

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



BUDGET ANALYSIS

Project Description:

Date: 2/13/2020

Mudroom addition: Add 60 SF (6' X 10') mudroom on a crawlspace foundation with steel siding, aluminum soffit and 30-year architectural shingles. Include drywall of interior walls and ceilings, insulation at exterior walls and luxury vinyl tile floor. Includes new wood window and exterior doors. Add electrical system to code. Also include ceiling and exterior lights. Includes built-in pantry cabinet at new entry.
 NOTE: Assuming existing forced-air heating system is adequate for additional load.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,461.25	\$ 1,607.38
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,000.00	\$ 2,000.00
Have a surveyor locate and mark all 4 property corners with new monuments and draw a full site plan, showing existing buildings, driveway, sidewalks, patios, large trees, etc. NOTE: This will be completed during the design phase if needed. A second design agreement will be sent during the design phase with a specific survey scope/costs to your property.	1	EA	\$ 1,125.00	\$ 1,237.50
Subtotal - Category 1			\$ 4,586.25	\$ 4,844.88
02. Site Prep and Demolition				
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	\$ 389.75	\$ 428.73
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD. ADD: \$110.00 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.	1	EA	\$ 0.00	\$ 0.00
Demolition of work area to EPA lead safe work practices. Remove storm door and save. Remove back door and save. Remove concrete rear entry steps and railing and discard. Remove siding on back of home where addition will tie in. Remove gutters, soffit, and roofing where new roof will tie in.	1	EA	\$ 2,368.00	\$ 2,604.80
Furnish and install tarps in areas where roof(s) is/are being removed Estimated Days	2	EST DAY!	\$ 396.00	\$ 435.60
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	\$ 136.50	\$ 150.15
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.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 3,290.25	\$ 3,619.28
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				

Pier Footings - 8" X42" with 12" bell	2 EA	\$	593.00	\$	652.30
Excavation for crawl space foundation. Assumes 42" deep.	60 SF	\$	600.00	\$	660.00
20" X 8" strip Footings w/ (2) - #4 rebar continuous	26 LF	\$	975.00	\$	1,072.50
Block Walls - 12" block at 42" frost depth and 4 courses above grade. Includes core fills, exterior waterproofing and rigid foam on the exterior.	26 LF	\$	2,600.00	\$	2,860.00
Flat concrete work. 4" slab. Sidewalk patch.	50 SF	\$	468.75	\$	515.63
Interior Drain tile and Sump Basket for <u>new</u> crawl space OR full basement walls. Includes new drain tile and sump basket.	26 LF	\$	812.50	\$	893.75
Cut Foundation For Doorway or window opening	1 EA	\$	312.50	\$	343.75
Subtotal - Category 4		\$	6,361.75	\$	6,997.93
05. Masonry					
Subtotal - Category 5		\$	-	\$	-
06. Framing					
Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1 EA	\$	358.50	\$	394.35
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	26 LF	\$	1,303.25	\$	1,433.58
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	60 SF	\$	1,010.40	\$	1,111.44
Interior wall framing (materials and labor)	6 LF	\$	225.66	\$	248.23
Frame soffits for mechanical (materials and labor)	10 LF	\$	272.00	\$	299.20
Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above.	1 EA	\$	1,274.50	\$	1,401.95
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	120 SF	\$	2,567.40	\$	2,824.14
Exterior Landing Framing: Frame landing with treated 2X8, 16" O.C. Includes install of ledger board, rim joist, and header. Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking.	25 SF	\$	581.50	\$	639.65
Deck Stairs: Frame deck stairs with treated 2X12 stair jacks, 12" O.C.. See Category 10 Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking or	16 LF	\$	325.48	\$	358.03
Subtotal - Category 6		\$	7,918.69	\$	8,710.56
09. Roofing, Flashing, Gutters					
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	156 SF	\$	926.25	\$	1,018.88
Furnish and install new 5" standard gutters and 3x4 downspouts Color:	68 LF	\$	595.00	\$	654.50
Subtotal - Category 9		\$	1,521.25	\$	1,673.38
10. Exterior Trim, Porches and Decks					
Furnish and install Miratec exterior window and door trim (5/4x?) Width:	40 LF	\$	386.80	\$	425.48
DECK SECTION:	1	\$	0.00	\$	0.00
Decking - 5/4" X 6", Kiln dried, Cedar tone Treated decking with cedar colored top mount	40 SF	\$	614.40	\$	675.84
Railing - Cedar tone treated - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap. <u>2X2 spindles</u>	13 LF	\$	603.10	\$	663.41
Subtotal - Category 10		\$	1,604.30	\$	1,764.73
11. Siding, Soffit, and Fascia					
Demo siding in affected areas	100 SF	\$	343.75	\$	378.13
Furnish and install 1 layer Tyvek house wrap	360 SF	\$	450.00	\$	495.00
Siding - Steel Manufacturer: Color: Lap Size:	360 SF	\$	2,475.00	\$	2,722.50
Siding - Stucco; to cover foundation siding.	44 SF	\$	825.00	\$	907.50
Soffits and Fascia - Aluminum Color:	46 LF	\$	1,150.00	\$	1,265.00
Subtotal - Category 11		\$	5,243.75	\$	5,768.13
12. Exterior Doors and Trim					

