

Master Suite Addition

Address:

City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: Add a 224 SF (14' X 16') master bedroom suite over a crawl space and tie into an existing 12' X 12' bedroom. Includes James Hardie pre-finished fiber center siding, aluminum soffits and 30 year architectural shingles. Includes walk-in closet/dressing area. 3'x4' ceramic tile shower and double-bowl vanity with solid surface countertops. French doors to back yard will be furnished and installed. Bedroom floor is carpeted, bathroom floor is ceramic tile. Painted walls, ceiling and trim. General spot lighting, exhaust fan and electrical wiring to code.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 2,340.00	\$ 2,574.00
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 3,000.00	\$ 3,000.00
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	\$ 343.75	\$ 378.13
Demolition of work area to EPA lead safe work practices. Demo exterior wall, overhang and roofing as needed.	1	EA	\$ 1,536.00	\$ 1,689.60
Furnish & install tarps in areas where roof(s) is/are being removed Estimated Days	1	EST DAY	\$ 233.30	\$ 256.63
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
<div style="border: 1px solid black; padding: 5px;"><p>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-chargable change order</p></div>	1	EA	\$ -	\$ -
03. Landscaping & Fence				
Sod & seed 250 sf of lawn	1	EA	\$ 409.50	\$ 450.45
04. Concrete & Foundation				
Excavation for crawl space footings 42" deep	46	LF	\$ 592.02	\$ 651.22
Footings	46	LF	\$ 1,614.60	\$ 1,776.06
Block Walls - Foundation with 42" frost depth & 4 courses above grade	46	LF	\$ 4,843.80	\$ 5,328.18
Insulate exterior of crawl space walls	1	EA	\$ 409.50	\$ 450.45
Cut Foundation For Access	1	EA	\$ 409.50	\$ 450.45
05. Masonry				
06. Framing				
Stair/landing framing for access to patio door. (includes materials and labor)	1	EA	\$ 686.80	\$ 755.48
Exterior wall framing. <u>Includes 1/2" OSB sheathing.</u> (materials & labor)	46	LF	\$ 2,037.11	\$ 2,240.82
Addition floor framing. <u>Includes 3/4" T&G plywood subfloor</u> (materials & labor)	224	SF	\$ 3,653.44	\$ 4,018.78
Interior wall framing (materials & labor)	40	LF	\$ 844.00	\$ 928.40
Remove exterior LOAD BEARING walls. ncludes new headers for the support of the floor above.	1	EA	\$ 1,124.50	\$ 1,236.95
Frame a gable roof. <u>Includes 1/2" OSB, "H" clips @ 24" O.C.</u> - stick framed (materials & labor)	80	SF	\$ 1,458.40	\$ 1,604.24

