

Lower Level Finish

Sample

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Project Description:

Date: 3/4/2013

Finishing 850 sf of basement with 9' ceilings, a bathroom, laundry room, craft room, wet bar, bedroom, and living room. Create a 30-by-16-foot family room, a 14-by-14 foot bedroom, a 10-by-10 foot laundry room, and a 8-by-8-foot full bathroom; frame 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 ceiling light fixtures and three surface-mounted light fixtures, wet bar and custom built-in cabinets, gas fireplace, and Mohawk carpet. Bathroom: Includes Kohler toilet, vanity with Cambria quartz countertop, tile flooring, tile shower, a light/fan combination, vanity light fixture, surface mount medicine cabinet, towel and paper-holder hardware.

	Qty.	Unit	Low Total	High Total
01. Permits				
Permit	1	EA	\$ 2,108.00	\$ 2,318.80
Interior Design -- See Design & Planning Agreement for Details.	1	EA	\$ 1,800.00	\$ 1,800.00
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	\$ 223.20	\$ 245.52
Basement demolition of work area to EPA lead safe work practices: Assumes lower level is unfinished.	786	SF	\$ 194.93	\$ 214.42
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	\$ 186.00	\$ 204.60
03. Landscaping & Fence				
04. Concrete and Foundation				
05. Masonry				
06. Framing				
2x2 Fur ceiling framing (Materials & labor)	79	SF	\$ 584.78	\$ 643.26
Interior wall framing (Materials & labor).	250	LF	\$ 4,454.70	\$ 4,900.17
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
14. Plumbing				
Provide and install sink to be installed in cabinet. Sink Allowance: \$200	1	EA	\$ 403.00	\$ 443.30
Provide and install sink faucet. Classic - Kohler, Archer, K-11076-4-CP, 8" Widespread, polished chrome, 16w x 4d x 9h	1	EA	\$ 559.12	\$ 615.03
Provide and install shower faucet, diverter, controller. Classic - Kohler, Archer, K-T11077-4-CP, polished chrome.	1	EA	\$ 601.46	\$ 661.61
Provide and install toilet. Classic - Sterling, Karsten, S4020260/S4020230, white.	1	EA	\$ 607.72	\$ 668.50
Rough-in basement wet bar plumbing.	1	EA	\$ 1,860.00	\$ 2,046.00
Provide and install kitchen sink. Sink Allowance \$350.00	1	EA	\$ 806.00	\$ 886.60
15. HVAC				
Mechanical permit (Always needs to be included)	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
16. Electrical				

Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath).	1 EA	\$	558.00	\$	613.80
Provide and install sconces on sides of mirror (2/ea). Classic - Kichler, Pocolona Wall Sconce, 5367, Polished Chrome, 5.5W x 7.5D x 9H.	1 EA	\$	342.49	\$	376.74
Supply bath fan. Classic - Panasonic, WhisperValue Lite 80 CFM with light, FV08VSL1, white.	1 EA	\$	354.45	\$	389.90
Finished basement price for electrical	786 SF	\$	2,436.60	\$	2,680.26
Fixture allowance - Moderate	786 SF	\$	682.25	\$	750.47
17. Insulation					
R-13 Insulation batts with poly	450 SF	\$	474.30	\$	521.73
Rim joists 2" spray foam insulation	50 LF	\$	279.00	\$	306.90
18. Drywall					
1/2" Drywall on walls and ceilings with smooth or knock-down finish	4000 SF	\$	10,416.00	\$	11,457.60
19. Tile & Stone					
Provide and install ceramic tile on floor. Classic - American Olean, Satinglo 1" Hex, OD251HEX35MSC1P, black and white.	64 SF	\$	1,235.54	\$	1,359.09
Provide and install ceramic tile on 5'-0" tub/shower surround to ceiling. Classic - American Olean, Bright 3x6 subway, 002536MOD1P4, ice white.	64 SF	\$	1,617.06	\$	1,778.77
Provide and install ceramic tile niche for tub/shower surround. Tile - TBD	1 EA	\$	136.40	\$	150.04
Provide and install Corian corner shelves in shower.	1 EA	\$	49.60	\$	54.56
Ceramic tile floor threshold.	1 EA	\$	55.80	\$	61.38
Ceramic tile backer on floor	64 SF	\$	328.60	\$	361.46
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	\$	471.20	\$	518.32
20. Millwork, Doors, Hardware					
Install bathroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 backband casing with larger base. Add \$3/lf for additional base molding install. Includes standard profiles.	1 EA	\$	533.20	\$	586.52
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	8 EA	\$	2,618.88	\$	2,880.77
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	786 SF	\$	2,192.94	\$	2,412.23
Maple handrail for the staircase 16'-0"	1 EA	\$	190.96	\$	210.06
21. Cabinetry, Countertops & Appliances					
Provide and install recessed medicine cabinet (includes mirror and all hardware). Classic - Bayer, custom size, white.	1 EA	\$	483.60	\$	531.96
Provide and install stock bathroom vanity (up to 5'-0") and hardware. \$450.00 Allowance	1 EA	\$	744.00	\$	818.40
Meet delivery, unload, and unpack cabinets.	0 EA	\$	-	\$	-
Provide Chelsea custom base cabinets.	12 LF	\$	3,124.80	\$	3,437.28
Classic - Knobs and pulls will be installed on the cabinet doors and drawers in the new kitchen. Allowance \$6 ea.	12 LF	\$	208.32	\$	229.15
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	\$	1,587.20	\$	1,745.92
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
Install cabinets	12 LF	\$	818.40	\$	900.24
22. Specialties					
Provide and install bathroom accessories - 24" towel bar, towel ring & toilet paper holder. Classic - Gatco, Franciscan, polished chrome/white. Add \$20.00 for install of each additional item.	1 EA	\$	119.66	\$	131.63
23. Flooring					
Value Line Carpet and pad will be installed.	786 SF	\$	3,167.58	\$	3,484.34
24. Painting & Decorating					
Prime and painting ceilings	850 SF	\$	2,371.50	\$	2,608.65
Prime and paint walls	3150 SF	\$	7,030.80	\$	7,733.88
Prime and enamel or stain one side of door, double-hung window, and baseboard / casing - Moderate & Classic	1 EA	\$	297.60	\$	327.36
Basic stain, seal, sand, and varnish or enamel of casing up to 4"	786 SF	\$	678.35	\$	746.18
25. Clean Up & Debris Removal				\$	-

Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	850 SF	\$	527.00	\$	579.70
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	465.00	\$	511.50
Subtotal		\$	73,038.79	\$	80,162.67
26. Project Management		\$	5,204.01	\$	5,751.80
27. Administrative Fees		\$	1,734.67	\$	1,917.27
28. Designer Oversight		\$	1,040.80	\$	1,150.36
29. Overhead & Profit		\$	9,714.16	\$	10,736.70

Grand Total** \$ 90,732.44 \$ 99,718.80

Check or Cash Discount	Total Project Cost with All	
2.5%	\$ 2,380.64	Cash Discount \$ 88,351.79 \$ 97,338.16

Credit Card Financing up to \$5,000

Project Size \$100 - \$10,000
 Credit Cards accepted for final payments up to 50% of project costs,
 \$5,000 max on credit card.



Home Improvement Financing up to \$75,000

Local Credit Union offering affordable financing options to meet any of your home improvement needs with no additional costs to you. We will work with you step by step to make sure that we meet your specific financial needs. Contact Lacey Mack or Ross Bloomquist directly at 763-404-7625.

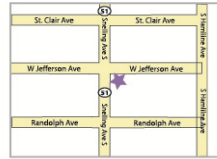


Custom Design Showrooms



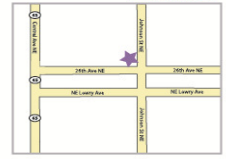
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