

	A	B	C	D
1	NORTHCROFT BATH REMODELS SUGGESTED COSTS	Master	2nd BR	Gar BR
2	Dumpster	325	325	325
3	1. Demo			
4	2. Electrician	1100	500	500
5	3. Supply and install membrane for shower base			
6	4. Rough plumb shower valve, lav and toilet supplies	1500	1550	1550
7	5. Durock to have liquid membrane applied			
8	6. Supply and install Durock brand concrete board backing for shower walls			
9	7. Apply mastic to all seams in concrete board			
10	8. Pour concrete shower base with curb at entrance			
11	9. Supply, hang, three-coat tape USG drywall			
12	10. Supply and lay wall tile and floor tile			
13	11. Grout, caulk inside corners of wall tile, and seal tile			
14	12. Supply and install vanity			
15	13. Supply and install top, sink, faucet trim and toilet			
16	14. Supply and install towel bars, toilet paper holders, soap dishes and mirror			
17	15. Supply and install base boards, base shoe and casings, door			
18	16. Prime, two coat finish- Benjamin Moore paints			
19	17. Supply and install Panasonic light/fans			
20	18. HVAC			
21	19. Re-pipe water supplies due to low water pressure			
22	All labor for lines 7 through line 17 will be these costs:	8000	4400	4090
23	20. Tile for floor and shower walls	7000	1350	1200
24	21. Tub with faucet in master and Kohler tubs in kid's baths	3000	470	470
25	22. Shower Door	3000	750	750
26	23. Light Fixtures	400	300	300
27	24. Tops/ shower sill/ shower seat	1500	700	600
28	25. Towel Bars	260	170	190
29	26. TP holder	40	40	40
30	27. Misc hardware	150	240	240
31	28. Sink faucet	800	700	350
32	29. Shower faucet	1500	450	450
33	30. Toilet	400	360	360
34	31. Mirror	500	450	550
35	32. Vanity	2400	1600	1400
36	33. Mastic, grout, Durock, etc.	2200	1100	900
37	34. Sink(s)	150	142	71
38	33. General conditions	900	550	500
39	34. Velux brand skylight			
40	35. Supply and install NEW HEAT brand heated floor			
41	36. Permit- 1 1/2% approx to add to general cost			
42	Subtotal	35125	16147	14836
43	Supervision/Overhead/Profit	5267	2429	2227
44	Total	40392	18576	17063
45				
46	Plumber			
47	Electrician			
48	All Labor			
49	Suggested allowance amounts- to be chosen by owner at contractor price			
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51				
52	THE ITEMS IN PURPLE ARE TO CHOSEN BY THE CLIENT. THEY ARE			
53	BASED ON A COST AND QUALITY RANGE OF MY TYPICAL LAKE FOREST			
54	REMODEL AND ARE TO REFLECT ACTUAL CONTRACTOR COST.			
55	AN ACCURATED SPREADSHEET WILL BE FINALIZED AFTER CLEINT			
56	MEETINGS AND SUPPLIER MEETINGS WHEN A FINAL "SCOPE OF			
57	WORK" IS COMPLETE.			

	E	F
1	1stflr PR	3rd BR
2		325
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4	500	500
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6	1100	1550
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21		
22	3900	4090
23	900	1200
24		470
25	1100	750
26	200	300
27	560	600
28	120	190
29	40	40
30	120	240
31	350	350
32	350	450
33	360	360
34	300	550
35	1400	1400
36	790	900
37	71	71
38	500	500
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42	12661	14836
43	1882	2227
44	14543	17063
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