

Example Master Suite Additon

Sample Address

Sample City, State, Zip



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Project Description:**Date: 10/1/2014**

Add a 224 SF (14' x 16') master bedroom suite over a crawlspace and tie into an existing 12'x12' bedroom. Includes James Hardie pre finished fiber cement siding, aluminum soffit, and 30 year architectural shingles. Includes Walk-in closet/dressing area, 3'x4' ceramic tile shower, and double-bowl vanity with solid surface countertops. Includes french doors to back yard. Bedroom floor is carpeted, bathroom floor is ceramic tile. Painted walls, ceiling, and trim. General and spot lighting, exhaust fan, electrical wiring to code.

	Qty.	Unit	Low Total	High Total
01. Permits				
Permit	1	EA	\$ 2,972.28	\$ 3,269.51
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 2,839.00	\$ 2,839.00
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	\$ 294.00	\$ 323.40
Demolition of work area to EPA lead safe work practices: Demo exterior wall, overhang, and roofing as needed.	144	SF	\$ 1,118.88	\$ 1,230.77
Furnish & installing tarps in areas where roof(s) is/are being removed.	1	EA	\$ 165.60	\$ 182.16
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
NOTE: Although care is taken to carefully remove tile from walls and the floor occasionally screw pops, hairline cracks, and other issues can arise in adjacent spaces. No costs are included in this estimate to patch sheetrock or repaint walls in adjacent spaces but the need could arise and can be handled with a Change Order.	0	EA	\$ -	\$ -
03. Landscaping & Fence				
Sod and seed 250 sf of lawn	1	EA	\$ 310.00	\$ 341.00
04. Concrete and Foundation				
Excavation for footings	46	LF	\$ 513.36	\$ 564.70
Footings	46	LF	\$ 1,540.08	\$ 1,694.09
Block Walls - Foundation with 42" frost depth and 4 courses above grade	46	LF	\$ 4,762.84	\$ 5,239.12
Insulate Crawl Space Walls	1	EA	\$ 434.00	\$ 477.40
Cut Foundation For Opg	1	EA	\$ 434.00	\$ 477.40
05. Masonry				
06. Framing				
Addition floor framing (Materials & labor)	224	SF	\$ 3,333.12	\$ 3,666.43
Interior wall framing (Materials & labor).	92	LF	\$ 1,597.12	\$ 1,756.83
Remove exterior load bearing walls. Includes new headers for the support of the floor above.	1	EA	\$ 1,178.00	\$ 1,295.80
Exterior wall framing (Materials & labor)	46	LF	\$ 1,483.04	\$ 1,631.34
Stair/landing framing (Materials & labor) for access to patio door	1	EA	\$ 567.60	\$ 624.36
Frame a gable roof - stick framed (materials and labor)	286	SF	\$ 2,693.55	\$ 2,962.90
Sheet a new roof with 1/2" OSB with "H" clips and typical 24" O.C. roof framing	286	SF	\$ 1,362.50	\$ 1,498.75
09. Roofing, Flashing, Gutters				
Roofing Materials & Labor for architectural designer timberline asphalt shingles.	286	SF	\$ 1,595.88	\$ 1,755.47
Labor and Materials for leaf free gutters.	56	LF	\$ 624.96	\$ 687.46
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
Demo Siding In Affected Areas	100	SF	\$ 62.00	\$ 68.20
Install 1 layer of tyvek house wrap	368	SF	\$ 150.59	\$ 165.64
Siding - Hardie cement board siding.	368	SF	\$ 3,650.56	\$ 4,015.62

