

## Lower Level Finish

Sample

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### Project Description:

Date: 10/1/2014

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 room, 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. Include MDF panel doors with passage locksets. Electrical wiring to code. Family room: include 8 recessed can lights and three surface mounted fixtures, wet bar and custom built in cabinets, gas fireplace and Mohawk carpet. Bathroom: Includes toilet, vanity with quartz top, tile flooring, tile shower, light/fan combination, vanity light fixture, surface mount medicine cabinet, towel and paper holder hardware.

	Qty.	Unit	Low Total		High Total	
<b>01. Permits</b>						
Permit	1	EA	\$	3,057.79	\$	3,363.57
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$	2,675.00	\$	2,675.00
<b>02. Site Prep &amp; Demolition</b>						
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	\$	268.10	\$	294.91
Basement demolition of work area to EPA lead safe work practices: <b>assumes lower level is unfinished.</b>	786	SF	\$	407.15	\$	447.86
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
<b>03. Landscaping &amp; Fence</b>						
<b>04. Concrete and Foundation</b>						
<b>05. Masonry</b>						
<b>06. Framing</b>						
2x2 Fur ceiling framing (Materials & labor)	79	SF	\$	605.14	\$	665.65
Interior wall framing (Materials & labor).	250	LF	\$	4,340.00	\$	4,774.00
<b>09. Roofing, Flashing, Gutters</b>						
<b>10. Exterior Trim, Porches &amp; Decks</b>						
<b>11. Siding, Soffit, and Fascia</b>						
<b>12. Exterior Doors &amp; Trim</b>						
<b>13. Windows</b>						
<b>*Assumes basement has egress window for bedroom. If not, add \$3,100.00 - \$3,410.00</b>	0	EA	\$	-	\$	-
<b>14. Plumbing</b>						
Plumbing permit	1	EA	\$	329.84	\$	362.82
Provide and install bathroom sink in cabinet. <u>Allowance \$125.00</u>	1	EA	\$	390.60	\$	429.66
Provide and install sink faucet. Classic. <u>Allowance \$250.00</u>	1	EA	\$	558.00	\$	613.80
Provide and install shower faucet, diverter, controller. <u>Classic. Allowance \$250.00</u>	1	EA	\$	657.20	\$	722.92
Provide and install toilet. <u>Classic. Allowance \$350.00</u>	1	EA	\$	657.20	\$	722.92
Rough-in basement wet bar plumbing.	1	EA	\$	1,860.00	\$	2,046.00
<b>*Assumes basement is already roughed in for bathroom and laundry plumbing. If not, add: \$5,580.00 - \$6,138.00</b>	1	EA	\$	-	\$	-
<b>15. HVAC</b>						
Mechanical permit	1	EA	\$	148.80	\$	163.68
Install new vent fan and vent to the exterior (fan not included)	1	EA	\$	446.40	\$	491.04
Basement ducting - 2-bed rooms, family room, and bathroom; 1,100 sq.ft.	1	EA	\$	2,976.00	\$	3,273.60
Provide and install gas insert fireplace	1	EA	\$	3,720.00	\$	4,092.00

