



Craftsman Construction Inc.

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Stillwel Addition Cost Estimate

Construction Estimate for: Bill Stillwel 4117 Iris Avenue Vandalia Illinois Phone: 555-852-1212
 Estimate #112662 Job Name: Stillwel Addition File Name: Sample Estimate Owner: Bill Stillwel Job
 Address: 4117 Iris Avenue, Vandalia, Illinois 62471 Estimated by: Rick Checked by: Gary
 Job Summary: Add 24 x 16 foot two-story wing over a crawl space with a first floor family room and a
 second floor bedroom with full bath. Addition features a prefabricated fireplace in the family room, 11
 windows, atrium style exterior doors and rough sawn T-1-11 plywood siding. Floors are carpeted and
 walls are painted drywall in family room and bedroom. The 5 x 8 foot bathroom has a fiberglass
 bath/shower, standard-grade toilet, wood vanity with cultured marble sink top and mirrored medicine
 cabinet with fluorescent lighting above. Bathroom walls are papered. Add new heating and cooling system
 to handle addition. Includes cost of tie-in openings to first-floor dining area and second-story hallway.

Qty	Craft@Hours	Unit	Material	Labor	Equipment	Total
Foundation						
Continuous concrete footing with foundation stem wall						
Typical two story structure, footing 18" W x 10" D, wall 8" T x 42" D (.14 CY per LF)						
64.00	B5 @ 65.920	LF	764.80	1,648.00	527.36	2,940.16
Foundation bolts with nuts attached						
5/8" x 12", 1.1 lb, bag of 50						
15.00	B1 @ 1.869	Ea	11.55	44.10	0.00	55.65
** Subtotal:: Foundation						
	67.789		776.35	1,692.10	527.36	2,995.81

Demolition						
Plastic cover installed over 200 SF of wall and roof opening at the end of each work day						
10.00	1D @ 5.150	Day	20.60	95.30	0.00	115.90
Resawn beveled siding, 6-3/4" exposure						
Remove for disposal						
200.00	1D @ 2.266	sf	0.00	42.00	0.00	42.00
Asphalt shingles						
remove						
1.50	1D @ 1.575	sq	0.00	29.20	0.00	29.20
Remove window						
very large						
1.00	1D @ 0.448	ea	1.03	8.29	0.00	9.32
Mini Dump, 1 CY trash bin, emptied weekly						
2.00	-- @ 0.000	Mo	0.00	0.00	0.00	123.60
** Subtotal:: Demolition						

	9.439		21.63		174.79		0.00		320.02
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Rough Carpentry

Sill plates

2" x 6" (1.05 BF per LF at \$715 per MBF)

64.00	B1 @ 1.582	LF	49.28	37.76	0.00	87.04
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Floor Assemblies. 1st floor.

Floor joists 16" OC, R-19 insulation and plywood subflooring

3/4" underlayment

2" x 12" (2.04 BF per SF)

384.00	B1 @ 18.190	SF	1,102.08	426.24	0.00	1,528.32
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Exterior wall assemblies, 1st floor.

2" x 4" stud walls with drywall interior, wood siding exterior, 1/2" gypsum drywall inside face ready for painting, over 3-1/2" R-11 insulation with 5/8" thick rough sawn T-1-11 (4 ply, 4' x 8' panels at \$820 per MSF), exterior grade plywood siding on the outside face.

Cost per running foot, for 8' high walls

64.00	B1 @ 35.860	LF	1,048.32	843.52	0.00	1,891.84
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Floor assembly framing cost with plank subfloor, 2nd floor

2" x 12" joists 16" o.c.

384.00	B1 @ 20.170	SF	1,317.12	476.16	0.00	1,793.28
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Drywall lid below 2nd floor joists

Gypsum drywall, 1/2" plain board

Ceilings

384.00	D1 @ 9.492	SF	88.32	241.92	0.00	330.24
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Exterior wall framing with 2" x 4" studs, 1/2" gypboard and wood siding, 2nd floor

1/2" gypsum drywall inside face ready for painting, over 3-1/2" R-11 insulation with 5/8" thick rough sawn T-1-11 (4 ply, 4' x 8' panels at \$820 per MSF), exterior grade plywood siding on the outside face.