Furnish and install new wood exterior door; Door allowance: \$700.00/ea. Manufacturer/supplier: Door Size: Swing: Single or double bore?: Jamb Depth: Window: Window size: Grids: Wood species:	1 EA	\$	1,276.25	\$	1,403.88
Furnish and install new full view storm door; <u>Door allowance: \$340.00/ea.</u> Door Width: Manufacturer/model #: Door Color: Hardware Color: Swing:	1 EA	\$	647.00	\$	711.70
Furnish and install deadbolt lock and passage set on new doors; Handle set allowance: \$80.00/ea. Hardware Color: Manufacturer: Style/model #:	1 EA	\$	143.25	\$	157.58
Subtotal - Category 12		\$	2,066.50	\$	2,273.15
13. Windows					
Window install material (flashing, caulk, shims, etc.)	1 EA	\$	62.50	\$	68.75
Furnish and install new clad/wood full frame window in new window opening; Window allowance \$550.00/ea. Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Jamb size: Exterior trim details: Grids: Stop description:	1 EA	\$	959.50	\$	1,055.45
Subtotal - Category 13		\$	1,022.00	\$	1,124.20
14. Plumbing					
Subtotal - Category 14		\$	0.00	\$	0.00
15. HVAC					
Mechanical permit	1 EA	\$	156.25	\$	171.88
1 new supply	1 EA	\$	750.00	\$	825.00
Subtotal - Category 15		\$	906.25	\$	996.88
16. Electrical					
Electrical Permit	1 EA	\$	137.50	\$	151.25
Specify device color: White, light almond, or ivory are standard. PICK ONE	1 EA	\$	0.00	\$	0.00
Specify switch style Pole or Decora. PICK ONE					
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**	1 Note	\$	0.00	\$	0.00

Furnish and install wall sconces on sides of exterior door; Fixture allowance \$150.00/set Manufacturer: Model #: Finish:	1 EA	\$	437.50	\$	481.25
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	312.50	\$	343.75
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.	1 Note	\$	0.00	\$	0.00
Finished addition price for electrical	60 SF	\$	1,050.00	\$	1,155.00
Subtotal - Category 16		\$	1,937.50	\$	2,131.25
17. Insulation					
R-49 Blown fiberglass insulation with poly in the new attic rafters	100 SF	\$	200.00	\$	220.00
R-21 Insulation batts with poly	176 SF	\$	286.00	\$	314.60
Rim joists 2" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	22 LF	\$	495.00	\$	544.50
Subtotal - Category 17		\$	981.00	\$	1,079.10
18. Drywall					
Furnish and install 5/8" drywall on the ceilings with smooth finish	60 SF	\$	504.00	\$	554.40
Furnish and install 1/2" drywall on walls with smooth finish	256 SF	\$	1,360.64	\$	1,496.70
Drywall or plaster patch	2 EA	\$	198.00	\$	217.80
Subtotal - Category 18		\$	2,062.64	\$	2,268.90
19. Tile and Stone					
Subtotal - Category 19		\$	-	\$	-
20. Millwork, Doors, Hardware					
Base shoe molding - Species: Supplier:	22 LF	\$	103.40	\$	113.74
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X height: Top cap profile #: Supplier:	22 LF	\$	436.70	\$	480.37
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:	84 LF	\$	1,385.58	\$	1,524.14
Furnish and install a pre-hung door. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:	1 EA	\$	685.00	\$	753.50
Furnish and install door knob/handle hardware <u>Allowance: \$30.00</u> Manufacturer: Style (locking, passage, etc.): spec #: Finish color:	2 EA	\$	134.20	\$	147.62

