

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



BUDGET ANALYSIS

Project Description:

Date: 2/13/2020

Two Story Addition: Add a first-floor family room and a second-floor bedroom with full bathroom in a 20-by-16-foot two-story wing over a crawl space. HVAC and electrical to code. Family room: Include a pre-fabricated gas fireplace, (8) 3-by-4-foot double hung insulated clad-wood windows, an exterior door, carpeted floors, painted walls and ceiling, and painted trim. Bathroom includes tile shower, plumbing fixtures, a light/fan combo, surface mount medicine chest, electrical, insulation, sheetrock, tile, millwork, accessories, flooring, painting, and clean-up and debris removal. Bedroom: Includes walk-in closet/dressing area, carpet, painted walls, ceiling, and trim as well as general lighting. LANDSCAPE BY OWNER

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 3,422.00	\$ 3,764.20
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 7,000.00	\$ 7,000.00
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			\$ 11,484.00	\$ 11,932.40
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. Demo exterior siding overhang and roofing as needed. See framing section for wall removal.	1	EA	\$ 2,960.00	\$ 3,256.00
Furnish and install tarps in areas where roof(s) is/are being removed Estimated Days	10	EST DAY!	\$ 1,574.40	\$ 1,731.84
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			\$ 5,051.90	\$ 5,557.09
03. Landscaping and Fence - BY OWNER				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				

Excavation for crawl space foundation. Assumes 42" deep.	320 SF	\$	3,020.80	\$	3,322.88
20" X 8" strip Footings w/ (2) - #4 rebar continuous	52 LF	\$	1,840.80	\$	2,024.88
Block Walls - 12" block at 42" frost depth and 4 courses above grade. Includes core fills, exterior waterproofing and rigid foam on the exterior.	52 LF	\$	4,908.80	\$	5,399.68
Interior Drain tile and Sump Basket for <u>new</u> crawl space OR full basement walls. Includes new drain tile and sump basket.	52 LF	\$	1,534.00	\$	1,687.40
Cut Foundation For Doorway or window opening	1 EA	\$	295.00	\$	324.50
Concrete entry steps: Remove and replace front 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		\$	15,375.40	\$	16,912.94
05. Masonry					
Subtotal - Category 5		\$	-	\$	-
06. Framing					
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	104 LF	\$	5,136.56	\$	5,650.22
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	640 SF	\$	10,598.40	\$	11,658.24
Interior wall framing (materials and labor)	34 LF	\$	834.36	\$	917.80
Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above.	2 EA	\$	2,514.00	\$	2,765.40
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	90 SF	\$	1,903.50	\$	2,093.85
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	400 SF	\$	5,912.00	\$	6,503.20
Subtotal - Category 6		\$	26,898.82	\$	29,588.70
09. Roofing, Flashing, Gutters					
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	400 SF	\$	2,242.00	\$	2,466.20
Furnish and install leaf free gutters Color:	80 LF	\$	896.80	\$	986.48
Subtotal - Category 9		\$	3,138.80	\$	3,452.68
10. Exterior Trim, Porches and Decks					
Furnish and install exterior trim (5/4x?) Width:	180 LF	\$	1,469.16	\$	1,616.08
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	9 EA	\$	1,486.80	\$	1,635.48
Subtotal - Category 10		\$	2,955.96	\$	3,251.56
11. Siding, Soffit, and Fascia					
Furnish and install 1 layer Tyvek house wrap	1600 SF	\$	1,888.00	\$	2,076.80
Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim. Manufacturer: Color: Trim width: Lap size:	1600 SF	\$	18,880.00	\$	20,768.00
Siding - Stucco- at foundation insulation	130 SF	\$	2,301.00	\$	2,531.10
Subtotal - Category 11		\$	23,069.00	\$	25,375.90
12. Exterior Doors and Trim					