Cost per running foot, for 8' high walls

64.00	B1 @ 35.860	LF	1,048.32	843.52	0.00	1,891.84
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Interior wall framing with 2" x 4" studs and 1/2" gypboard, 2nd floor.

Cost per running foot, for 8' high walls

41.00	B1 @ 21.620	LF	314.06	510.86	0.00	824.92
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2" x 4" wall studs for window opening framing, for both 1st and 2nd floors

Up to 3'0" wide (4 x 4 at \$820 per MBF)

14.00	B1 @ 16.870	Ea	302.82	398.02	0.00	700.84
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2" x 8" ceiling framing, 2nd floor.

Ceiling joists with regular gypsum drywall taped and sanded smooth finish, ready for paint.

2" x 8" ceiling joists at 16" on center (1.17 BF per SF at \$610 per MBF),

with insulation and 1/2" gypsum drywall

384.00	B1 @ 22.540	SF	552.96	529.92	0.00	1,082.88
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Unfaced fiberglass roll and batt insulation, 16" OC framing members, 2nd floor ceiling

6-1/4" (R-19)

384.00	BC @ 1.977	SF	142.08	49.92	0.00	192.00
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2" x 8" rafters

24" o.c. (1.12 BF per SF)							
650.00	B1 @ 16.060	SF	455.00	383.50	0.00	838.50	
CDX plywood sheathing							
1/2" (at \$14.50 per 4' x 8' sheet)							
650.00	B1 @ 8.703	SF	338.00	208.00	0.00	546.00	
Engelmann spruce fascias							
1" x 4" (at \$760 per MBF)							
72.00	B1 @ 3.263	LF	20.88	77.04	0.00	97.92	
** Subtotal:: Rough framing, insulation, drywall							
	212.187		6,779.24	5,026.38	0.00	11,805.62	

Roofing

Fiberglass roofing shingles

GAF Woodline (25 year)

8.00	R1 @ 15.070	Sq	342.80	390.56	0.00	733.36	
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Allowance for felt, flashing, fasteners, and vents

Typical price

8.00	-- @ 0.000	Sq	0.00	0.00	0.00	24.72	
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** Subtotal:: Roofing

	15.070		342.80	390.56	0.00	758.08	
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Electrical

Air conditioner circuits

Central, 2 ton (220 volt)

1.00	-- @ 0.000	LS	0.00	0.00	0.00	375.95	
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Add for thermostat on second floor

1.00	-- @ 0.000	LS	0.00	0.00	0.00	82.40	
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Electrical receptacle wiring

Standard indoor, duplex wall outlet

24.00	-- @ 0.000	Ea	0.00	0.00	0.00	1,174.32	
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Electrical work for lighting fixture outlets

Ceiling

5.00	-- @ 0.000	Ea	0.00	0.00	0.00	218.90	
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Incandescent ceiling fixtures

Cloud 9-3/4" x 5-1/4" (requires 2 bulbs)

2.00	BE @ 3.275	Ea	45.94	92.70	0.00	138.64	
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Recessed incandescent lights

Eyeball spotlight, 75 watt

2.00	BE @ 3.543	Ea	86.52	100.32	0.00	186.84	
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Incandescent porch ceiling fixtures

7-1/2" x 7-1/2" x 3" drop, single light

1.00	BE @ 2.214	Ea	21.63	62.62	0.00	84.25	
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Bathroom radiant ceiling heaters

1,500 watts, 120 volts

1.00	BE @ 2.317	Ea	86.52	65.61	0.00	152.13
Add for switch (4 position)						
1.00	-- @ 0.000	Ea	20.60	0.00	0.00	20.60
Recessed incandescent lights						
Round 75 watt shower light						
1.00	BE @ 1.771	Ea	92.70	50.16	0.00	142.86
Decorative valance fluorescent fixtures						
12" x 49" x 4", two 40 watt tubes						
1.00	BE @ 1.637	Ea	108.15	46.35	0.00	154.50
Bathroom exhaust fans						
10" x 10" grille, 3" diameter duct (60 CFM)						
1.00	BE @ 2.060	Ea	26.78	58.30	0.00	85.08
Add for duct to 8', wall cap and wire						
1.00	BE @ 0.430	LS	25.75	12.15	0.00	37.90
** Subtotal:: Electrical						
	17.247		514.59	488.21	0.00	2,854.37

