

TYPE OF WORK	Time (Hours)	Cost
Measure And Draw Existing Plans	3.98	294.33
Draw Conceptual Plans	9.09	672.74
Preliminary Planning Stage	11.93	882.98
Final Planning Stage	6.82	504.56
Estimating Stage	4.55	336.37
Interior Design	15.34	1135.25
Structural Engineer	3.64	378.42
Total Design & Planning Fees		4,204.65

Project Description:

This project includes adding a 16'x22' rear 2-story addition that will include a living room, mudroom, and 2nd floor master bedroom and 3/4 bathroom.

Project Areas

	Low Total	High Total
01. Permits		
Permit	\$ 2,957.82	\$ 3,269.17
St. Paul Daily Dumpster Permit - 3 Day Minimum	\$ 904.42	\$ 999.62
02. Site Prep & Demolition		
Site Prep (Includes floor protection, poly curtain walls, and delivery of tools/equipment and set up of job site).	\$ 534.32	\$ 590.56
Demolition of work area to EPA lead safe work practices: Remove the existing bumpout on the rear of the house, remove the stucco, exterior trim, and part of the roof where the addition will be tying into the house, remove all the windows on the rear of the house for the new addition, remove the existing electrical mast for the new addition	\$ 3,431.40	\$ 3,792.60
Furnish & installing tarps in areas where roof(s) is/are being removed.	\$ 281.87	\$ 311.54
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.	\$ 367.65	\$ 406.35
03. Landscaping & Fence		
04. Concrete and Foundation		
Tear out and disposal of concrete	\$ 199.14	\$ 220.11
Excavation for footings	\$ 595.59	\$ 658.29
Footings	\$ 1,786.78	\$ 1,974.86
Block Walls - Foundation with 42" frost depth and 6 courses above grade	\$ 7,610.36	\$ 8,411.45
Cut existing foundation for opening into new basement	\$ 428.93	\$ 474.08
Concrete back entry steps	\$ 1,580.90	\$ 1,747.31
05. Masonry		
06. Framing		
Floor framing (Materials & labor)	\$ 8,639.78	\$ 9,549.23
Wall framing interior and filling of existing window openings (Materials & labor) - Includes framing shut existing window openings	\$ 1,213.25	\$ 1,340.96
Open up the rear existing exterior load bearing wall to create an opening into the new 2nd floor master bedroom addition. Will likely include new header for the support above.	\$ 674.03	\$ 744.98
Roof framing (Materials & Labor)	\$ 9,935.74	\$ 10,981.61
Exterior wall framing (Materials & labor)	\$ 7,360.35	\$ 8,135.13
09. Roofing, Flashing, Gutters		
Roofing Tear Off - 1 Layer	\$ 1,225.50	\$ 1,354.50
Roofing Materials & Labor for 3-Tab asphalt shingles. Includes the entire existnig house roof.	\$ 9,411.84	\$ 10,402.56
Labor and Materials for new gutters and downspouts.	\$ 949.76	\$ 1,049.74
10. Exterior Trim, Porches & Decks		

