

Name:  
 Address:  
 City, State, Zip:  
 Phone:  
 Email:



## BUDGET ANALYSIS

### Project Description:

Date: 2/10/2020

Convert an unfinished attic space to a 25' x 15" foot finished room, closet, and s a 5' x 7' bathroom with a tub/tiled shower, luxury vinyl floor and updated classic fixtures. Includes insulation and two new windows. Unfinished/unconditioned storage space under the eaves. All walls will be finished, trim will be painted and flooring to be carpeted. Stairs will remain but will get a rail and balusters around the stairwell. Mechanicals to include HVAC extended into the new space, electrical wiring and lighting to code and plumbing for new bathroom. No upgrade or replacement of furnace. Foam insulation ceiling and exterior walls. Batt insulation knee walls and existing insulation in floor joists of unfinished space. Accessories by Owner. Includes all painting and staining.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 1,770.00	\$ 1,947.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,200.00	\$ 2,200.00
<b>Subtotal - Category 1</b>			<b>\$ 3,970.00</b>	<b>\$ 4,147.00</b>
<b>02. Site Prep and Demolition</b>				
Site Prep (Includes floor protection, poly curtain walls, and delivery of tools/equipment and set up of job site). Place yard sign and order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 384.50	\$ 422.95
<b>OPTION: Furnish</b> and install a Schlage "Camelot" keypad electronic deadbolt. <u>Finish: TBD</u> <b>ADD: \$110.00</b> <b>NOTE: This is priced at our cost with free install. It is a good alternative to having a lock box on your door and you can use it in the future after your project is complete. There are other options that provide "smart" technology as well for a slightly higher cost. Ask your designer for details.</b>	1	EA	\$ 0.00	\$ 0.00
Demolition of work area to EPA lead safe work practices. Expects demolition to existing space is minimal/this is mostly an unfinished space.	1	EA	\$ 592.00	\$ 651.20
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas	1	EA	\$ 133.00	\$ 146.30
<b>NOTE: Although care is taken to carefully remove tile from walls and floor occasionally screw pops, hairline cracks, and 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 and 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.</b>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 1,109.50</b>	<b>\$ 1,220.45</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces</b>				
<b>Subtotal - Category 3</b>			<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>				
<b>Subtotal - Category 4</b>			<b>\$ -</b>	<b>\$ -</b>
<b>05. Masonry</b>				
<b>Subtotal - Category 5</b>			<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>				

Patch in subfloor as needed for mechanical rough-ins	64 SF	\$	390.40	\$	429.44
Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1 EA	\$	355.00	\$	390.50
2x2 Fur wall and/or ceiling framing (materials and labor)	410 SF	\$	1,382.93	\$	1,521.22
Basement or Attic interior wall framing (materials and labor)	110 LF	\$	3,269.20	\$	3,596.12
<b>Subtotal - Category 6</b>		\$	<b>5,397.53</b>	\$	<b>5,937.28</b>
<b>09. Roofing, Flashing, Gutters</b>					
<b>Subtotal - Category 9</b>		\$	-	\$	-
<b>10. Exterior Trim, Porches and Decks</b>					
<b>Subtotal - Category 10</b>		\$	0.00	\$	0.00
<b>11. Siding, Soffit, and Fascia</b>					
<b>Subtotal - Category 11</b>		\$	-	\$	-
<b>12. Exterior Doors and Trim</b>					
<b>Subtotal - Category 12</b>		\$	-	\$	-
<b>13. Windows</b>					
Window install material (flashing, caulk, shims, etc.)	2 EA	\$	118.00	\$	129.80
Furnish and install new custom size clad/wood pocket window; Window allowance \$500.00/ea. Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Grids:	2 EA	\$	1,609.00	\$	1,769.90
<b>Subtotal - Category 13</b>		\$	<b>1,727.00</b>	\$	<b>1,899.70</b>
<b>14. Plumbing</b>					
<b>NOTE TO CLIENTS:</b> During kitchen and bathroom remodels, the pipes (drains and galvanized water lines) sit for extended periods of time with no water going through them. The build up on the inside of the pipes dries up and sometimes can come free and clog either a drain or water line, once the water is turned back on at the end of the project. There is no money included to unclog a pipe if this happens and additional charges will occur.  <b>General Plumbing Note:</b> Any new waste or supply lines will be plastic, not copper or galvanized.	1 Note	\$	0.00	\$	0.00
<b>Plumbing permit</b>	1 EA	\$	193.52	\$	212.87
Furnish and install pedestal sink with a chrome P-trap Sink allowance \$300.00/ea. Manufacturer: Model # Faucet spread:	1 EA	\$	867.30	\$	954.03
Furnish and install sink faucet; Sink faucet allowance \$250.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	578.20	\$	636.02
Furnish and install 5' cast iron tub; Tub allowance \$500.00/ea. Drain side: Manufacturer: Model #: Finish:	1 EA	\$	1,682.00	\$	1,850.20
Furnish and install tub waste and overflow Model #: Finish:	1 EA	\$	230.10	\$	253.11