Frame a roof with truss construction. <u>Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials & labor)</u>	260 SF	\$	3,213.60	\$	3,534.96
09. Roofing, Flashing, Gutters					
Roofing - Furnish & install architectural designer timberline asphalt shingles	286 SF	\$	1,505.79	\$	1,656.37
Furnish & install leaf free gutters	56 LF	\$	622.44	\$	684.68
10. Exterior Trim, Porches & Decks					
11. Siding, Soffit, and Fascia					
Demo siding in affected areas	100 SF	\$	256.00	\$	281.60
Furnish & install 1 layer Tyvek house wrap	414 SF	\$	361.84	\$	398.02
Siding - Hardie fiber cement board siding	414 SF	\$	4,843.80	\$	5,328.18
Soffits & Fascia - Aluminum	60 LF	\$	1,404.00	\$	1,544.40
12. Exterior Doors & Trim					
Furnish & install new 6' French doors; <u>Door allowance: \$2,150.00/set</u>	1 EA	\$	3,440.75	\$	3,784.83
Furnish & install deadbolt lock & passage set on new doors; <u>Handle set allowance: \$80.00/ea</u>	1 EA	\$	163.45	\$	179.80
13. Windows					
Furnish & install new vinyl full frame window in new window opening; <u>Window allowance \$350.00/ea</u>	4 EA	\$	2,721.20	\$	2,993.32
14. Plumbing					
Plumbing permit	1 EA	\$	271.44	\$	298.58
Furnish and install an undermount vanity 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 a finished drain for a tiled shower pan and hook-up drain; Drain will be kohler square model #K-9136-G Brushed Chrome unless otherwise specified. <u>Drain Allowance: \$90.00</u>	1 EA	\$	421.20	\$	463.32
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
Master bathroom rough-in (base price)	1 EA	\$	4,212.00	\$	4,633.20
15. HVAC					
Mechanical permit	1 EA	\$	140.40	\$	154.44
Relocate supply air or return air vent	3 EA	\$	1,404.00	\$	1,544.40
Vent bath fan using insulated duct. Fan provided by homeowner.	1 EA	\$	497.25	\$	546.98
16. Electrical					
Bathroom price for electrical (Includes GFI Outlet to code, new switches & wiring in bath). Furnish and install bath fan.	1 EA	\$	971.10	\$	1,068.21
Furnish & install above mirror light fixture; <u>Fixture allowance \$65.00/ea</u>	2 EA	\$	362.70	\$	398.97
Furnish bath fan: Panasonic, WhisperValue 80 CFM, FV08VS1, low profile, white	0 EA	\$	0.00	\$	0.00
Finished addition price for electrical. Note- does not include new panel or relocating mast.	224 SF	\$	917.28	\$	1,009.01
17. Insulation					
R-44 Blown fiberglass insulation with poly in the new attic rafters	286 SF	\$	401.54	\$	441.70
R-19 Insulation batts with poly	414 SF	\$	435.94	\$	479.54
24" OC vent chutes - attic rafters	34 LF	\$	139.23	\$	153.15
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>	46 LF	\$	430.56	\$	473.62
18. Drywall					
Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	1344 SF	\$	3,773.95	\$	4,151.35
19. Tile & Stone					
Furnish & install ceramic tile backer on floor	60 SF	\$	319.80	\$	351.78
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>	60 SF	\$	1,267.66	\$	1,394.43
Furnish & install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u>	3 SF	\$	111.13	\$	122.24
Furnish & install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u>	20 LF	\$	242.80	\$	267.08
Furnish & install Corian corner shelves in shower	2 EA	\$	104.40	\$	114.84
Furnish & install custom ceramic 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 to ceiling; <u>Tile allowance \$4.00/SF</u>	64 SF	\$	2,110.24	\$	2,321.26

20. Millwork, Doors, Hardware

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	\$	1,856.80	\$	2,042.48
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	224 SF	\$	1,490.72	\$	1,639.79
Wire closet organizational system	8 LF	\$	280.80	\$	308.88

21. Cabinetry, Countertops & Appliances

Furnish and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	2 EA	\$	537.50	\$	591.25
Furnish and install stock bathroom vanity (up to 7'-0") and hardware. <u>\$750.00 Allowance</u>	1 EA	\$	1,053.50	\$	1,158.85
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	10 EA	\$	120.30	\$	132.33
Furnish and install stock cabinet. Custom - TBD	2 LF	\$	830.00	\$	913.00
Green - Dakota Surfaces custom recycled glass or concrete countertops.	6 LF	\$	1,333.80	\$	1,467.18

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
Framed glass sliding door for shower. Alumax model 650s, clear glass, 3/8" glass, silver finish. Includes install.	1 EA	\$	667.11	\$	733.82

23. Flooring

Floor transitions. Moderate.	2 EA	\$	87.40	\$	96.14
Moderate carpet and pad will be installed. \$4.00 sf Allowance	308 SF	\$	1,801.80	\$	1,981.98

24. Painting & Decorating

Prime and painting ceilings using non-toxic zero VOC Paint.	224 SF	\$	491.90	\$	541.09
Prime and paint walls using non-toxic zero VOC Paint.	1120 SF	\$	1,814.40	\$	1,995.84
Basic stain, seal, sand, and varnish or enamel of window casing and base molding up to 4".	224 SF	\$	1,048.32	\$	1,153.15
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides</u> . INCLUDES CASING OF THE UNIT	4 EA	\$	1,170.00	\$	1,287.00
Exterior Painting - paint existing siding.	1 EA	\$	1,755.00	\$	1,930.50
Paint new back door using non-toxic zero VOC Paint.	1 EA	\$	351.00	\$	386.10

25. Clean Up & Debris Removal

Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	224 SF	\$	430.08	\$	473.09
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	386.10	\$	424.71

26. Project Management

		\$	5,770.37	\$	6,347.40
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27. Administrative Fees

		\$	2,851.94	\$	3,137.14
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28. Designer Oversight

		\$	1,081.94	\$	1,190.14
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29. Overhead & Profit

		\$	10,098.14	\$	11,107.96
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Grand Total**

		\$	104,660.73	\$	114,826.81
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****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	\$	2,616.52			
2.5%* - Low total					
Check or Cash Discount	\$	2,870.67	Total Project Cost with All Cash	\$	102,044.22
2.5%* - High total			Discount	\$	111,956.14

*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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