

Lower Level Finish

Address:
City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: Finishing 850 SF of basement with 9' ceilings, a bathroom, laundry room, craft room, wet bar, bedroom and living room. Create a 30' X 16' family, a 14' X 14' bedroom, 10' X 10' laundry room and 8' X 8' 3/4 bathroom. Framing of 250 linear feet of walls. Walls and ceilings are painted drywall throughout. Exterior walls are insulated, painted trim throughout as well. Include MDF panel doors with passage locksets. Electrical wiring to code. Family room to include 8 recessed can lights and three surface mounted fixtures, wet bar and custom built-in cabinets, fas fireplace and Mohawk carpet. Bathroom to include new toilet, vanity with quartz top, tile flooring, tile shower, light/fan combination, lighting, surface mounted medicine cabinet and bath accessories.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 1,872.00	\$ 2,059.20
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 3,200.00	\$ 3,200.00
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	\$ 343.75	\$ 378.13
Basment demolition of work area to EPA lead safe work practices. Assumes lower level is unfinished. No demolition.	0	EA	\$ 0.00	\$ 0.00
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas	1	EA	\$ 122.50	\$ 134.75
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 sensative 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				
04. Concrete & Foundation				
05. Masonry				
06. Framing				
2x2 Fur ceiling framing (materials & labor)	80	SF	\$ 558.80	\$ 614.68
Interior wall framing (materials & labor)	240	LF	\$ 5,064.00	\$ 5,570.40
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
Assumes basement has egress window for bedroom. If not, add \$3,100.00 - \$3,400.00.	0	EA	\$ 0.00	\$ 0.00
14. Plumbing				
Plumbing permit	1	EA	\$ 271.44	\$ 298.58
Furnish and install an undermount vanity sink and bar sink. <u>Sink Allowance: \$120.00</u>	2	EA	\$ 772.20	\$ 849.42
Furnish & install sink faucet; <u>Sink faucet allowance \$250.00/ea</u>	2	EA	\$ 1,111.50	\$ 1,222.65
Furnish & install shower faucet, diverter & controller; <u>Shower faucet package allowance \$250.00/set</u>	1	EA	\$ 672.75	\$ 740.03
Furnish & install toilet; <u>Toilet allowance \$350.00/ea</u>	1	EA	\$ 631.80	\$ 694.98