Furnish and install tub filler faucet, valve, trim, and rough-in valve; Tub Filler faucet package allowance \$300.00 <b>Manufacturer:</b> <b>Model #:</b> <b>Finish:</b>	1 EA	\$	790.60	\$	869.66
Furnish and install toilet; Toilet allowance \$275.00/ea. <b>Manufacturer:</b> <b>Model #:</b> <b>Color:</b>	1 EA	\$	607.70	\$	668.47
New attic or 2nd floor bathroom rough-in	1 EA	\$	4,720.00	\$	5,192.00
Install a new roof jack on new plumbing vent penetrations.	1 EA	\$	325.50	\$	358.05
<b>Subtotal - Category 14</b>		\$	<b>9,994.92</b>	\$	<b>10,994.41</b>
<b>15. HVAC</b>					
Mechanical permit	1 EA	\$	147.50	\$	162.25
New supply air or return air vent	4 EA	\$	1,888.00	\$	2,076.80
<b>Subtotal - Category 15</b>		\$	<b>2,035.50</b>	\$	<b>2,239.05</b>
<b>16. Electrical</b>					
Electrical Permit	1 EA	\$	129.80	\$	142.78
<b>Specify device color:</b> White, light almond, or ivory are standard. PICK ONE <b>Specify switch style</b> Pole or Decora. PICK ONE	1 EA	\$	0.00	\$	0.00
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath, and Lutron push button timer switch for the bath fan).	1 EA	\$	1,652.00	\$	1,817.20
<b>NOTE: Battery operated smoke detector and CO by homeowner. Will all need to be functional and placed per code. Code requires each floor have one smoke detector. In addition, any bedroom needs a smoke detector. Also there must be a carbon monoxide detector within 10 feet of each bedroom. **If the rest of the home does not meet the above code, homeowner will be responsible to update or if homeowner prefers, Castle will perform updates and a change order will be issued**</b>	1 Note	\$	0.00	\$	0.00
Furnish and install light fixture; Fixture allowance \$150.00/ea. <b>Manufacturer:</b> <b>Model #:</b> <b>Finish:</b>	3 EA	\$	885.00	\$	973.50
<b>NOTE: For all home owner provided fixtures, there may be additional install costs for more complicated fixtures. ALL light fixtures must be specified prior to contract signing and be UL listed to pass inspection.</b>	1 Note	\$	0.00	\$	0.00
Furnish and install bath fan: Panasonic, • FV-0510VS1 Whisper Value 50/80/100 CFM Low Profile, 0.3-1.3 sones, 3 3/8" Housing Depth - UL listed for wall and ceiling installation, Energy Star Qualified - DC Fan Motor	1 EA	\$	218.81	\$	240.69
Finished attic price for electrical	335 SF	\$	4,150.65	\$	4,565.72
<b>Subtotal - Category 16</b>		\$	<b>7,036.26</b>	\$	<b>7,739.88</b>
<b>17. Insulation</b>					
R-21 Insulation batts with poly	490 SF	\$	751.66	\$	826.83
1-1/2 Story houses sloped ceilings 5" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	800 SF	\$	5,900.00	\$	6,490.00
<b>Subtotal - Category 17</b>		\$	<b>6,651.66</b>	\$	<b>7,316.83</b>
<b>18. Drywall</b>					
Furnish and install 5/8" drywall on ceilings with smooth finish	800 SF	\$	3,681.60	\$	4,049.76
Furnish and install 1/2" drywall on walls with smooth finish	740 SF	\$	3,230.84	\$	3,553.92
Boom/cartage fee for 2nd floor and basements	1 EA	\$	295.00	\$	324.50
<b>Subtotal - Category 18</b>		\$	<b>7,207.44</b>	\$	<b>7,928.18</b>

