

House Addition - Two Stories

Address:

City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: Add a first-floor family room and a second-floor bedroom with full bathroom in a 20-by-16-foot two-story wing over a crawl space. HVAC and electrical to code. Family room: Include a pre-fabricated gas fireplace, (8) 3-by-4-foot double hung insulated clad-wood windows, an exterior door, carpeted floors, painted walls and ceiling, and painted trim. Bathroom includes tile shower, plumbing fixtures, a light/fan combo, surface mount medicine chest, electrical, insulation, sheetrock, tile, millwork, accessories, flooring, painting, and clean-up and debris removal. Bedroom: Includes walk-in closet/dressing area, carpet, painted walls, ceiling, and trim as well as general lighting.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 2,415.00	\$ 2,656.50
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 5,000.00	\$ 5,000.00
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	\$ 406.25	\$ 446.88
Demolition of work area to EPA lead safe work practices. Demo exterior wall, overhang and roofing as needed.	1	EA	\$ 3,200.00	\$ 3,520.00
Furnish & install tarps in areas where roof(s) is/are being removed Estimated Days	1	EST DAY	\$ 551.50	\$ 606.65
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas	1	EA	\$ 121.50	\$ 133.65
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. We also use the most expensive and sensitive tape when taping prep to the floor, walls, or trim. If it is a bad or old finish, there is a small chance that it may peel some of the existing finish off. Any additional repairs will be an additional charge and dealt with in a non-chargeable change order	1	EA	\$ -	\$ -
03. Landscaping & Fence				
NONE - by owner	0	SF	\$ 0.00	\$ 0.00
04. Concrete & Foundation				
Excavation for crawl space footings 42" deep	52	LF	\$ 717.60	\$ 789.36
Footings	52	LF	\$ 1,794.00	\$ 1,973.40
Block Walls - Foundation with 42" frost depth & 4 courses above grade	52	LF	\$ 5,382.00	\$ 5,920.20
Insulate exterior of crawl space walls	1	EA	\$ 402.50	\$ 442.75
Cut Foundation For Access	1	EA	\$ 402.50	\$ 442.75
05. Masonry				
06. Framing				
Exterior wall framing. <u>Includes 1/2" OSB sheathing.</u> (materials & labor)	104	LF	\$ 4,583.80	\$ 5,042.18
Addition floor framing. <u>Includes 3/4" T&G plywood subfloor</u> (materials & labor)	640	SF	\$ 10,400.00	\$ 11,440.00
Interior wall framing (materials & labor)	140	LF	\$ 2,937.20	\$ 3,230.92
Remove exterior LOAD BEARING walls. Includes new headers for the support of the floor above.	2	EA	\$ 2,495.00	\$ 2,744.50
Frame a gable roof. <u>Includes 1/2" OSB, "H" clips @ 24" O.C.</u> - stick framed (materials & labor)	90	SF	\$ 1,635.30	\$ 1,798.83

Frame a roof with truss construction. <u>Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials & labor)</u>	400 SF	\$	4,912.00	\$	5,403.20
09. Roofing, Flashing, Gutters					
Roofing - Furnish & install architectural designer timberline asphalt shingles	400 SF	\$	3,450.00	\$	3,795.00
Roofing - Furnish & install shake steel roofing	0 SF	\$	-	\$	-
Roofing - Furnish & install flat rubber membrane EPDM .60 mil roof	0 SF	\$	-	\$	-
Furnish & install new 4" standard gutters & 3x4 downspouts	0 LF	\$	-	\$	-
Furnish & install leaf free gutters	75 LF	\$	874.00	\$	961.40
10. Exterior Trim, Porches & Decks					
Furnish & install Miratec exterior window & door trim (5/4x6)	140 LF	\$	1,110.20	\$	1,221.22
11. Siding, Soffit, and Fascia					
Demo siding in affected areas	288 SF	\$	737.28	\$	811.01
Furnish & install 1 layer Tyvek house wrap	1832 SF	\$	1,593.84	\$	1,753.22
Siding - Hardie fiber cement board siding	1832 SF	\$	18,961.20	\$	20,857.32
Soffits & Fascia - Aluminum	75 LF	\$	1,725.00	\$	1,897.50
12. Exterior Doors & Trim					
Furnish & install new round top wood door; <u>Door allowance: \$1,600.00/ea</u>	1 EA	\$	2,636.75	\$	2,900.43
Furnish & install deadbolt lock & passage set on new doors; <u>Handle set allowance: \$80.00/ea</u>	1 EA	\$	161.75	\$	177.93
13. Windows					
Furnish & install new clad/wood full frame window in new window opening; <u>Window allowance \$550.00/ea</u>	8 EA	\$	7,220.00	\$	7,942.00
14. Plumbing					
Plumbing permit	1 EA	\$	305.90	\$	336.49
Furnish & install pedestal sink; <u>Sink allowance \$450.00/ea</u>	1 EA	\$	816.50	\$	898.15
Furnish & install sink faucet; <u>Sink faucet allowance \$250.00/ea</u>	1 EA	\$	546.25	\$	600.88
Furnish & install 5' cast iron tub; <u>Tub allowance \$500.00/ea</u>	1 EA	\$	1,565.50	\$	1,722.05
Furnish & install shower faucet, diverter & controller; <u>Shower faucet package allowance \$250.00/set</u>	1 EA	\$	661.25	\$	727.38
Furnish & install toilet; <u>Toilet allowance \$350.00/ea</u>	1 EA	\$	621.00	\$	683.10
Master bathroom rough-in (base price)	1 EA	\$	4,140.00	\$	4,554.00
15. HVAC					
Mechanical permit	1 EA	\$	138.00	\$	151.80
Install new bathroom vent fan & vent to the exterior	1 EA	\$	483.00	\$	531.30
Addition ductwork	640 SF	\$	3,680.00	\$	4,048.00
Furnish & install gas insert fireplace. Includes venting, setting unit, and installing gas line and all assoc. permits. <u>Unit allowance: \$2300.00</u>	1 EA	\$	4,830.00	\$	5,313.00
16. Electrical					
Bathroom price for electrical (Includes GFI Outlet to code, new switches & wiring in bath). Furnish and install bath fan/light combo.	1 EA	\$	1,000.50	\$	1,100.55
Furnish & install battery operated smoke detector	2 EA	\$	52.20	\$	57.42
Furnish & install battery operated smoke/CO2 detector combo	2 EA	\$	86.70	\$	95.37
Furnish & install wall sconces on sides of mirror; <u>Fixture allowance \$150.00/set</u>	1 EA	\$	379.50	\$	417.45
Finished price for electrical	620 SF	\$	2,673.75	\$	2,941.13
Relocate electrical service mast	1 EA	\$	1,380.00	\$	1,518.00
Furnish & install new electric panel. 150 Amp - 20 circuit panel	1 EA	\$	1,840.00	\$	2,024.00
17. Insulation					
R-44 Blown fiberglass insulation with poly in the new attic rafters	320 SF	\$	441.60	\$	485.76
R-19 Insulation batts with poly	1832 SF	\$	1,896.12	\$	2,085.73
24" OC vent chutes - attic rafters	40 LF	\$	161.00	\$	177.10
Rim joists 2" spray foam insulation; <i>Please note - spray foam insulation requires people & pets to vacate the home for 24 hours while the insulation is curing</i>	52 LF	\$	418.60	\$	460.46
18. Drywall					
Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	2557 SF	\$	7,645.43	\$	8,409.97
19. Tile & Stone					
Furnish & install ceramic tile backer on floor	45 SF	\$	238.95	\$	262.85
Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	64 SF	\$	245.63	\$	270.20

