

Second Story Addition 1000 SF Shell Only

Address:

City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: Add a 1000 SF second story addition (Shell Only) which includes 3 bedrooms and 1 bathroom. Add ducting to HVAC system to supply addition and all electrical wiring to code. Includes James Hardie pre-finished fiber cement siding on entire home, aluminum soffit and 30 year architectural shingles. Includes 8 3X4 foot double hung insulated clad-wood windows. Assumes new stairs are stacked over stairs to the basement.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 2,925.00	\$ 3,217.50
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 4,500.00	\$ 4,500.00
02. Site Prep & Demolition				
Site Prep (Includes floor protection, poly curtain walls, & delivery of tools/equipment & set up of job site). Place yard sign & order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 599.75	\$ 659.73
Demolition of work area to EPA lead safe work practices. Demo exterior walls, overhang and roof structure as needed. Remove flooring down to subfloor.	1	EA	\$ 3,840.00	\$ 4,224.00
Furnish & install tarps in areas where roof(s) is/are being removed Estimated Days	1	EST DAY	\$ 169.30	\$ 186.23
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas	1	EA	\$ 122.50	\$ 134.75
<div style="border: 1px solid black; padding: 5px;"><p>NOTE: Although care is taken to carefully remove tile from walls & floor occasionally screw pops, hairline cracks, & other issues can arise in adjacent spaces; no costs are included in this estimate to patch drywall or repaint walls in adjacent spaces but the need could arise & can be handled with a Change Order. We also use the most expensive and sensitive tape when taping prep to the floor, walls, or trim. If it is a bad or old finish, there is a small chance that it may peel some of the existing finish off. Any additional repairs will be an additional charge and dealt with in a non-chargeable change order</p></div>	1	EA	\$ -	\$ -
03. Landscaping & Fence				
04. Concrete & Foundation				
05. Masonry				
Extend Chimney. Option not included. Add approx. \$3500.00	0	SF	\$ 0.00	\$ 0.00
06. Framing				
Exterior wall framing. <u>Includes 1/2" OSB sheathing.</u> (materials & labor)	130	LF	\$ 5,757.05	\$ 6,332.76
Addition floor framing. <u>Includes 3/4" T&G plywood subfloor</u> (materials & labor)	1000	SF	\$ 10,770.00	\$ 11,847.00
Interior wall framing (materials & labor)	150	LF	\$ 3,165.00	\$ 3,481.50
Stair framing (Materials & labor) Includes stair framing & pine, paint grade treads & risers, 36" wide	14	Treads	\$ 2,424.10	\$ 2,666.51
Frame a roof with truss construction. <u>Includes 1/2" OSB, "H" clips @ 24" O.C.</u> - (materials & labor)	1200	SF	\$ 10,488.00	\$ 11,536.80
09. Roofing, Flashing, Gutters				
Roofing - Furnish & install architectural designer timberline asphalt shingles	1200	SF	\$ 6,318.00	\$ 6,949.80
Furnish & install leaf free gutters	108	LF	\$ 1,200.42	\$ 1,320.46
10. Exterior Trim, Porches & Decks				
Furnish & install Miratec exterior window & door trim (5/4x6)	180	LF	\$ 1,438.20	\$ 1,582.02
11. Siding, Soffit, and Fascia				
Furnish & install 1 layer Tyvek house wrap	1230	SF	\$ 1,075.02	\$ 1,182.52
Siding - Hardie fiber cement board siding	1230	SF	\$ 14,391.00	\$ 15,830.10
Soffits & Fascia - Aluminum	150	LF	\$ 1,755.00	\$ 1,930.50

12. Exterior Doors & Trim**13. Windows**

Furnish & install new clad/wood full frame window in new window opening; <u>Window allowance \$550.00/ea</u>	8 EA	\$	7,314.40	\$	8,045.84
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14. Plumbing

Plumbing permit	1 EA	\$	112.32	\$	123.55
New full bathroom rough-in (base price)	1 EA	\$	3,978.00	\$	4,375.80

15. HVAC

Mechanical permit	1 EA	\$	140.40	\$	154.44
Install new bathroom vent fan & vent to the exterior	1 EA	\$	491.40	\$	540.54
Addition ductwork	960 SF	\$	4,492.80	\$	4,942.08
Furnish & install new furnace & A/C	1 EA	\$	7,605.00	\$	8,365.50

16. Electrical

Finished addition price for electrical	960 SF	\$	3,931.20	\$	4,324.32
Relocate electrical service mast	1 EA	\$	1,404.00	\$	1,544.40
Furnish & install new electric panel. 150 Amp - 20 circuit panel	1 EA	\$	1,872.00	\$	2,059.20

17. Insulation

R-44 Blown fiberglass insulation with poly in the new attic rafters	1000 SF	\$	1,404.00	\$	1,544.40
R-19 Insulation batts with poly	1230 SF	\$	1,295.19	\$	1,424.71
24" OC vent chutes - attic rafters	80 LF	\$	327.60	\$	360.36
Rim joists 2" spray foam insulation; <i>Please note - spray foam insulation requires people & pets to vacate the home for 24 hours while the insulation is curing</i>	130 LF	\$	418.28	\$	460.10

18. Drywall**19. Tile & Stone****20. Millwork, Doors, Hardware****21. Cabinetry, Countertops & Appliances****22. Specialties****23. Flooring****24. Painting & Decorating**

Exterior Painting - Paint siding and trim	1 EA	\$	5,850.00	\$	6,435.00
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25. Clean Up & Debris Removal

Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	1000 SF	\$	1,920.00	\$	2,112.00
30 Yard roll-off dumpster - 10 ton maximum	2 EA	\$	971.10	\$	1,068.21

26. Project Management**27. Administrative Fees****28. Designer Oversight****29. Overhead & Profit**

		\$	13,621.46	\$	14,983.60
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Grand Total**

		\$	140,701.15	\$	154,321.26
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****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	\$	3,517.53			
2.5%* - Low total					
Check or Cash Discount	\$	3,858.03	Total Project Cost with All Cash	\$	137,183.62
2.5%* - High total			Discount	\$	150,463.23

*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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