Furnish and install new round top wood door; Door allowance: \$1,600.00/ea. Manufacturer/supplier: Door Size: Swing: Single or double bore?: Jamb Depth: Window: Window size: Grids: Wood Species:	1 EA	\$	2,731.50	\$	3,004.65
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		\$	2,868.80	\$	3,155.68
13. Windows					
Window install material (flashing, caulk, shims, etc.)	8 EA	\$	472.00	\$	519.20
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:	8 EA	\$	7,345.60	\$	8,080.16
Subtotal - Category 13		\$	7,817.60	\$	8,599.36
14. Plumbing					
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. <u>General Plumbing Note:</u> Any new waste or supply lines will be plastic, not copper or galvanized.	1 Note	\$	0.00	\$	0.00
Plumbing permit	1 EA	\$	233.64	\$	257.00
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 Manufacturer: Model #: Finish:	1 EA	\$ 790.60	\$ 869.66
Furnish and install toilet; Toilet allowance \$275.00/ea. Manufacturer: Model #: Color:	1 EA	\$ 607.70	\$ 668.47
Master bathroom rough-in (tub and separate shower)	1 EA	\$ 5,369.00	\$ 5,905.90
Subtotal - Category 14		\$ 10,358.54	\$ 11,394.39
15. HVAC			
Mechanical permit	1 EA	\$ 147.50	\$ 162.25
Install new bathroom vent fan and vent to the exterior	1 EA	\$ 619.50	\$ 681.45
Rough in a new "loop" off the existing boiler for new space. Furnish and install a new cast iron base board radiator.	2 EA	\$ 5,664.00	\$ 6,230.40
Furnish and install gas insert fireplace. Includes venting, setting unit, and installing gas line and all assoc. permits. Unit allowance: \$2600.00 Manufacturer: Model #:	1 EA	\$ 4,602.00	\$ 5,062.20
Furnish and install 4-head dustless mini-split	1 EA	\$ 8,850.00	\$ 9,735.00
Subtotal - Category 15		\$ 19,883.00	\$ 21,871.30
16. Electrical			
Electrical Permit	1 EA	\$ 129.80	\$ 142.78
Specify device color: White, light almond, or ivory are standard. PICK ONE Specify switch style 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
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 mirror and exterior door; Fixture allowance \$150.00/set Manufacturer: Model #: Finish:	2 EA	\$ 826.00	\$ 908.60
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	4 EA	\$ 1,180.00	\$ 1,298.00
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/light combo: Panasonic, • FV-08VSL3 Whisper Value-Lite 80 CFM Low Profile w/lite,0.5 sonos, 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
Finished 1st floor/crawl space price for electrical	320 SF	\$	3,209.60	\$	3,530.56
Finished 2nd floor price for electrical	280 SF	\$	2,808.40	\$	3,089.24
Relocate electrical service mast	1 EA	\$	1,652.00	\$	1,817.20
Subtotal - Category 16		\$	11,726.84	\$	12,899.52
17. Insulation					
R-49 Blown fiberglass insulation with poly in the new attic rafters	320 SF	\$	604.16	\$	664.58
R-21 Insulation batts with poly	832 SF	\$	1,276.29	\$	1,403.92
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	104 LF	\$	613.60	\$	674.96
Subtotal - Category 17		\$	2,494.05	\$	2,743.45
18. Drywall					
Furnish and install 5/8" drywall on ceilings with smooth finish	640 SF	\$	2,945.28	\$	3,239.81
Furnish and install 1/2" drywall on walls with smooth finish	1428 SF	\$	6,234.65	\$	6,858.11
Subtotal - Category 18		\$	9,179.93	\$	10,097.92
19. Tile and Stone					
Furnish and install 1/2" ceramic tile backer on floor	45 SF	\$	269.55	\$	296.51
Furnish and install dens-shield backer behind tile surround	64 SF	\$	312.32	\$	343.55
Furnish and install tile on floor; <u>Tile allowance: \$6.00/SF</u> Supplier: Spec#/description:	45 SF	\$	1,167.03	\$	1,283.73
Furnish and install ceramic tile on 5'-0" tub/shower surround to ceiling; <u>Tile allowance: \$4.00/SF</u> Supplier: Spec#/description:	64 SF	\$	2,215.36	\$	2,436.90
Furnish and install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u> Supplier: Spec#/description:	4 SF	\$	219.98	\$	241.98
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 tiled niche in tub/shower area; Note - tile cost in the SF above	1 EA	\$	362.50	\$	398.75
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
Furnish and install tile backsplash; at fireplace <u>Tile allowance \$4.00/SF</u> Supplier: Spec#/description:	11 SF	\$	708.31	\$	779.14
Subtotal - Category 19		\$	5,474.64	\$	6,022.11
20. Millwork, Doors, Hardware					
Furnish and install bathroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 back band casing with larger base.	1 EA	\$	853.20	\$	938.52
Base shoe molding - Species: Supplier:	21 LF	\$	97.52	\$	107.28

