

Example Two Story Addition

Example Address

Example City, State, Zip

**Project Description:****Date: 3/4/2013**

Add a first-floor family room and a second-floor bedroom with full bathroom in a 20-by-16-foot two-story wing over a crawlspace. Add new HVAC system to handle addition; electrical wiring to code. Family room: Include a prefabricated gas fireplace; 8 3-by-4-foot double-hung insulated clad-wood windows; an atrium-style exterior door; carpeted floors; painted drywall on walls and ceiling; and painted trim. Bathroom includes tile shower and fixtures from Castle's Classic Bathroom package. Package includes new Kohler plumbing fixtures, a light/fan combination, vanity light fixture, surface mount medicine cabinet, towel and paper-holder hardware, electrical, insulation, sheetrock, tile, millwork, accessories, flooring, painting, and clean-up and debris removal. Bedroom: Include walk-in closet/dressing area; carpet; painted walls, ceiling, and trim; general and spot lighting.

	Qty.	Unit	Low Total	High Total
01. Permits				
Permit	1	EA	\$ 4,340.00	\$ 4,774.00
Interior Design -- See Design & Planning Agreement for Details.	1	EA	\$ 2,980.00	\$ 2,980.00
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
Demolition of work area to EPA lead safe work practices: Demo exterior wall, overhang, and roofing as needed.	605	SF	\$ 3,000.80	\$ 3,300.88
Furnish & installing tarps in areas where roof(s) is/are being removed.	1	EA	\$ 142.60	\$ 156.86
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	\$ 186.00	\$ 204.60
03. Landscaping & Fence				
04. Concrete and Foundation				
Excavation for footings	52	LF	\$ 580.32	\$ 638.35
Footings	52	LF	\$ 1,740.96	\$ 1,915.06
Block Walls - Foundation with 42" frost depth and 4 courses above grade	52	LF	\$ 5,384.08	\$ 5,922.49
Insulate Crawl Space Walls	1	EA	\$ 434.00	\$ 477.40
05. Masonry				
06. Framing				
Addition floor framing (Materials & labor)	605	SF	\$ 11,253.00	\$ 12,378.30
Interior wall framing (Materials & labor).	140	LF	\$ 2,494.63	\$ 2,744.10
Remove exterior load bearing walls. Includes new headers for the support of the floor above.	2	EA	\$ 2,356.00	\$ 2,591.60
Exterior wall framing (Materials & labor)	104	LF	\$ 4,126.72	\$ 4,539.39
Roof framing (Materials & Labor)	400	SF	\$ 11,904.00	\$ 13,094.40
09. Roofing, Flashing, Gutters				
Roofing Materials & Labor for architectural designer timberline asphalt shingles.	400	SF	\$ 2,232.00	\$ 2,455.20
Labor and Materials for leaf free gutters.	104	LF	\$ 1,096.16	\$ 1,205.78
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
Demo Siding In Affected Areas	832	SF	\$ 515.84	\$ 567.42
Install 1 layer of tyvek house wrap	832	SF	\$ 340.45	\$ 374.50
Siding - Hardie cement board siding.	832	SF	\$ 8,253.44	\$ 9,078.78
12. Exterior Doors & Trim				
13. Windows				
Provide and install full frame window (includes: demo of existing window). Allowance \$420.00 for custom Jeldwen window.	8	EA	\$ 4,166.40	\$ 4,583.04
Window install	8	EA	\$ 992.00	\$ 1,091.20

14. Plumbing

Provide and install pedestal sink. Classic - Kohler, Memoirs, K-2345-8-0/K-2267-0, vitreous china, w/ 8" faucet drilling, white, 24 1/2w x 20 1/2d x 34 3/4h.	1 EA	\$	554.03	\$	609.44
Provide and install sink faucet. Classic - Kohler, Archer, K-11076-4-CP, 8" Widespread, polished chrome, 16w x 4d x 9h	1 EA	\$	311.12	\$	342.23
Provide and install 5' cast iron tub. Classic - Kohler, Villager, K-715, white, 60w x 30d x 15h (includes polished chrome waste & overflow).	1 EA	\$	659.68	\$	725.65
Provide and install shower faucet, diverter, controller. Classic - Kohler, Archer, K-T11077-4-CP, polished chrome.	1 EA	\$	291.46	\$	320.61
Provide and install toilet. Classic - Sterling, Karsten, S4020260/S4020230, white.	1 EA	\$	452.72	\$	498.00
Master Bathroom -Rough-In Base Price	1 EA	\$	3,720.00	\$	4,092.00