Subtotal - Category 20			\$	2,744.88	\$	3,019.37
21. Cabinetry, Countertops and Appliances						
Subtotal - Category 21			\$	0.00	\$	0.00
22. Specialties						
Subtotal - Category 22			\$	-	\$	-
23. Flooring						
	Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	60 SF	\$	237.60	\$	261.36
	Floor transitions.	1 EA	\$	49.50	\$	54.45
	Description					
	Type:					
	Finish:					
	Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted) <u>Allowance \$3.00 sf</u>	60 SF	\$	662.10	\$	728.31
	Line/series:					
	Color:					
Subtotal - Category 23			\$	949.20	\$	1,044.12
24. Painting and Decorating						
	Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white	60 SF	\$	155.01	\$	170.51
	Prime and paint walls using low VOC Paint. Manufacturer:	256 SF	\$	512.26	\$	563.48
	Color name and #:					
	Sheen:					
	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:	106 LF	\$	863.90	\$	950.29
	Color name and #:					
	Sheen: (satin is standard)					
	Staining and finishing 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:	1 EA	\$	278.00	\$	305.80
	Color name and #:					
	Sheen: (satin is standard)					
	Finishing of an EXTERIOR 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:	1 EA	\$	358.25	\$	394.08
	Color name and #:					
	Sheen: (satin is standard)					
	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.	1 Note	\$	0.00	\$	0.00
Subtotal - Category 24			\$	2,167.42	\$	2,384.16
25. Clean Up and Debris Removal						
	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
	Minneapolis daily street use permit for dumpster - Charged per 30 days. 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>	3 MO	\$	240.00	\$	240.00
	<u>ADD number of days, dumpster is estimated to be needed over 30 days.</u>	60 DAYS	\$	420.00	\$	420.00

DUMPSTER NOTE: 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
1 EA	\$	337.50	\$	371.25

10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum **NOTE:** for 30 days only. Use line above for estimated days over 30 days

Subtotal - Category 25	\$	1,293.50	\$	1,356.85
Project Subtotal	\$	46,822.13	\$	51,056.84
26. Project Management	\$	3,745.77	\$	4,120.35
27. Administrative Fees and Sales Tax Paid on Material Purchases	\$	1,170.55	\$	1,287.61
28. Designer Oversight	\$	702.33	\$	772.57
29. Overhead and Profit	\$	6,555.10	\$	7,210.61
Grand Total**	\$	58,995.88	\$	64,895.47

MN License # BC005657

****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 Low 2.5%*	\$	1,474.90	Check or Cash Discount High 2.5%*	\$	1,622.39	\$	57,520.98	\$	63,273.08
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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



5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



2600 Johnson St. NE
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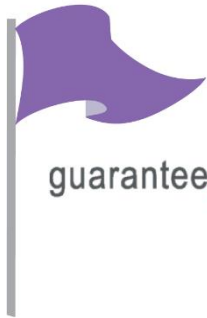


362 Snelling Ave S.
St. Paul, MN 55105
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4020 Minnehaha Ave
Minneapolis, MN 55406
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Showroom maps & hours can be found on our website at www.CASTLEBRI.com



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