Soffits & Fascia - Aluminum	48 LF	\$	892.80	\$	982.08
12. Exterior Doors & Trim					
A 6' Classic set of French doors will be installed. <u>Allowance: \$2,150.00</u>	1 EA	\$	3,131.00	\$	3,444.10
A deadbolt and passage set will be installed on the new doors. <u>Allowance: \$80.00</u>	1 EA	\$	167.40	\$	184.14
13. Windows					
Provide and install a clad/wood full frame window in new window opening - Window specs TBD. <u>Allowance \$550.00 for standard size window.</u>	4 EA	\$	3,548.00	\$	3,902.80
14. Plumbing					
Plumbing permit	1 EA	\$	372.00	\$	409.20
Provide and install bathroom sink in cabinet. <u>Allowance \$125.00</u>	2 EA	\$	781.20	\$	859.32
Provide and install sink faucet. Classic. <u>Allowance \$250.00</u>	2 EA	\$	1,116.00	\$	1,227.60
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
Master Bathroom -Rough-In Base Price	1 EA	\$	3,968.00	\$	4,364.80
15. HVAC					
Mechanical permit (Always needs to be included)	1 EA	\$	148.80	\$	163.68
Relocate supply air or return air vent.	1 EA	\$	372.00	\$	409.20
Addition ductwork.	224 SF	\$	1,388.80	\$	1,527.68
Vent bath fan using insulated duct. (Fan provided by others)	1 EA	\$	496.00	\$	545.60
16. Electrical					
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath).	1 EA	\$	694.40	\$	763.84
Provide and install above mirror light fixture. Moderate. Allowance \$65.00	2 EA	\$	384.40	\$	422.84
Supply bath fan. Classic - Panasonic, WhisperValue Lite 80 CFM with light, FV08VSL1, white.	1 EA	\$	354.45	\$	389.90
Finished addition price for electrical	224 SF	\$	694.40	\$	763.84
17. Insulation					
R-44 Blown fiberglass insulation with poly in the new attic rafters	286 SF	\$	304.99	\$	335.49
R-19 Insulation batts with poly	368 SF	\$	310.30	\$	341.33
24" OC vent chutes - attic rafters	46 LF	\$	57.04	\$	62.74
Rim joists 2" spray foam insulation	46 LF	\$	342.24	\$	376.46
18. Drywall					
1/2" Drywall on walls and ceilings with smooth or knock-down finish	1000 SF	\$	2,728.00	\$	3,000.80
19. Tile & Stone					
Ceramic tile backer on floor	60 SF	\$	308.44	\$	339.28
Provide and install dens shield backer behind tile surround.	1 EA	\$	210.80	\$	231.88
Provide and install ceramic tile on floor. Classic <u>Allowance: \$6.84/SF</u>	60 SF	\$	1,138.74	\$	1,252.61
Provide and install ceramic tile on shower surround to ceiling. <u>Allowance: \$4.00/SF</u>	64 SF	\$	1,787.68	\$	1,966.45
Provide accent tile. TBD. <u>\$15.00/sf tile allowance included.</u>	10 SF	\$	341.40	\$	375.54
Provide bullnose tile. TBD. <u>\$4.00/pc tile allowance included.</u>	20 LF	\$	331.20	\$	364.32
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.	12 SF	\$	770.82	\$	847.90
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	5 EA	\$	2,356.00	\$	2,591.60
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	224 SF	\$	1,319.36	\$	1,451.30
Wire closet organizational system	6 LF	\$	223.20	\$	245.52
21. Cabinetry, Countertops & Appliances					
Provide and install recessed medicine cabinet (includes mirror and all hardware). Classic - Bayer, custom size, white.	2 EA	\$	1,364.00	\$	1,500.40
Provide and install stock bathroom vanity (up to 7'-0") and hardware. <u>\$750.00 Allowance</u>	1 EA	\$	1,116.00	\$	1,227.60
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$5.00/ea</u>	10 EA	\$	93.08	\$	102.39
Provide and install linen/pantry cabinet. Custom - TBD	2 LF	\$	971.60	\$	1,068.76
Green - Dakota Surfaces custom recycled glass or concrete countertops.	6 LF	\$	1,302.00	\$	1,432.20
22. Specialties					

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
Framed glass sliding door for shower. Alumax model 650s, clear glass, 3/8" glass, silver finish. Includes install.	1 EA	\$	622.87	\$	685.16
23. Flooring					
Moderate carpet and pad will be installed. \$2.00 sf Allowance	170 SF	\$	843.20	\$	927.52
Floor transitions	2 EA	\$	124.00	\$	136.40
24. Painting & Decorating					
Prime and painting ceilings using non-toxic zero VOC Mythic Paint.	224 SF	\$	624.96	\$	687.46
Prime and paint walls using non-toxic zero VOC Mythic Paint.	528 SF	\$	1,178.50	\$	1,296.35
Basic stain, seal, sand, and varnish or enamel of casing up to 4", base, windows, interior doors	224 SF	\$	1,666.56	\$	1,833.22
25. Clean Up & Debris Removal				\$	-
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	228 SF	\$	354.31	\$	389.74
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	347.20	\$	381.92
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	520.80	\$	572.88
Subtotal		\$	77,452.99	\$	84,914.39
26. Project Management		\$	6,196.24	\$	6,815.86
27. Administrative Fees		\$	1,936.32	\$	2,129.96
28. Designer Oversight		\$	1,161.79	\$	1,277.97
29. Overhead & Profit		\$	10,843.42	\$	11,927.76
Grand Total**		\$	97,590.77	\$	107,065.95

****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%* \$

2,558.21

Total Project Cost with All

Cash Discount

\$ 95,032.56 \$ 104,507.74

*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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