

Second Story Addition 500 SF

Address:

City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: Add 500 more square-feet to a second floor. Includes 2 bedrooms and a bathroom. Add ducting to HVAC system to supply addition. Furnish and install electrical wiring to code. Project includes (8) 3'x5' double-hung insulated clad-wood windows, Mohawk carpeted floors, painted drywalls on walls and ceilings and all trim painted as well. Bathroom is 5'X8' and includes "classic" finishes and accessories. Bathtub, tile walls in tub/shower surround, standard white toilet, wood vanity with solid-surface countertop, tile floors, recessed medicine cabinet will be furnished and installed by Castle. Bedrooms include wire closets, carpet, painted walls, ceiling and trim and general and task lighting. Assumes new stairs are stacked over stairs to the basement.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 2,875.00	\$ 3,162.50
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 4,300.00	\$ 4,300.00
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	\$ 342.25	\$ 376.48
Demolition of work area to EPA lead safe work practices. Demo exterior wall, overhang, rafters and roofing as needed. Demo existing floor down to subfloor.	1	EA	\$ 2,560.00	\$ 2,816.00
Furnish & install tarps in areas where roof(s) is/are being removed Estimated Days	1	EST DAY	\$ 231.50	\$ 254.65
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				
04. Concrete & Foundation				
05. Masonry				
Brick/Stone - Extend chimney per code. Option note included, add \$3,500.00.	0	SF	\$ 0.00	\$ 0.00
06. Framing				
Exterior wall framing. <u>Includes 1/2" OSB sheathing.</u> (materials & labor)	90	LF	\$ 3,966.75	\$ 4,363.43
Addition floor framing. <u>Includes 3/4" T&G plywood subfloor</u> (materials & labor)	500	SF	\$ 5,375.00	\$ 5,912.50
Interior wall framing (materials & labor)	75	LF	\$ 1,573.50	\$ 1,730.85
Stair framing (Materials & labor) Includes stair framing & pine, paint grade treads & risers, 36" wide	14	Treads	\$ 2,408.70	\$ 2,649.57
Frame a roof with truss construction. <u>Includes 1/2" OSB, "H" clips @ 24" O.C.</u> - (materials & labor)	600	SF	\$ 5,910.00	\$ 6,501.00
09. Roofing, Flashing, Gutters				
Roofing - Furnish & install 3-Tab asphalt shingles	600	SF	\$ 2,932.50	\$ 3,225.75
Furnish & install leaf free gutters	60	LF	\$ 655.50	\$ 721.05
10. Exterior Trim, Porches & Decks				
Furnish & install Miratec exterior window & door trim (5/4x6)	160	LF	\$ 1,268.80	\$ 1,395.68

11. Siding, Soffit, and Fascia

Furnish & install 1 layer Tyvek house wrap	800 SF	\$	696.00	\$	765.60
Siding - Hardie fiber cement board siding	800 SF	\$	9,200.00	\$	10,120.00
Soffits & Fascia - Aluminum	120 LF	\$	1,380.00	\$	1,518.00

12. Exterior Doors & Trim

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
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14. Plumbing

Plumbing permit	1 EA	\$	266.80	\$	293.48
Furnish and install an undermount vanity sink <u>Sink Allowance: \$120.00</u>	1 EA	\$	379.50	\$	417.45
Furnish & install sink faucet; <u>Sink faucet allowance \$130.00/ea</u>	1 EA	\$	408.25	\$	449.08
Furnish & install 5' cast iron tub; <u>Tub allowance \$500.00/ea</u>	1 EA	\$	1,565.50	\$	1,722.05
Furnish & install tub waste and overflow	1 EA	\$	224.25	\$	246.68
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	\$	414.00	\$	455.40
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
New full bathroom rough-in (base price)	1 EA	\$	3,910.00	\$	4,301.00

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. NOTE: Option not included to extend chimney flu. Add \$600.	500 SF	\$	2,875.00	\$	3,162.50

