

Project: Shapiro Addition and Baths

Location: 7901 SW 136 ST, Pinecrest, FL 33156

Owner: Vanessa Shapiro

Date: 4/8/2025

Estimate # 925 Project # 25006



Construction Cost Estimate

	ITEM DESCRIPTION	ITEM COST	QTY	UNIT	TOTALS	
GENERAL						
1	Demolition of master bathroom and closet down to studs. Remove and discard debris in dumpster.	\$1,200.00	1	ea	\$1,200.00	
2	Demolition of kids bathroom	\$600.00	1	ea	\$600.00	
3	Demolition of existing laminate flooring and baseboard in all bedrooms. ***furniture moved by owner***	\$120.00	4	ea	\$480.00	
4	interior trenches for new underground plumbing, rebar, back fill and concrete	\$2,500.00	1	ea	\$2,500.00	
5	General construction. Shell Erection. Excavation, new fill, rebar and prep. Concrete work. Footing, beams, columns, Foundation, block work, concrete slab, sheathing, eaves, soffits. Create new opening from house to new room. 10'x18' (180 sqft)	\$105.00	180	sqft	\$18,900.00	
6	stucco exterior. Smooth finish. New portion	\$2,000.00	1	ea	\$2,000.00	
7	wood trusses materials, ordered, shop drawings, submittal, fabrication and delivery.	\$3,000.00	1	ea	\$3,000.00	
8	New shingle roof for addition to match existing and tie into existing.	\$3,500.00	1	ea	\$3,500.00	
9	addition and master bathroom. Interior framing, interior drywall and drywall finish for partition walls and exterior walls. New master bathroom walls and new closet walls.	\$4.70	800	SF	\$3,760.00	
10	Ceiling drywall and furring framing	\$6.00	250	SF	\$1,500.00	
11	Kids bathroom drywall and framing repair.	\$1,500.00	1	ea	\$1,500.00	
12	Exterior wall insulation. R4.1 foil backed	\$0.75	305	SF	\$228.75	
13	attic insulation per plans for new addition only. Blown can be added to existing house for an additional fee. Addition, bathrooms, laundry ceiling, garage ceiling.	\$2.00	180	SF	\$360.00	
14	Painting for interior and exterior of house, new portion, master bedroom and bathroom Primer and two coats of paint and labor White trim semigloss, flat walls with (color of choice)	\$2,500.00	1	ea	\$2,500.00	
						\$42,028.75
MECHANICAL						
1	A single duct run into closet from existng air handler....assuming we can	\$450.00	1	ea	\$450.00	
2	Bathroom exhaust fan master and kids. Replace existing fan	\$350.00	2	ea	\$700.00	
						\$1,150.00
ELECTRICAL						
1	New outlets for master bathroom, new hihats in bathroom and closet and new switch location for bathroom.	\$1,800.00	1	ea	\$1,800.00	
						\$1,800.00
PLUMBING						
1	New sanitary lines for master bathroom exiting out the side of the house and conencting to the septic tank. PVC material.	\$3,500.00	1	ea	\$3,500.00	
2	New sanitary lines for kids bathroom exiting out the side of the house and connecting to the septic tank. PVC material. While reconnecting the kitchen line coming from other side of house.	\$3,500.00	1	ea	\$3,500.00	
3	New water line reconfiguration for master bathroom. New shower pan, new double sink, new toilet location, new shower faucet hot and cold water connections.	\$3,600.00	1	ea	\$3,600.00	

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4	Use existing water line for kids bathroom. New shower pan, new single sink connection, same toilet location, new shower faucet hot and cold water connections.	\$1,500.00	1	ea	\$1,500.00	
						\$12,100.00
FIXTURES AND FINISHES (* DENOTES ALLOWANCES) (red text indicate costs based on provided spread sheet)						
1	Doors and casings, interior. Pocket door for bathroom	\$580.00	1	ea	\$580.00	
2	Door hardware, knobs and pulls.	TBD	1	ea	\$0.00	
3	Baseboards. 6" wood. Materials and installation	\$5.00	280	LF	\$1,400.00	
4	TILE Flooring porcelain tile installation labor, master closet and master bath floor, all bedrooms flooring.	\$5.00	1150	SF	\$5,750.00	
5	TILE installation for master shower	\$2,000.00	1	ea	\$2,000.00	
6	TILE Flooring installation kids bath floor and shower walls	\$1,800.00	1	ea	\$1,800.00	
7	TILE installation for cabana bath floor and walls of	\$0.00	1	ea	\$0.00	
8	Flooring porcelain tile materials	by owner	200	SF	\$0.00	
9	Tile setting materials, for bathroom and flooring	\$0.50	450	SF	\$225.00	
10	Shower wall tile materials	\$0.00	1	ea	\$0.00	
11	Shower floor tile materials	\$0.00	1	ea	\$0.00	
12	installation of vanities, accessories, mirrors, etc in bathrooms. Fixtures and vanities are all by owner but contractor installed.	\$300.00	2	ea	\$600.00	
						\$12,355.00
MISC						
1	Master Permit fee	TBD	1	ea	\$0.00	
2	Electrical permit fee from city	TBD	1	ea	\$0.00	
3	Mechanical permit fee from city	TBD	1	ea	\$0.00	
4	roofing permit fee from city	TBD	1	ea	\$0.00	
5	plumbing permit fee from city	TBD	1	ea	\$0.00	
6	Truss permit	TBD	1	ea	\$0.00	
7	Blinds/window treatments	TBD	1	ea	\$0.00	
8	Termite treatment and letter for slab	\$350.00	1	ea	\$350.00	
9	Dumpster rental 20 YARD, charged at rental rate including city franchise fee and required 90 days permit	\$600.00	2	ea	\$1,200.00	
10	Site clean up, daily.	\$1,000.00	1	ea	\$1,000.00	
						\$2,550.00
SUBTOTAL						\$71,983.75
Contractors Overhead/Profit		15.00%				\$10,797.56
TOTAL						\$82,781.31

NOTES

- 1 Estimate is valid for 90 days from date above. (unless noted above)
- 2 Asbestos, mold, lead testing, removal and remediation is not in contract
- 3 Structural repairs to existing are not in contract unless otherwise noted on plans.
- 4 Buildout costs above include the structure, walls, foundation, roof, mechanical system, plumbing system & electrical system
- 5 Permits, permit fees and/or architecture and engineering services are part of this contract and listed above.
- 6 Change orders will be charged a 20% vs. 15% overhead charge.
- 7 Costs are based off walkthrough only.
- 8 Allowances are based off of contractors estimation and assumptions. Actual numbers may vary depending on owner selections.
- 9 Any and all persons whether they be hired by the GC or the owner, need to provide WC/liability insurance to the GC prior to entering the property. All persons who enter the property during construction enter at their own risk and are responsible for their own safety. Property will be known as a "construction site" until substantial completion and hazardous items may be present at any time and caution must be taken. Please proceed with caution upon entering the