Cedar Window and Door Trim 5/4"x6" (Labor & Material) - Includes belly boards, etc.	\$	1,526.48	\$	1,687.17
11. Siding, Soffit, and Fascia				
Install two layer tar paper.	\$	944.71	\$	1,044.16
Siding - Stucco	\$	13,598.15	\$	15,029.53
Soffits - T&G Bead Board	\$	2,604.19	\$	2,878.31
12. Exterior Doors & Trim				
A new wood exterior door will be installed.	\$	1,348.05	\$	1,489.95
A deadbolt and passage set will be installed on the new doors.	\$	275.74	\$	304.76
Exterior door install	\$	122.55	\$	135.45
13. Windows				
Wood Standard Full Unit Double Hung Windows with grilles to match existing 28x48 (10)	\$	4,656.90	\$	5,147.10
Window Install	\$	919.13	\$	1,015.88
14. Plumbing				
Shower Faucet Installed	\$	612.75	\$	677.25
New Toilet Installed	\$	612.75	\$	677.25
Bathroom Sink Faucet Installed	\$	428.93	\$	474.08
3/4 Master Bathroom - Base Price	\$	2,205.90	\$	2,438.10
15. HVAC				
Mechanical permit (Always needs to be included)	\$	147.06	\$	162.54
Vent bath fan using insulated flex duct. (Fan provided by others)	\$	490.20	\$	541.80
Extend radiator lines as needed for new space.	\$	2,451.00	\$	2,709.00
Install new radiators in the new spaces. (4)	\$	980.40	\$	1,083.60
High velocity air conditioning - ADD \$15,000. Mini-Split ADD about \$3,500 per unit.	\$	0.01	\$	0.01
16. Electrical				
Classic - Bathroom price for electrical	\$	796.58	\$	880.43
Classic - Living room and mudroom addition price for electrical	\$	1,102.95	\$	1,219.05
Burying new electric service.	\$	735.30	\$	812.70
New 150 amp electrical panel	\$	2,205.90	\$	2,438.10
17. Insulation				
R-44 Blown fiberglass insulation with poly	\$	370.98	\$	410.03
R-19 Insulation batts with poly	\$	862.51	\$	953.30
16" OC vent chutes - attic rafters	\$	220.59	\$	243.81
Rim joists 2" spray foam insulation	\$	264.71	\$	292.57
18. Drywall				
1/2" Drywall on walls and ceilings with smooth or knock-down finish	\$	5,861.42	\$	6,478.41
Priming of walls and ceilings	\$	856.48	\$	946.63
19. Tile & Stone				
Classic ceramic tile floor in the bathroom \$6/SF tile allowance	\$	1,161.77	\$	1,284.07
Classic - Ceramic tile shower floor- Includes mud prep, waterproof, & tile \$10/SF tile allowance	\$	549.02	\$	606.82
Classic - Ceramic tile shower walls & ceilings- Includes cement board & tile \$8/SF tile allowance	\$	2,607.86	\$	2,882.38
20. Millwork, Doors, Hardware				
Classic prehung (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	\$	1,617.66	\$	1,787.94
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	\$	1,017.17	\$	1,124.24
Bathroom millwork (Base, shoe, casing)	\$	723.05	\$	799.16
Master bedroom millwork (Base, shoe, casing, stool, apron)	\$	1,225.50	\$	1,354.50
Classic - Millwork in the living room and mudroom addition (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	\$	1,593.15	\$	1,760.85
21. Cabinetry & Countertops				
Classic - vanity top w/ attached sink will be installed.	\$	612.75	\$	677.25
Re-install the built in bench in the new living room addition.	\$	772.07	\$	853.34
Custom - Storage cabinets will be installed in the mudroom area for kid's storage.	\$	1,102.95	\$	1,219.05
Custom - Built in window seats or built in cabinets.	\$	3,137.28	\$	3,467.52
Classic - Knobs and pulls will be installed on the cabinet doors and drawers of the new island. Allowance \$6 ea.	\$	88.24	\$	97.52

Chelsea vanity cabinet will be installed for the new bathroom.	\$	1,029.42	\$	1,137.78
22. Specialties				
Bathroom accessories	\$	269.61	\$	297.99
3/8" Frameless glass shower door	\$	919.13	\$	1,015.88
23. Flooring				
Classic - Carpet and pad will be installed in the new master bedroom and living room addition.	\$	4,136.06	\$	4,571.44
Custom - Install and finish hardwood floors in the new mudroom addition.	\$	1,323.54	\$	1,462.86
Reducer	\$	30.64	\$	33.86
24. Painting & Decorating				
Painting walls and ceilings.	\$	2,086.78	\$	2,306.44
25. Clean Up & Debris Removal				
Clean-up and remove debris	\$	110.30	\$	121.91
30 Yard roll-off dumpster - 10 ton maximum	\$	906.87	\$	1,002.33
26. Project Management	\$	7,756.14	\$	8,572.58
27. Administrative Fees	\$	2,585.38	\$	2,857.53
28. Designer Oversight	\$	1,551.23	\$	1,714.52
29. Overhead & Profit	\$	14,478.13	\$	16,002.14
Grand Total**	\$	160,683.39	\$	177,597.43

****Important Notice****

****This is only a ballpark guestimate. This does not represent actual prices, only a best guess based on Castle's past experiences. There are still many unknowns that can drive price down or up at this point.**