

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



BUDGET ANALYSIS

Project Description:

Date: 2/13/2020

1st Floor Addition- Rear Entry, Master Suite, and Powder Room on crawl space foundation. Stucco exterior. Landscape BY OWNER. 382 sq ft addition.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 3,304.00	\$ 3,634.40
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 8,000.00	\$ 8,000.00
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	\$ 1,062.00	\$ 1,168.20
Subtotal - Category 1			\$ 12,366.00	\$ 12,802.60
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	\$ 384.50	\$ 422.95
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 existing rear landing/stairs, roofing, overhang, and siding as necessary.	1	EA	\$ 2,368.00	\$ 2,604.80
Furnish and install tarps in areas where roof(s) is/are being removed Estimated Days	5	EST DAY!	\$ 834.40	\$ 917.84
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
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			\$ 3,719.90	\$ 4,091.89
03. Landscaping and Fence - By Field Outdoor Spaces or OWNER- NOT INCLUDED				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Excavation for crawl space foundation. Assumes 42" deep.	381	SF	\$ 3,596.64	\$ 3,956.30
20" X 8" strip Footings w/ (2) - #4 rebar continuous	59	LF	\$ 2,088.60	\$ 2,297.46
Block Walls - 12" block at 42" frost depth and 4 courses above grade. Includes core fills, exterior waterproofing and rigid foam on the exterior.	59	LF	\$ 5,569.60	\$ 6,126.56
Cut Foundation For Doorway or window opening	1	EA	\$ 295.00	\$ 324.50

Concrete entry steps: Replace rear steps: 5'x5'6" with 15 lineal ft. of risers. Includes excavation and footings. Note: Any steps with 3 risers or over 30 " off the ground requires a railing.	1 EA	\$	3,776.00	\$	4,153.60
Subtotal - Category 4			\$ 15,325.84	\$	16,858.42
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	\$	355.00	\$	390.50
Frame a recessed medicine cabinet or shower niche	1 EA	\$	171.60	\$	188.76
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	59 LF	\$	2,914.01	\$	3,205.41
Provide and install a pocket door frame.	1 EA	\$	391.50	\$	430.65
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	381 SF	\$	6,309.36	\$	6,940.30
Interior wall framing (materials and labor)	29 LF	\$	711.66	\$	782.83
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	120 SF	\$	2,538.00	\$	2,791.80
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	381 SF	\$	5,631.18	\$	6,194.30
Subtotal - Category 6			\$ 19,022.31	\$	20,924.54
09. Roofing, Flashing, Gutters					
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	714 SF	\$	4,001.97	\$	4,402.17
Furnish and install leaf free gutters Color:	70 LF	\$	784.70	\$	863.17
Subtotal - Category 9			\$ 4,786.67	\$	5,265.34
10. Exterior Trim, Porches and Decks					
Furnish and install Cedar exterior trim (5/4x?) Width:	140 LF	\$	1,142.68	\$	1,256.95
Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door Color: NOTE: Additional \$100 will be added for a non-standard color	7 EA	\$	1,156.40	\$	1,272.04
DECK SECTION:	1	\$	0.00	\$	0.00
Provide and install a basic wrought iron handrail with a top and bottom rail and 1/2" spindles. Finished and powder coated Color: Black	8 LF	\$	638.40	\$	702.24
Subtotal - Category 10			\$ 2,937.48	\$	3,231.23
11. Siding, Soffit, and Fascia					
Siding - Stucco	787 SF	\$	13,929.90	\$	15,322.89
Subtotal - Category 11			\$ 13,929.90	\$	15,322.89
12. Exterior Doors and Trim					
Furnish and install new fiberglass ___ panel exterior door w. glass; Door allowance: \$700.00/ea. Manufacturer/supplier: Door Size: Swing: Single or double bore?: Jamb Depth: Window: Window size: Grids:	1 EA	\$	1,225.50	\$	1,348.05
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	\$	623.20	\$	685.52

Furnish and install deadbolt lock and passage set on new doors; Handle set allowance: \$80.00/ea. Hardware Color: Manufacturer: Style/model #:	1 EA	\$	137.30	\$	151.03	
Subtotal - Category 12			\$ 1,986.00	\$	2,184.60	
13. Windows						
Furnish and install new vinyl full frame window in new window opening; Window allowance \$375.00/ea. Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Jamb size: Exterior trim details: Grids:	6 EA	\$	4,048.20	\$	4,453.02	
Window install material (flashing, caulk, shims, etc.)	6 EA	\$	354.00	\$	389.40	
Subtotal - Category 13			\$ 4,402.20	\$	4,842.42	
14. Plumbing						
<p>NOTE TO CLIENTS: 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.</p> <p>General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.</p>		1 Note	\$	0.00	\$	0.00
Plumbing permit		1 EA	\$	354.00	\$	389.40
Furnish and install an under mount vanity sink Sink Allowance: \$120.00 Manufacturer: Model #	1 EA	\$	460.20	\$	506.22	
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:	2 EA	\$	1,156.40	\$	1,272.04	
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 Manufacturer: Model #: Finish:	1 EA	\$	790.60	\$	869.66	