15. HVAC

Install new vent fan and vent to the the exterior (fan not included)	1 EA	\$	446.40	\$	491.04
Addition ductwork.	605 SF	\$	3,751.00	\$	4,126.10

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	\$	187.49	\$	206.24
Supply bath fan. Classic - Panasonic, WhisperValue Lite 80 CFM with light, FV08VSL1, white.	1 EA	\$	168.45	\$	185.30
Finished basement price for electrical	605 SF	\$	1,875.50	\$	2,063.05
Finished attic price for electrical	605 SF	\$	2,625.70	\$	2,888.27
Relocate electrical service mast	1 EA	\$	992.00	\$	1,091.20
Supply and install new electric panel. 150 Amp - 20 circuit panel.	1 EA	\$	1,984.00	\$	2,182.40

17. Insulation

R-44 Blown fiberglass insulation with poly in the new attic rafters	400 SF	\$	426.56	\$	469.22
R-19 Insulation batts with poly	832 SF	\$	701.54	\$	771.70
24" OC vent chutes - attic rafters	104 LF	\$	128.96	\$	141.86
Basement energy walls 2" spray foam insulation	104 SF	\$	257.92	\$	283.71

18. Drywall

1/2" Drywall on walls and ceilings with smooth or knock-down finish	2557 SF	\$	6,658.43	\$	7,324.27
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19. Tile & Stone

Provide and install ceramic tile on floor. Classic - American Olean, Satinglo 1" Hex, OD251HEX35MSC1P, black and white.	35 SF	\$	852.19	\$	937.41
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	\$	24.80	\$	27.28
Provide and install Corian corner shelves in shower.	1 EA	\$	24.80	\$	27.28
Ceramic tile floor threshold.	1 EA	\$	31.00	\$	34.10
Ceramic tile backer on floor	35 SF	\$	142.60	\$	156.86

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. 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	1 EA	\$	533.20	\$	586.52
	6 EA	\$	1,964.16	\$	2,160.58
Classic pocket (2-panel maple mission, 2-panel maple ogee, 2-panel raised poplar, 6-panel raised primed, 2-panel raised maple) Includes labor & material	1 EA	\$	514.60	\$	566.06
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	605 SF	\$	2,625.70	\$	2,888.27

21. Cabinetry, Countertops & Appliances

Provide and install recessed medicine cabinet (includes mirror and all hardware). Classic - Bayer, custom size, white.	1 EA	\$	421.60	\$	463.76
Linen/pantry cabinet	2 LF	\$	-	\$	-

22. Specialties

Provide and install bathroom accessories - 24" towel bar, towel ring & toilet paper holder. Moderate - Gatco, Charlotte, polished chrome. Add \$20.00 for install of each additional item.	1 EA	\$	51.46	\$	56.61
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23. Flooring	Value Line Carpet and pad will be installed.	605 SF	\$	2,438.15	\$	2,681.97	
	Floor transits	2 EA	\$	124.00	\$	136.40	
24. Painting & Decorating	Prime and painting ceilings	640 SF	\$	1,785.60	\$	1,964.16	
	Prime and paint walls	1392 SF	\$	3,106.94	\$	3,417.64	
	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"	605 SF	\$	522.14	\$	574.35	
	Exterior painting	1 EA	\$	6,200.00	\$	6,820.00	
	Paint new back door	1 EA	\$	248.00	\$	272.80	
25. Clean Up & Debris Removal					\$	-	
	Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	640 SF	\$	396.80	\$	436.48	
	30 Yard roll-off dumpster - 10 ton maximum	2 EA	\$	229.40	\$	252.34	
26. Project Management				\$	6,683.39	\$	7,386.91
27. Administrative Fees				\$	2,273.26	\$	2,512.55
28. Designer Oversight				\$	1,363.96	\$	1,507.53
29. Overhead & Profit				\$	12,730.27	\$	14,070.30
Grand Total**				\$	142,696.25	\$	156,789.20

Check or Cash Discount	Total Project Cost with All
2.5%	Cash Discount
\$ 3,743.57	\$ 138,952.69
	\$ 153,045.63

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.

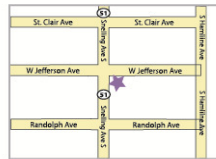


Custom Design Showrooms



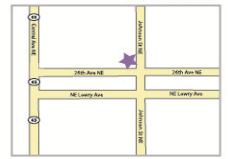
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