Vent a dryer	1 EA	\$	496.00	\$	545.60
<b>16. Electrical</b>					
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath).	1 EA	\$	694.40	\$	763.84
Provide and install sconces on sides of mirror (2/ea). Classic. Allowance \$150.00	1 EA	\$	341.00	\$	375.10
Supply bath fan. Moderate - Panasonic, WhisperValue 80 CFM, FV08VS1, low profile, white.	1 EA	\$	285.14	\$	313.65
Finished basement price for electrical	786 SF	\$	2,436.60	\$	2,680.26
Recessed can lights	8 EA	\$	892.80	\$	982.08
Lighting fixture allowance.	1 EA	\$	483.60	\$	531.96
<b>17. Insulation</b>					
R-13 Insulation batts with poly	450 SF	\$	474.30	\$	521.73
Rim joists 2" spray foam insulation	50 LF	\$	310.00	\$	341.00
<b>18. Drywall</b>					
1/2" Drywall on walls and ceilings with smooth or knock-down finish	4000 SF	\$	10,416.00	\$	11,457.60
<b>19. Tile &amp; Stone</b>					
Ceramic tile backer on floor	64 SF	\$	393.58	\$	432.94
Provide and install dens shield backer behind tile surround.	1 EA	\$	210.80	\$	231.88
Provide and install ceramic tile on floor. Classic Allowance: \$6.84/SF	64 SF	\$	1,173.90	\$	1,291.29
Provide and install ceramic tile niche for tub/shower surround. <u>Tile cost in the SF above</u>	1 EA	\$	238.20	\$	262.02
Ceramic tile floor threshold.	1 EA	\$	56.90	\$	62.59
Ceramic tile shower floor (includes pouring base, waterproofing, & tile install). Custom - Add details. \$10/sf tile allowance. Recommended to chose tile 3x3 or smaller to allow for slope.	13 SF	\$	789.73	\$	868.70
Provide and install ceramic tile shower surround (3-sides). Custom - TBD. <u>\$4.00/SF allowance</u>	100 SF	\$	2,443.60	\$	2,687.96
<b>20. Millwork, Doors, Hardware</b>					
Install bathroom millwork (base, shoe, one side of door and window casing). Moderate = 2 1/4" profile casing with basic base. <i>Add \$3/lf for additional base molding install. Includes standard profile.</i>	1 EA	\$	446.40	\$	491.04
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	\$	3,174.40	\$	3,491.84
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	786 SF	\$	2,680.26	\$	2,948.29
Maple handrail for the staircase 16'-0"	1 EA	\$	190.96	\$	210.06
<b>21. Cabinetry, Countertops &amp; Appliances</b>					
Provide and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	217.00	\$	238.70
Provide and install stock bathroom vanity (up to 5'-0") and hardware. <u>\$450.00 Allowance</u>	1 EA	\$	744.00	\$	818.40
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$5.00/ea</u>	12 EA	\$	111.70	\$	122.87
Meet delivery, unload, and unpack cabinets.	1 EA	\$	155.40	\$	170.94
Provide Chelsea custom base cabinet. Includes install.	12 LF	\$	4,510.20	\$	4,961.22
Classic - Quartz natural stone countertops will be installed.	12 LF	\$	2,604.00	\$	2,864.40
Custom - Built in bookshelves will be added on each side of the fireplace. Species _____. Finish_____.					
Door style _____. Glass _____.	1 EA	\$	1,199.20	\$	1,319.12
Custom - Fireplace mantel will be installed.	1 EA	\$	719.20	\$	791.12
Custom - Fireplace surround will be installed.	1 EA	\$	1,438.40	\$	1,582.24
<b>22. Specialties</b>					
Provide bathroom accessories - 24" towel bar, towel ring & toilet paper holder. <u>Classic. Allowance \$60.00.</u>	1 EA	\$	74.40	\$	81.84
Install accessories in drywall/plaster	3 EA	\$	77.70	\$	85.47
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	\$	664.20	\$	730.62
<b>23. Flooring</b>					
Mohawk Smart Strand Carpet and pad will be installed.	786 SF	\$	4,873.20	\$	5,360.52
<b>24. Painting &amp; Decorating</b>					
Prime and painting ceilings using non-toxic zero VOC Mythic Paint.	850 SF	\$	2,371.50	\$	2,608.65
Prime and paint walls using non-toxic zero VOC Mythic Paint.	3150 SF	\$	4,296.60	\$	4,726.26
Prime and enamel or stain one side of doors, base. Assumes windows already painted.	6 EA	\$	1,860.00	\$	2,046.00
Basic stain, seal, sand, and varnish or enamel of casing up to 4"	786 SF	\$	678.35	\$	746.18

<b>25. Clean Up &amp; Debris Removal</b>			\$	-
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	850 SF	\$	1,320.90	\$ 1,452.99
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	520.80	\$ 572.88
Subtotal		\$	80,297.13	\$ 88,059.35
<b>26. Project Management</b>		\$	6,423.77	\$ 7,066.15
<b>27. Administrative, Financing Fees, and Sales Tax</b>		\$	2,624.64	\$ 2,887.11
<b>28. Designer Oversight</b>		\$	1,204.46	\$ 1,324.90
<b>29. Overhead &amp; Profit</b>		\$	11,241.60	\$ 12,365.76
<b>Grand Total**</b>		\$	101,791.60	\$ 111,703.26

**\*\*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%\***

**\$**

**2,668.69**

**Total Project Cost with All**

**Cash Discount**

**\$ 99,122.92 \$ 109,034.58**

\*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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