Furnish and install toilet; Toilet allowance \$275.00/ea. Manufacturer: Model #: Color:	2 EA	\$	1,215.40	\$	1,336.94
New main floor bathroom rough-in	1 EA	\$	3,304.00	\$	3,634.40
New 1/2 bath rough-in price	1 EA	\$	2,832.00	\$	3,115.20
Install a new roof jack on new plumbing vent penetrations.	2 EA	\$	651.00	\$	716.10
Furnish and install a new sillcock	1 EA	\$	324.50	\$	356.95
Furnish and install new 50 gallon power vented water heater (when replacing a non power vented water heater)	1 EA	\$	2,478.00	\$	2,725.80
Subtotal - Category 14		\$	16,345.50	\$	17,980.05
15. HVAC					
Mechanical permit	1 EA	\$	147.50	\$	162.25
Install new bathroom vent fan and vent to the exterior	2 EA	\$	1,239.00	\$	1,362.90
Move an existing A/C condenser.	1 EA	\$	1,652.00	\$	1,817.20
Addition ductwork	450 SF	\$	2,655.00	\$	2,920.50
Vent clothes dryer using corrosion resistant pipe; <i>Note - does not include dryer boost fan if the duct run is too long.</i> Move existing.	1 EA	\$	531.00	\$	584.10
Subtotal - Category 15		\$	6,224.50	\$	6,846.95
16. Electrical					
Electrical Permit	1 EA	\$	129.80	\$	142.78
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					
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).	2 EA	\$	3,304.00	\$	3,634.40
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 above mirror light fixture; Fixture allowance \$100.00/ea. Manufacturer: Model #: Finish:	2 EA	\$	472.00	\$	519.20
Furnish and install wall sconces on sides of exterior door; Fixture allowance \$150.00/set Manufacturer: Model #: Finish:	1 EA	\$	413.00	\$	454.30
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	3 EA	\$	885.00	\$	973.50
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
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

Furnish and install bath fan/light combo: Panasonic, • FV-08VSL3 Whisper Value-Lite 80 CFM Low Profile w/lite,0.5 sones, 4" Oval Duct 3 3/8" Housing Depth - UL listed for wall and ceiling installation Energy Star Qualified, CFL - Lamp Watts - 2 x 13 watts - GU24 Base - Self Ballasted lamp	1 EA	\$	269.04	\$	295.94
Addition electrical	381 SF	\$	3,596.64	\$	3,956.30
Relocate electrical service mast	1 EA	\$	1,652.00	\$	1,817.20
Furnish and install new electric sub-panel	1 EA	\$	826.00	\$	908.60
Subtotal - Category 16		\$	11,766.29	\$	12,942.92
17. Insulation					
R-49 Blown fiberglass insulation with poly in the new attic rafters	381 SF	\$	719.33	\$	791.26
R-21 Insulation batts with poly	472 SF	\$	724.05	\$	796.45
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	59 LF	\$	556.96	\$	612.66
Subtotal - Category 17		\$	2,000.34	\$	2,200.37
18. Drywall					
Furnish and install 5/8" drywall on ceilings with smooth finish	381 SF	\$	1,753.36	\$	1,928.70
Furnish and install 1/2" drywall on walls with smooth finish	936 SF	\$	4,086.58	\$	4,495.23
Drywall or plaster patch	2 EA	\$	212.40	\$	233.64
Subtotal - Category 18		\$	6,052.34	\$	6,657.57
19. Tile and Stone					
Furnish and install 1/2" ceramic tile backer on floor	133 SF	\$	796.67	\$	876.34
Furnish and install dens-shield backer behind tile surround	70 SF	\$	341.60	\$	375.76
Furnish and install tile on floor; <u>Tile allowance: \$6.00/SF</u> Supplier: Spec#/description:	133 SF	\$	2,760.28	\$	3,036.31
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 accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u> Supplier: Spec#/description:	2 SF	\$	109.99	\$	120.99
Furnish and install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u> Supplier: Spec#/description:	14 LF	\$	153.09	\$	168.40
Furnish and install Corian single bevel threshold - 36" long, approx. 1 3/4" wide Color: glacier white or bisque Thickness: 1/4" or 1/2"	1 EA	\$	66.50	\$	73.15
Subtotal - Category 19		\$	6,651.18	\$	7,316.30
20. Millwork, Doors, Hardware					
Base shoe molding - Species: Supplier:	82 LF	\$	380.81	\$	418.89
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X height: Top cap profile #: Supplier:	117 LF	\$	2,091.96	\$	2,301.16