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	\$	954.50	\$	1,049.95
Furnish & install wall sconces on sides of mirror; <u>Fixture allowance \$150.00/set</u>	1 EA	\$	379.50	\$	417.45
Furnish & install light fixture; <u>Fixture allowance \$100.00/ea</u>	3 EA	\$	655.50	\$	721.05
Finished 2nd floor price price for electrical	500 SF	\$	2,012.50	\$	2,213.75
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	600 SF	\$	828.00	\$	910.80
R-19 Insulation batts with poly	720 SF	\$	745.20	\$	819.72
24" OC vent chutes - attic rafters	50 LF	\$	201.25	\$	221.38
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>	90 LF	\$	320.85	\$	352.94

18. Drywall

Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	2420 SF	\$	5,844.30	\$	6,428.73
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19. Tile & Stone

Furnish & install ceramic tile backer on floor	40 SF	\$	212.40	\$	233.64
Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	64 SF	\$	245.63	\$	270.20
Furnish & install ceramic tile on floor; <u>Tile allowance: \$8.00/SF 184 SF MAX</u>	40 SF	\$	976.36	\$	1,074.00
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 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	1 EA	\$	60.75	\$	66.83

20. Millwork, Doors, Hardware

Furnish and install bathroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 back band casing with larger base. Add \$3/lf for additional base molding install. Includes standard profiles.	1 EA	\$	728.00	\$	800.80
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

Classic bipass (1-Panel poplar mission, 2-panel maple mission, 1-panel poplar ogee, 2-panel maple ogee, 2-panel poplar ogee, 2-panel raised poplar, 6-panel raised primed, 6-panel raised maple) Based on 5'-0" doors, Includes labor & material Assumes drywall jamb.	2 EA	\$	1,176.00	\$	1,293.60	
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	500 SF	\$	3,292.50	\$	3,621.75	
Maple handrail for the staircase 16'-0"	1 EA	\$	234.75	\$	258.23	
Wire closet organizational system - 2 bedrooms	8 LF	\$	276.00	\$	303.60	
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 stock bathroom vanity (up to 5'-0") and hardware. <u>\$550.00 Allowance</u>	1 EA	\$	820.00	\$	902.00	
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	5 EA	\$	59.45	\$	65.40	
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$	211.20	
Classic - Quartz natural stone countertops will be installed.	5 LF	\$	1,006.25	\$	1,106.88	
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	
23. Flooring						
Floor transitions. Moderate.	2 EA	\$	87.00	\$	95.70	
Mohawk Smart Strand Carpet and pad will be installed.	460 SF	\$	2,777.25	\$	3,054.98	
24. Painting & Decorating						
Prime and painting ceilings using non-toxic zero VOC Paint.	500 SF	\$	1,094.00	\$	1,203.40	
Prime and paint walls using non-toxic zero VOC Paint.	1980 SF	\$	3,217.50	\$	3,539.25	
Basic stain, seal, sand, and varnish or enamel of base molding up to 4".	500 SF	\$	1,150.00	\$	1,265.00	
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides</u> . INCLUDES CASING OF THE UNIT	6 EA	\$	759.00	\$	834.90	
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	
Stain match	1 EA	\$	172.50	\$	189.75	
Exterior Painting - siding and trim of addition only.	1 EA	\$	3,450.00	\$	3,795.00	
25. Clean Up & Debris Removal				\$	-	
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	460 SF	\$	883.20	\$	971.52	
20 Yard roll-off dumpster - 10 ton maximum	2 EA	\$	759.00	\$	834.90	
26. Project Management			\$	7,487.65	\$	8,236.41
27. Administrative Fees			\$	3,786.20	\$	4,164.82
28. Designer Oversight			\$	1,403.93	\$	1,544.33
29. Overhead & Profit			\$	13,103.39	\$	14,413.73
Grand Total**		\$	135,893.66	\$	149,053.02	

****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	\$	3,397.34			
2.5%* - Low total					
Check or Cash Discount	\$	3,726.33	Total Project Cost with All Cash	\$	132,496.32
2.5%* - High total			Discount	\$	145,326.70

*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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