Furnish & install tile on floor; <u>Tile allowance: \$6.00/SF</u> 184 SF MAX	45 SF	\$	920.59	\$	1,012.64
Furnish & install ceramic tile on 5'-0" tub/shower surround to ceiling; <u>Tile allowance: \$4.00/SF</u>	64 SF	\$	2,104.80	\$	2,315.28
Furnish & install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u>	4 SF	\$	146.95	\$	161.65
Furnish & install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u>	14 LF	\$	140.11	\$	154.12
Furnish & install ceramic tiled niche in tub/shower area; Note - tile cost in the SF above	1 EA	\$	284.75	\$	313.23
Furnish & install ceramic tile floor threshold	2 EA	\$	121.50	\$	133.65
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	\$	519.50	\$	571.45
Classic prehung interior doors (5) (Style: 2-Panel poplar mission stick, 1-panel poplar mission, 1-panel poplar ogee, 2-panel poplar ogee, 2-panel primed ogee, 6-panel raised poplar, 6-panel raised primed) Based on 32" doors, Includes labor & material	4 EA	\$	1,836.00	\$	2,019.60
Custom pocket door (1-panel maple mission, 1-panel maple ogee) Includes labor & material	1 EA	\$	658.50	\$	724.35
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	620 SF	\$	4,082.70	\$	4,490.97
21. Cabinetry, Countertops & Appliances					
Furnish and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	265.25	\$	291.78
Furnish and install linen cabinet. Custom - TBD	2 LF	\$	1,140.00	\$	1,254.00
22. Specialties					
Furnish bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic. Allowance \$60.00.</u> Install included for 3 items.	1 EA	\$	165.00	\$	181.50
Furnish & install grab bar. Moderate: Moen "Home Care" 12" CSIDN8712	2 EA	\$	169.25	\$	169.25
Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	119.56	\$	119.56
23. Flooring					
Floor transitions. Moderate.	2 EA	\$	87.00	\$	95.70
Mohawk Smart Strand Carpet and pad will be installed.	580 SF	\$	3,501.75	\$	3,851.93
24. Painting & Decorating					
Prime and painting ceilings using non-toxic zero VOC Paint.	640 SF	\$	1,400.32	\$	1,540.35
Prime and paint walls using non-toxic zero VOC Paint.	2557 SF	\$	4,776.48	\$	5,254.12
Prime and enamel or stain one side of door, double-hung windows, and baseboards / casing - Moderate & Classic using non-toxic zero VOC Paint. Bathroom.	1 EA	\$	671.25	\$	738.38
Basic stain, seal, sand, and varnish or enamel of base molding.	640 SF	\$	1,104.00	\$	1,214.40
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides</u> . INCLUDES CASING OF THE UNIT	5 EA	\$	1,437.50	\$	1,581.25
Basic stain, seal, sand, and varnish or enamel on interior side of window, <u>one side</u> . INCLUDES CASING/TRIM OF THE UNIT	8 EA	\$	1,702.00	\$	1,872.20
Exterior Painting	1 EA	\$	4,025.00	\$	4,427.50
Paint new back door using non-toxic zero VOC Paint.	1 EA	\$	345.00	\$	379.50
25. Clean Up & Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	640 SF	\$	819.20	\$	901.12
20 Yard roll-off dumpster - 10 ton maximum	2 EA	\$	759.00	\$	834.90
26. Project Management					
		\$	10,565.60	\$	11,622.16
27. Administrative Fees					
		\$	5,277.54	\$	5,805.29
28. Designer Oversight					
		\$	1,981.05	\$	2,179.16
29. Overhead & Profit					
		\$	18,489.80	\$	20,338.78
Grand Total**		\$	191,690.49	\$	210,330.66

****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 \$ **4,792.26**
2.5%* - Low total