Heating and Cooling System

Split system heat pump

25 MBtu cooling, 24.7 MBtu heating

1.00	PM @ 12.660	Ea	1,030.00	364.62	0.00	1,394.62
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Sheet metal, 6 duct and 2 air return residential system

Add for each additional duct run

2.00	SW @ 8.652	Ea	216.30	255.44	0.00	471.74
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** Subtotal:: Heating and cooling system

	21.312		1,246.30	620.06	0.00	1,866.36
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Rough Plumbing

Horizontal branch supply assemblies

Piping from the central upstream termination of the main supply pipe. Includes labor and material to install copper supply pipe with soldered brass fittings and pipe straps.

Branch supply, includes 3/4" type L copper tubing to bathroom, kitchen, or utility area, 15' of tubing (at \$18.75), 4 typical fittings (at \$3.00), solder, flux and pipe straps (at \$1.60)

Cost per hot or cold branch supply

1.00	P1 @ 4.233	LS	31.00	105.06	0.00	136.06
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Add for in-line shutoff, branch supply

1.00	P1 @ 0.355	Ea	7.73	8.86	0.00	16.59
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Fixture supply runout assemblies (First and second floor)

From the nearest point on the main or branch supply pipe to a wall or floor line at a fixture location.

Includes labor and material to install copper supply pipe with soldered brass fittings and pipe straps.

One needed for each fixture connection.

Hot or cold supply runout, 1/2" type L copper tubing to each fixture, includes 5' of tubing (at \$4.00), adapter (at \$.85), 2 typical fittings (at \$1.60), air chamber (at \$4.00), solder, flux and pipe straps (at \$1.25)

Cost per hot or cold fixture supply runout						
5.00	P1 @ 7.004	LS	81.35	174.60	0.00	255.95
Add for 1/2" in-line shutoff						
1.00	P1 @ 0.355	Ea	5.15	8.86	0.00	14.01
Horizontal branch soil pipe assemblies						
Horizontal branch soil pipe, 4" Schedule 40 PVC DWV piping from main soil pipe to remote fixture areas. Includes 15' pipe (at \$27.00) and 4 typical fittings (at \$40)						
Cost per 4" horizontal branch soil pipe						
1.00	P1 @ 4.470	LS	66.74	111.24	0.00	177.98
** Subtotal:: Rough plumbing						
	16.418		191.97	408.62	0.00	600.59

Plumbing Fixtures

Tub and shower combinations

Acrylic fiberglass tub and shower, 5' W, 32" D, 72" H with integral soap dishes, high and low grab bars (at \$300). Includes polished chrome pop-up drain/overflow (at \$50), mixing valve, tub filler, and 2.5 GPM shower head (at \$115)

				Shower and trim		
1.00	P1 @ 8.106	Ea	478.95	201.88	0.00	680.83

Water closets

Floor-mounted, tank type vitreous china closet with elongated bowl (at \$180), valved closet supply (at \$30), and toilet seat with cover (at \$35)

Water closet and trim

1.00	P1 @ 2.729	Ea	252.35	68.08	0.00	320.43
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Lavatories

Oval, self-rimming vitreous china lavatory, 19" L, 17" D (at \$125), hot and cold valved supplies (at \$50), faucets and pop-up drain fitting (at \$110) and trap assembly (at \$50)

Lavatory and trim

1.00	P1 @ 2.729	Ea	345.05	68.08	0.00	413.13
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** Subtotal:: Plumbing fixtures

	13.564		1,076.35	338.04	0.00	1,414.39
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Doors Windows and Base

Vanity, lavatory sink base, 21" deep x 31-1/2" high

48" wide, 3 drawers over 3 doors

1.00	B1 @ 1.699	Ea	303.85	40.07	0.00	343.92
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Cultured marble vanity tops