Rough-in basement wet bar plumbing.	1 EA	\$	1,638.00	\$	1,801.80
Assumes basement is already roughed in for bathroom and laundry plumbing. If not add \$5,580.00 - \$6,138.00.	0 EA	\$	0.00	\$	0.00
15. HVAC					
Mechanical permit	1 EA	\$	140.40	\$	154.44
Install new bathroom vent fan & vent to the exterior	1 EA	\$	491.40	\$	540.54
Basement ducting - 2-bed rooms, family room, & bathroom; 1,100 sq.ft	1 EA	\$	2,808.00	\$	3,088.80
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	\$	4,212.00	\$	4,633.20
Vent clothes dryer using corrosion resistant pipe; <i>Note - does not include dryer boost fan if the duct run is too long.</i> Assumes ducting exists.	0 EA	\$	0.00	\$	0.00
16. Electrical					
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	\$	971.10	\$	1,068.21
Furnish & install wall sconces on sides of mirror; <u>Fixture allowance \$150.00/set</u>	1 EA	\$	386.10	\$	424.71
Furnish & install light fixture; <u>Fixture allowance \$100.00/ea</u>	3 EA	\$	666.90	\$	733.59
Finished basement price for electrical	786 SF	\$	3,218.67	\$	3,540.54
Furnish & install recessed can lights	8 EA	\$	842.40	\$	926.64
17. Insulation					
1 1/2" thermax rigid board insulation	1080 SF	\$	2,779.92	\$	3,057.91
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>	120 LF	\$	421.20	\$	463.32
18. Drywall					
Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	3100 SF	\$	7,254.00	\$	7,979.40
19. Tile & Stone					
Furnish & install ceramic tile backer on floor	64 SF	\$	341.12	\$	375.23
Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	64 SF	\$	246.91	\$	271.60
Furnish & install ceramic tile on floor; <u>Tile allowance: \$7.00/SF 184 SF MAX</u>	64 SF	\$	1,301.82	\$	1,432.01
Furnish & install tiled niche in tub/shower area; Note - tile cost in the SF above	1 EA	\$	285.25	\$	313.78
Furnish & install ceramic tile floor threshold	1 EA	\$	61.25	\$	67.38
Furnish & install custom tiled shower floor (includes pouring base, waterproofing, & tile install); includes \$10/SF tile allowance; Recommended to chose tile 3x3 or smaller to allow for slope.	12 SF	\$	1,024.23	\$	1,126.65
Furnish & install ceramic tile shower surround for 3'x3' shower (3-sides); <u>Tile allowance \$4.00/SF 124 SF MAX</u>	64 SF	\$	2,110.24	\$	2,321.26
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	\$	521.30	\$	573.43
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	8 EA	\$	3,152.00	\$	3,467.20
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	786 SF	\$	2,980.51	\$	3,278.56
Maple handrail for the staircase 16'-0"	1 EA	\$	236.05	\$	259.66
21. Cabinetry, Countertops & Appliances					
Furnish and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	268.75	\$	295.63
Furnish and install stock bathroom vanity and hardware. <u>\$450.00 Allowance</u>	1 EA	\$	718.50	\$	790.35
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	12 EA	\$	144.36	\$	158.80
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$	211.20
Furnish Chelsea custom base cabinet. Includes install.	12 LF	\$	5,415.60	\$	5,957.16
Classic - Quartz natural stone countertops will be installed.	12 LF	\$	2,457.00	\$	2,702.70
Custom - Built in bookshelves will be added on each side of the fireplace. Species _____. Finish_____. Door style _____. Glass _____.	1 EA	\$	2,830.00	\$	3,113.00
Custom - Fireplace mantel will be installed.	1 EA	\$	678.60	\$	746.46
Custom - Fireplace surround will be installed.	1 EA	\$	1,357.20	\$	1,492.92
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	\$	166.20	\$	182.82

Standard size 3/8" frameless glass shower door. 28" wide x 71.5" tall. Polished chrome finish. 8" tubular stock handle. Note: this is the only size available.	1 EA	\$	717.45	\$	789.20	
23. Flooring						
Mohawk Smart Strand Carpet and pad will be installed.	786 SF	\$	4,828.01	\$	5,310.81	
24. Painting & Decorating						
Prime and painting ceilings using non-toxic zero VOC Paint.	850 SF	\$	1,866.60	\$	2,053.26	
Prime and paint walls using non-toxic zero VOC Paint.	2250 SF	\$	4,221.00	\$	4,643.10	
Basic stain, seal, sand, and varnish or enamel of base up to 4".	786 SF	\$	1,379.43	\$	1,517.37	
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides</u> . INCLUDES CASING OF THE UNIT	8 EA	\$	2,340.00	\$	2,574.00	
25. Clean Up & Debris Removal				\$	-	
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	850 SF	\$	1,088.00	\$	1,196.80	
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	386.10	\$	424.71	
26. Project Management			\$	5,696.11	\$	6,265.72
27. Administrative Fees			\$	3,052.67	\$	3,357.94
28. Designer Oversight			\$	1,068.02	\$	1,174.82
29. Overhead & Profit			\$	9,968.19	\$	10,965.01
Grand Total**			\$	103,551.30	\$	113,586.43

****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	\$	2,588.78			
2.5%* - Low total					
Check or Cash Discount	\$	2,839.66	Total Project Cost with All Cash	\$	100,962.52
2.5%* - High total			Discount	\$	110,746.77

*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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