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:	300 LF	\$	4,833.00	\$	5,316.30
Furnish and install pocket door jambs and stop - Assumes a single door Species: Stop profile #: Jamb depth: Supplier:	20 LF	\$	92.88	\$	102.17
Furnish and install a pre-hung door. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:	4 EA	\$	2,628.00	\$	2,890.80
Furnish and install a pocket door. Size: Species/paint grade: Style:	1 EA	\$	524.00	\$	576.40
Furnish and install door knob/handle hardware <u>Allowance: \$30.00</u> Manufacturer: Style (locking, passage, etc.): spec #: Finish color:	4 EA	\$	260.00	\$	286.00
Furnish and install pocket door hardware <u>Allowance: \$50.00</u> Manufacturer: Style (locking, passage, etc.): spec #: Finish color:	1 EA	\$	133.00	\$	146.30
Furnish and install closet rod and white melamine shelf.	8 LF	\$	242.40	\$	266.64
Subtotal - Category 20		\$	11,186.05	\$	12,304.65
21. Cabinetry, Countertops and Appliances					
Furnish and install wall-mounted mirror/medicine cabinet. <u>Allowance: \$125.00</u> Manufacturer: Model/spec #: Finish color:	1 EA	\$	221.50	\$	243.65
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea.</u> Manufacturer: Model/spec #: Finish color: Supplier:	4 EA	\$	50.80	\$	55.88
Meet delivery, unload, and unpack cabinets.	1 EA	\$	222.00	\$	244.20

CABINET SPECS: 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
Crystal - Current line: Furnish and install vanity base cabinets - stained or painted wood		2 LF	\$	492.56	\$	541.82
Silestone quartz countertops will be installed. NOTE: Group C Color: Edge profile: Thickness: undermount sink (Y or N): Yes		4 SF	\$	330.40	\$	363.44
Silestone quartz 2-6" backsplash will be installed. NOTE: Group C Color: Height: Back Splash: Side splash (Y or N?):		2 LF	\$	106.20	\$	116.82
Subtotal - Category 21			\$	1,423.46	\$	1,565.81
22. Specialties						
Furnish bathroom accessories.- 24" towel bar, towel ring and toilet paper holder. <u>Custom.</u> <u>Allowance \$150.00.</u> Install included for 3 items. Manufacturer: Model/spec #: Finish color: Supplier:		1 EA	\$	288.00	\$	316.80
Furnish and install grab bar. <u>Allowance: \$45.00/ea.</u> Manufacturer: Model/spec #: Finish color: Supplier:		2 EA	\$	239.40	\$	263.34
Furnish and install a permanent, screw in shower curtain rod Manufacturer: Model/spec #: Finish color: Supplier:		1 EA	\$	130.17	\$	143.19
Subtotal - Category 22			\$	657.57	\$	723.33
23. Flooring						
Floor transitions. Description Type: Finish:		1 EA	\$	48.80	\$	53.68
Install and finish hardwood floors. Species: Grade: Plank width: Sheen: <u>Satin</u>		248 SF	\$	3,804.32	\$	4,184.75
Subtotal - Category 23			\$	3,853.12	\$	4,238.43
24. Painting and Decorating						
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>		381 SF	\$	636.65	\$	700.32

Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	936 SF	\$	1,861.14	\$	2,047.26
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)	417 LF	\$	3,381.04	\$	3,719.14
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)	5 EA	\$	1,165.00	\$	1,281.50
Paint match	1 EA	\$	177.00	\$	194.70
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		\$	7,220.83	\$	7,942.91
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
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>	120 Day	\$	960.00	\$	960.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	90 DAYS	\$	630.00	\$	630.00
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
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	1 EA	\$	318.60	\$	350.46
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	395.30	\$	434.83
Subtotal - Category 25		\$	2,599.90	\$	2,700.89
Project Subtotal		\$	154,743.57	\$	168,944.11
26. Project Management		\$	10,522.56	\$	11,574.82
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	3,288.30	\$	3,617.13
28. Designer Oversight		\$	1,972.98	\$	2,170.28
29. Overhead and Profit		\$	18,414.49	\$	20,255.93
Grand Total**		\$	188,941.90	\$	207,836.09

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%*	\$ 4,723.55	Check or Cash Discount High 2.5%*	\$ 5,195.90	\$ 184,218.36	\$ 202,640.19
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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
Minneapolis, MN 55418
P) 612-789-8509

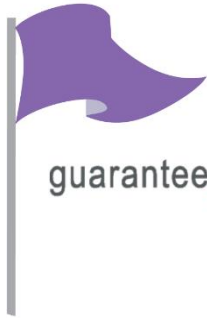


362 Snelling Ave S.
St. Paul, MN 55105
P) 651-699-4164



4020 Minnehaha Ave
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Showroom maps & hours can be found on our website at www.CASTLEBRI.com



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