<b>19. Tile and Stone</b>					
Furnish and install dens-shield backer behind tile surround	70 SF	\$	341.60	\$	375.76
Furnish and install ceramic tile on 5'-0" tub/shower surround to ceiling; <u>Tile allowance: \$4.00/SF</u> Supplier: Spec#/description:	70 SF	\$	2,423.05	\$	2,665.36
Furnish and install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u> Supplier: Spec#/description:	13 LF	\$	142.16	\$	156.37
<b>Subtotal - Category 19</b>			<b>\$ 2,906.81</b>	<b>\$</b>	<b>3,197.49</b>
<b>20. Millwork, Doors, Hardware</b>					
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X height: Top cap profile #: Supplier:	120 LF	\$	2,145.60	\$	2,360.16
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows Species: 1X width: Backband profile #: Supplier:	100 LF	\$	1,611.00	\$	1,772.10
Furnish and install wood jambs to an opening - NOTE: The casing for the opening is on the window/door casing line Species: jamb depth: Opening size: Supplier:	20 LF	\$	272.00	\$	299.20
Furnish and install a pre-hung door. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:	1 EA	\$	657.00	\$	722.70
Furnish and install a bi-pass door. Figured PER slab. Size (over all opening): Jamb: wood or sheetrock opening Species/paint grade: Style:	1 EA	\$	535.00	\$	588.50
Furnish and install door knob/handle hardware <u>Allowance: \$30.00</u> Manufacturer: Style (locking, passage, etc.): spec #: Finish color:	3 EA	\$	195.00	\$	214.50
Furnish and install railing. Includes top rail, bottom rail, and spindles 4.5" O.C. Top rail style/spec #: Bottom rail style/spec #: Spindle style. Spec #: Species/paint grade: Supplier: Fillet (Y or N):	16 LF	\$	1,712.64	\$	1,883.90
Furnish and install basic gripable handrail with mounting hardware Rail style/spec #: Species/paint grade: Hardware style/spec #: Hardware finish color:	16 LF	\$	167.84	\$	184.62
Furnish and install closet rod and white melamine shelf.	10 LF	\$	303.00	\$	333.30

<b>Subtotal - Category 20</b>			\$	<b>7,599.08</b>	\$	<b>8,358.99</b>
<b>21. Cabinetry, Countertops and Appliances</b>						
<b>CABINET SPECS:</b> Cabinet Line: Box Type: Frameless or Framed Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown:		1 EA	\$	0.00	\$	0.00
<b>Crystal - Current line:</b> Furnish and install vanity base cabinets - stained or painted wood		4 LF	\$	985.12	\$	1,083.63
Moderate - a 48" Cultured marble countertop with integral sink will be installed. Includes standard colors (pure colors, granite, onyx, and elite granite are extra costs) Color: Thickness: Undermount Sink (Y or N): 4" Back Splash (Integrated, set on, or NONE): 4" Side Splash (Integrated, set on, or NONE):		1 EA	\$	479.16	\$	527.08
<b>Subtotal - Category 21</b>			\$	<b>1,464.28</b>	\$	<b>1,610.71</b>
<b>22. Specialties</b>						
<b>Subtotal - Category 22</b>			\$	<b>-</b>	\$	<b>-</b>
<b>23. Flooring</b>						
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.		25 SF	\$	97.60	\$	107.36
Floor transitions.		1 EA	\$	48.80	\$	53.68
Description Type: Finish:						
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted) Allowance \$3.00 sf Line/series: Color: Tile size:		25 SF	\$	269.75	\$	296.73
Moderate carpet and pad will be installed. \$3.00/SF Allowance - Includes carpet AND pad Manufacturer: Line/series: Color:		419 SF	\$	1,977.68	\$	2,175.45
<b>Subtotal - Category 23</b>			\$	<b>2,393.83</b>	\$	<b>2,633.21</b>
<b>24. Painting and Decorating</b>						
Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white		800 SF	\$	1,336.80	\$	1,470.48
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:		740 SF	\$	1,471.42	\$	1,618.56