48" long

1.00	B1 @ 2.575	Ea	70.04	60.67	0.00	130.71
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French doors (sash doors), 10 lites, 1-3/4" thick sash

2'0" to 2'8" wide

1.00	BC @ 1.493	Ea	170.98	38.93	0.00	209.91
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3'0" wide

1.00	BC @ 1.493	Ea	175.10	38.93	0.00	214.03
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Select finger-jointed pine door jambs

Aluminum sill							
2.00	BC @ 3.007	Ea	145.44	78.50	0.00	223.94	
Entry locks							
Standard, 5 pin tumbler, 1/2" throw, knob							
2.00	BC @ 2.142	Ea	43.26	55.84	0.00	99.10	
Hollow core flush doors, 6'8" high, 1-3/8" thick							
2'6" wide, Flush door finish Hardboard							
3.00	-- @ 0.000	Ea	67.98	0.00	0.00	67.98	
Labor to hang flush doors							
Hollow core, to 3'0" x 7'0"							
3.00	BC @ 2.907	Ea	0.00	75.69	0.00	75.69	
Pine interior door jambs							
4-9/16" set							
3.00	BC @ 2.472	Ea	49.44	64.59	0.00	114.03	
Door passage locksets, keyless, bored type							
Standard residential latchset							
3.00	BC @ 1.767	Ea	46.35	46.05	0.00	92.40	
Double hung wood windows							
3'7" x 4'8" (32" x 24" lite)							
11.00	BG @ 16.990	Set	4,078.80	415.80	0.00	4,494.60	
Casing, pine							
9/16" x 1-5/8"							
70.00	BC @ 1.658	LF	42.70	43.40	0.00	86.10	
Base moulding, pine							
1/2" x 2-1/4"							
175.00	BC @ 2.884	LF	157.50	75.25	0.00	232.75	
** Subtotal:: Doors, windows and base							
	41.087		5,351.44	1,033.72	0.00	6,385.16	

Bath Hardware

Bathroom accessories

Toilet tissue roll holder, chrome, recessed

1.00	BC @ 0.266	Ea	26.78	6.93	0.00	33.71
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Towel rings

Chrome base, clear plastic ring

1.00	BC @ 0.353	Ea	13.39	9.22	0.00	22.61
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Towel bars

30" long

2.00	BC @ 0.577	Ea	45.32	15.04	0.00	60.36
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Oak framed recessed medicine cabinets

30" x 26", tri-view mirrors

1.00	BC @ 0.969	Ea	144.20	25.23	0.00	169.43
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** Subtotal:: Bath hardware

	2.165		229.69	56.42	0.00	286.11
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Fireplace							
Prefabricated fireplace, open front only							
38" wide							
1.00	B9 @ 5.150	Ea	345.05	120.51	0.00	465.56	
Fireplace flue							
8" inside diameter							
8.00	B9 @ 1.376	LF	131.84	32.16	0.00	164.00	
Add for flue spacers							
1" or 2" clearance							
1.00	B9 @ 0.172	Ea	9.27	4.02	0.00	13.29	
Add for flashing and storm collar							
Flat to 6 in 12 roof							
1.00	B9 @ 3.347	Ea	38.11	78.07	0.00	116.18	
Fireplace accessories							
Gas valve, log lighter and key							
1.00	-- @ 0.000	LS	51.50	0.00	0.00	51.50	
Allow for 1/2" gas piping from existing service							
1.00	-- @ 0.000	--	0.00	0.00	0.00	51.50	
** Subtotal:: Fireplace							
	10.045		575.77	234.76	0.00	862.03	

Flooring							
Carpeting							
Medium quality, 35 to 50 oz face weight nylon carpet							
Including a 1/2" (6 lb density) rebond pad							
82.00	-- @ 0.000	SY	0.00	0.00	0.00	1,900.76	
Sheet vinyl in bathroom							
Designer Solarian II							
4.00	BF @ 1.030	SY	164.80	26.72	0.00	191.52	
** Subtotal:: Flooring							
	1.030		164.80	26.72	0.00	2,092.28	