Classic base molding - NOTE - Assumes 1X and top cap Species: 1X height: Top cap profile #: Supplier:	184 LF	\$	3,289.92	\$	3,618.91
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:	17 LF	\$	78.95	\$	86.84
Subtotal - Category 20			\$ 9,152.59	\$	10,067.85
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:	6 EA	\$	76.20	\$	83.82
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 pantry/linen cabinets - stained or painted wood	2 LF	\$	1,363.48	\$	1,499.83
Custom - Fireplace mantel will be installed.	1 EA	\$	684.40	\$	752.84
Custom - Fireplace surround will be installed.	1 EA	\$	1,368.80	\$	1,505.68
APPLIANCES: <i>NOTE: Client to do communication of appliance delivery for appliances they purchase. The project manager will be in communication as to when that should be.</i>	1 Note	\$	0.00	\$	0.00
Subtotal - Category 21			\$ 3,936.38	\$	4,330.02
22. Specialties					
Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. <u>Classic.</u> <u>Allowance \$60.00.</u> Install included for 3 items. Manufacturer: Model/spec #: Finish color: Supplier:	1 EA	\$	181.80	\$	199.98

Furnish and install grab bar. <u>Allowance: \$45.00/ea.</u> Manufacturer: Model/spec #: Finish color: Supplier:	1 EA	\$	119.70	\$	131.67
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		\$	431.67	\$	474.84
23. Flooring					
Floor transitions. Description Type: Finish:	2 EA	\$	97.60	\$	107.36
Moderate carpet and pad will be installed. \$3.00/SF Allowance - Includes carpet AND pad Manufacturer: Line/series: Color:	580 SF	\$	2,737.60	\$	3,011.36
Subtotal - Category 23		\$	2,835.20	\$	3,118.72
24. Painting and Decorating					
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	640 SF	\$	1,069.44	\$	1,176.38
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	1428 SF	\$	2,839.44	\$	3,123.38
Priming and painting of base molding and/or casing. <u>NOTE: Our standard is low VOC for</u> <u>woodwork, although may not be able to use low VOC primer due to existing stain/wood</u> <u>condition- tbd. Will use low VOC primer when able.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	484 LF	\$	3,924.27	\$	4,316.70
Staining and finishing of a door <u>both sides</u> . Includes the jamb of the unit. <u>NOTE: Our standard</u> <u>is low VOC for woodwork, although may not be able to use low VOC primer due to existing</u> <u>stain/wood condition- tbd. Will use low VOC primer when able.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	3 EA	\$	827.70	\$	910.47
Finishing of an EXTERIOR door <u>both sides</u> . Includes the jamb of the unit. <u>NOTE: Our</u> <u>standard is low VOC for woodwork, although may not be able to use low VOC primer due to</u> <u>existing stain/wood condition- tbd. Will use low VOC primer when able.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	1 EA	\$	355.80	\$	391.38
Priming and painting on interior side of window, <u>one side</u> . <u>NOTE: Our standard is low VOC</u> <u>for woodwork, although may not be able to use low VOC primer due to existing stain/wood</u> <u>condition- tbd. Will use low VOC primer when able.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	8 EA	\$	2,651.20	\$	2,916.32

<p><i>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.</i></p>		1 Note	\$	0.00	\$	0.00
Subtotal - Category 24				\$ 11,667.85	\$	12,834.63
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.		2 EA	\$	592.00	\$	651.20
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>		1 MO	\$	80.00	\$	80.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days.</u>		90 DAYS	\$	630.00	\$	630.00
<p>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.</p>		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				\$ 2,015.90	\$	2,146.49
Project Subtotal				\$ 187,944.67	\$	205,827.56
26. Project Management				\$ 12,780.24	\$	14,058.26
27. Administrative Fees and Sales Tax Paid on Material Purchases				\$ 3,993.82	\$	4,393.21
28. Designer Oversight				\$ 2,396.29	\$	2,635.92
29. Overhead and Profit				\$ 22,365.42	\$	24,601.96
Grand Total**				\$ 229,480.44	\$	252,428.49
<p>MN License # BC005657</p> <p>**Important Notice**</p> <p>**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.</p>						
Check or Cash Discount Low 2.5%*	\$	5,737.01	Check or Cash Discount High 2.5%*	\$	6,310.71	\$ 223,743.43
						\$ 246,117.77

*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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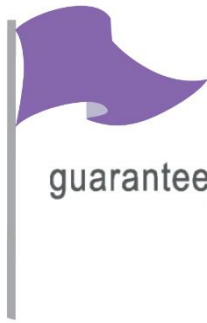


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