Priming and painting of base molding and/or casing. <u>NOTE: Our standard is low VOC for woodwork, although may not be able to use low VOC primer due to existing stain/wood condition- tbd. Will use low VOC primer when able.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	140 LF	\$	1,135.12	\$	1,248.63
Priming and painting of a door <u>both sides</u> . Includes the jamb of the unit. <u>NOTE: Our standard is low VOC for woodwork, although may not be able to use low VOC primer due to existing stain/wood condition- tbd. Will use low VOC primer when able.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	3 EA	\$	699.00	\$	768.90
Priming and painting on interior side of window, <u>one side</u> . <u>NOTE: Our standard is low VOC for woodwork, although may not be able to use low VOC primer due to existing stain/wood condition- tbd. Will use low VOC primer when able.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	2 EA	\$	662.80	\$	729.08
<b>NOTE: Please note that when the homeowner is doing the painting, they are responsible for caulking, filling nail holes, and repairing minor wall and ceiling dings. There will need to be a few rounds of touch-ups, due to the nature of construction, and that falls under the scope of the painter.</b>	1 Note	\$	0.00	\$	0.00
<b>Subtotal - Category 24</b>		\$	<b>5,305.14</b>	\$	<b>5,835.65</b>
<b>25. Clean Up and Debris Removal</b>					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area. Haul all extra material off site.	1 EA	\$	296.00	\$	325.60
St. Paul Daily street use permit for dumpster - Charged per day. <u>Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too.</u> If dumpster can be placed on driveway or lawn this can cost can be saved. <u>NOTE: If the dumpster is required to be moved for plowing or street cleaning, there will be additional charges for moving it and replacing it after the street work is complete.</u>	42 Day	\$	336.00	\$	336.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	12 DAYS	\$	84.00	\$	84.00
<b>DUMPSTER NOTE:</b> If the dumpster is placed on the street, and the city calls a snow emergency or street cleaning, there will be an additional \$200 charge via a change order. Sometimes it will get moved, sometimes it will just get fined. The charge is the same either way.	0 EA	\$	0.00	\$	0.00
30 Yard roll-off dumpster - 10 ton maximum <u>NOTE: for 30 days only. Use line above for estimated days over 30 days</u>	1 EA	\$	477.90	\$	525.69
<b>Subtotal - Category 25</b>		\$	<b>1,193.90</b>	\$	<b>1,271.29</b>
<b>Project Subtotal</b>		\$	<b>66,068.44</b>	\$	<b>72,330.12</b>
<b>26. Project Management</b>		\$	4,492.65	\$	4,941.92
<b>27. Administrative Fees and Sales Tax Paid on Material Purchases</b>		\$	1,403.95	\$	1,544.35
<b>28. Designer Oversight</b>		\$	842.37	\$	926.61
<b>29. Overhead and Profit</b>		\$	7,862.14	\$	8,648.36
<b>Grand Total**</b>		\$	<b>80,669.56</b>	\$	<b>88,736.52</b>
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><b>**This is only a ballpark guesstimate. This does not represent actual prices, only a</b></p>					

**best guess based on Castle's past experiences. There are still many unknowns that can affect pricing at this point.**

<b>Check or Cash Discount Low 2.5%*</b>	<b>\$ 2,016.74</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 2,218.41</b>	<b>\$ 78,652.82</b>	<b>\$ 86,518.11</b>
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\*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.

### Custom Design Showrooms



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Minneapolis, MN 55419  
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2600 Johnson St. NE  
Minneapolis, MN 55418  
P) 612-789-8509



362 Snelling Ave S.  
St. Paul, MN 55105  
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