Painting & Wallcover							
Wallcoverings							
Papers, vinyl-coated papers, trimmed, and pre-pasted							
Bath, kitchen and laundry rooms							
8.00	PP @ 7.284	Roll	173.04	173.84	0.00	346.88	
Roll prime coat of water base sealer on orange peel gypsum drywall, per 100 SF of wall							
Medium 500 SF/MH, 263 SF/Gal							
22.00	2P @ 4.532	CSF	123.20	102.52	0.00	225.72	
Roll 1st coat of water base flat latex on orange peel gypsum drywall, per 100 SF of wall							
Medium 538 SF/MH, 275 SF/Gal							
13.00	2P @ 2.490	CSF	72.93	56.29	0.00	129.22	

Roll 2nd coat of water base flat latex on orange peel gypsum drywall, per 100 SF of wall							
Medium 600 SF/MH, 313 SF/Gal							
13.00	2P @	2.236	CSF	64.09	50.44	0.00	114.53
Roll 1st coat of flat latex on baseboards, per 100 LF							
Medium 1200 LF/MH, 750 LF/Gal							
1.75	2P @	0.149	CLF	3.60	3.38	0.00	6.98
Roll 2nd coat of flat latex on baseboards, per 100 LF							
Medium 1200 LF/MH, 750 LF/Gal							
1.75	2P @	0.149	CLF	3.60	3.38	0.00	6.98
Spray prime coat for textured acoustic ceiling							
Medium 300 SF/MH, 90 SF/Gal							
7.44	2P @	2.552	CSF	134.59	57.66	0.00	192.25
Spray 1st finish coat for textured acoustic ceiling							
Medium 450 SF/MH, 170 SF/Gal							
7.44	2P @	1.701	CSF	61.31	38.39	0.00	99.70
Spray additional coat for textured acoustic ceiling							
Medium 550 SF/MH, 188 SF/Gal							
7.44	2P @	1.394	CSF	55.43	31.47	0.00	86.90
Roll & brush 2 coats of water base exterior enamel on exterior French doors							
Medium 1.25 Doors/MH, 10 Doors/Gal							
2.00	2P @	1.648	Ea	4.92	37.30	0.00	42.22
Roll & brush 1 coat of water base undercoat on interior flush doors							
Medium .3 MH/Door, 11.5 Doors/Gal							
3.00	2P @	0.927	Ea	4.98	20.94	0.00	25.92
Roll & brush 1st finish coat of water base enamel on interior flush doors							
Medium .25 MH/Door, 12.5 Doors/Gal							
3.00	2P @	0.773	Ea	5.28	17.46	0.00	22.74
Roll & brush 1 coat water base undercoat on vanity cabinet							
Medium 93 SF/MH, 250 SF/Gal							
0.90	2P @	1.001	CSF	6.86	22.62	0.00	29.48
Roll & brush 1st finish coat of water base enamel on vanity cabinet							
Medium 103 SF/MH, 288 SF/Gal							
0.90	2P @	0.900	CSF	6.89	20.30	0.00	27.19
Roll 1st coat of water base stain on rough sawn or resawn wood siding							
Medium 225 SF/MH, 213 SF/Gal							
17.00	2P @	7.774	CSF	154.02	175.10	0.00	329.12
Roll 2nd coat of water base stain on rough sawn or resawn wood siding							
Medium 275 SF/MH, 273 SF/Gal							
17.00	2P @	6.373	CSF	120.36	143.99	0.00	264.35
** Subtotal:: Painting							
		41.883		995.10	955.08	0.00	1,950.18

Project Closeout

Clean-up

1.00	BL @	12.360	Ea	0.00	257.50	0.00	257.50
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Supervision						
1.00	-- @ 0.000	Ea	0.00	1,030.00	0.00	1,030.00
Contingency						
1.00	-- @ 0.000	EA	0.00	0.00	0.00	1,339.00

Total Manhours, Material, Labor, and Equipment:

482	18,266.03	12,732.96	527.36	31,526.35
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Total Only (Subcontract) Costs: 5,291.15

Subtotal:	36,817.50
15.00% Overhead	5,522.62
20.00% Profit	7,363.50
Estimate total:	49,703.62
7.250% Tax on Materials:	1,324.29
Grand total:	51,027.91