductwork to the new addition	252 SF	\$	1,562.40	\$	1,718.64
16. Electrical					
Supply and install a battery operated smoke/CO2 detector combo	1 EA	\$	41.58	\$	45.74
Finished addition price for electrical	1 EA	\$	1,240.00	\$	1,364.00
Lighting fixture allowance.	1 EA	\$	744.00	\$	818.40
17. Insulation					
Furnish & install 5" spray foam insulation in sloped ceiling rafters	312 SF	\$	2,031.12	\$	2,234.23
Furnish & install 3" spray foam insulation in exterior walls	400 SF	\$	1,562.40	\$	1,718.64
Furnish & install 5" spray foam insulation in floors & overhangs	252 SF	\$	1,640.52	\$	1,804.57
Furnish & install 2" spray foam insulation in rim joists of new addition	50 LF	\$	294.50	\$	323.95
18. Drywall					
Furnish & install 1/2" Drywall on walls and ceilings with smooth or knock-down finish	1000 SF	\$	2,604.00	\$	2,864.40
19. Tile & Stone					
Furnish & install tile backer board on floor of new entry	50 SF	\$	289.84	\$	318.82
Furnish & install porcelain tile on floor. Custom - TBD. <u>Allowance: \$5.00/SF</u>	50 SF	\$	806.72	\$	887.39
20. Millwork, Doors, Hardware					
Furnish & install Classic hinged interior door (2-panel maple mission, 2-panel maple ogee, 2-panel raised poplar, 6-panel raised primed, 2-panel raised maple) Includes labor & material	1 EA	\$	657.20	\$	722.92
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	252 SF	\$	1,484.28	\$	1,632.71
21. Cabinetry, Countertops & Appliances					
Meet delivery, unload, and unpack cabinets.	1 EA	\$	155.40	\$	170.94
Furnish & install Custom built-in bench seat with upper storage and hook strip. Flip top lid or drawers	1 EA	\$	1,824.70	\$	2,007.17
22. Specialties					
23. Flooring					
Furnish & install underlayment (based on 1/4" plywood) for vinyl, cork, or other flooring requiring a smooth underlayment.	252 SF	\$	546.84	\$	601.52
Furnish & install floor transitions. Moderate.	2 EA	\$	124.00	\$	136.40
Furnish, install & finish hardwood floors in family room	252 SF	\$	3,749.76	\$	4,124.74
24. Painting & Decorating					
Prime & paint ceilings using non-toxic zero VOC Mythic Paint.	312 SF	\$	870.48	\$	957.53
Prime & paint walls using non-toxic zero VOC Mythic Paint.	512 SF	\$	1,142.78	\$	1,257.06
Prime & enamel or stain one side of door, double-hung window, and baseboard / casing - Moderate & Classic using non-toxic zero VOC Mythic Paint.	2 EA	\$	768.80	\$	845.68
Basic stain, seal, sand, and varnish or enamel of casing up to 4"	252 SF	\$	217.49	\$	239.23
Basic stain, seal, sand, and varnish or enamel on interior doors	1 EA	\$	115.32	\$	126.85
25. Clean Up & Debris Removal				\$	-
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	252 SF	\$	391.61	\$	430.77
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	520.80	\$	572.88
Subtotal		\$	75,449.06	\$	82,741.16
26. Project Management		\$	6,035.93	\$	6,639.52
27. Administrative, Financing Fees, and Sales Tax		\$	2,829.68	\$	3,112.65
28. Designer Oversight		\$	1,131.74	\$	1,244.91
29. Overhead & Profit		\$	10,562.87	\$	11,619.16
Grand Total**		\$	96,009.28	\$	105,357.40

****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%* \$

2,517.08

Total Project Cost with All

Cash Discount

\$ 93,492.20 \$ 102,840.31

*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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