

2nd Floor Dormer Bedroom

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/8/2022

In upper level front of house. Remove roof structure from closet to front main gable. Build new dormer with shed roof (approx 18' x 12') so that finished ceiling height matches existing ridge (approx. 6'-10") exterior wall of dormer will be slightly lower than ridge due to needed roof pitch. Install new electrical for space and finish space with new double hung window on south elevation, match existing trim and new carpet in upper level. Remove half wall at stairs and install standard oak railing. Stair treads and risers to remain as is. Patch 1st floor for point loads. Wall and ceiling flooring BY OWNER.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 2,125.00	\$ 2,550.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 4,500.00	\$ 4,500.00
Have a surveyor locate and mark all 4 property corners with new monuments.	1	EA	\$ 562.50	\$ 675.00
Subtotal - Category 1			\$ 7,187.50	\$ 7,725.00
02. Site Prep and Demolition				
Site Prep Large Project or Addition (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	\$ 1,433.40	\$ 1,720.08
Demolition of work area to EPA lead safe work practices. Upper floor demolition remove the following: half wall at top of stairs. Remove ceiling and wall finishes from stair side of closet at east end of stairs, to include all of closet, to south wall then to east wall to left side of front wall gable window. Remove all insulation (any in floor insulation to remain), roof framing and sheathing, skylight and shingles. At main level soffit remove soffit for the width of the new dormer (exterior wall to flush out with existing exterior wall).	1	EA	\$ 4,233.60	\$ 5,080.32
Charge to set up and take down scaffolding for exterior work or addition and lift for 1 week.	1	EA	\$ 1,841.70	\$ 2,210.04
Furnish and install tarps in area where roof is being removed.	1	EA	\$ 1,433.40	\$ 1,720.08
NOTE: Although care is taken to carefully remove materials from wall and floor surfaces, screw pops, hairline cracks, and other issues can occasionally arise in adjacent spaces. No costs are included in this estimate to patch drywall or plaster 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 via Change Order.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 8,942.10	\$ 10,730.52
03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Pier Footings - 12" X42" with 18" bell	1	EA	\$ 409.05	\$ 490.86
Subtotal - Category 4			\$ 409.05	\$ 490.86
05. Masonry				
Subtotal - Category 5			\$ -	\$ -

06. Framing			
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	37 LF	\$ 2,672.33	\$ 3,206.79
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	110 SF	\$ 2,996.07	\$ 3,595.28
Interior wall framing (materials and labor)	15 LF	\$ 628.56	\$ 754.27
Frame a shed donmer roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	216 SF	\$ 5,454.22	\$ 6,545.06
Furnish and install new 1 3/4" X 11 7/8" LVL ridge beam (materials and labor)	22 LF	\$ 1,989.24	\$ 2,387.09
Subtotal - Category 6		\$ 13,740.41	\$ 16,488.49
09. Roofing, Flashing, Gutters			
Roofing - Furnish and install flat rubber membrane EPDM .60 mil roof. Note details once designed: build up of edge, tapered foam, scuppers, parapets, open faced gutter, downspouts, etc. and associated colors	266 SF	\$ 5,985.00	\$ 7,182.00
Furnish and install new 5" standard gutters and 3x4 downspouts Color:	55 LF	\$ 1,031.25	\$ 1,237.50
Subtotal - Category 9		\$ 7,016.25	\$ 8,419.50
10. Exterior Trim, Porches and Decks			
Furnish and install SPF 2" standard or 1x4. Width:	60 LF	\$ 535.86	\$ 643.03
Subtotal - Category 10		\$ 535.86	\$ 643.03
11. Siding, Soffit, and Fascia			
Siding - Stucco	244 SF	\$ 4,803.75	\$ 5,764.50
Soffits - Plywood smooth or bead board	52 LF	\$ 1,625.00	\$ 1,950.00
Subtotal - Category 11		\$ 6,428.75	\$ 7,714.50
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -
13. Windows			
Furnish and install new full frame top of line vinyl or fiberglass window; <u>Window allowance \$750.00/ea.</u> Manufacturer: Line: Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior material /color: Interior material /color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Interior weather Strip color: ??? Hardware type/color: WOCD: Y or N (and specify color, if diff. from hardware) Screen surround material/color: Screen color: Exterior Brickmould profile/material/color/size: if comes with window, if not specify under section 10 *for budget analysis add separate line item*	3 EA	\$ 3,801.00	\$ 4,561.20
Window install material (flashing, caulk, shims, etc.)	3 EA	\$ 187.50	\$ 225.00
Add WOCD (per window). Manufacturer:	3 EA	\$ 281.25	\$ 337.50
Subtotal - Category 13		\$ 4,269.75	\$ 5,123.70
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
Electrical Permit	1 EA	\$ 231.25	\$ 277.50
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			

<p>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**</p>	1 Note	\$ 0.00	\$ 0.00
<p>NOTE: No wiring for security, doorbell, TV, speakers or phone is included in pricing. If any low voltage wires are found in a wall being opened up, additional costs to re-route them will occur.</p>	1 Note	\$ 0.00	\$ 0.00
<p>CBR furnish and elec install light fixture; <u>Fixture allowance \$150.00/ea.</u> Manufacturer: Model #: Finish:</p>	3 EA	\$ 1,020.00	\$ 1,224.00
<p>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. All material issues related to materials supplied by owner are the responsibility of the owner to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</p>	1 Note	\$ 0.00	\$ 0.00
<p>Furnish and install electrical baseboard heat w. wall thermostat; Note - comes in 2', 4', 6', and 8' sections, 1LF of baseboard heats 20 Sq. Ft. of Space, 1 circuit per every 12LF</p>	11 LF	\$ 2,337.50	\$ 2,805.00
<p>Addition price for electrical</p>	216 SF	\$ 2,835.00	\$ 3,402.00
<p>Furnish and install new electric sub-panel</p>	1 EA	\$ 875.00	\$ 1,050.00
Subtotal - Category 16		\$ 7,298.75	\$ 8,758.50
17. Insulation			
<p>R-19 Insulation batts with poly</p>	350 SF	\$ 568.75	\$ 682.50
<p>Flat roofs 7" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing</p>	216 SF	\$ 2,484.00	\$ 2,980.80
Subtotal - Category 17		\$ 3,052.75	\$ 3,663.30
18. Drywall			
<p>Furnish and install 1/2" or 5/8" drywall on ceilings with smooth finish</p>	350 SF	\$ 2,187.50	\$ 2,625.00
<p>Furnish and install 1/2" drywall on walls with smooth finish</p>	600 SF	\$ 3,600.00	\$ 4,320.00
<p>Drywall or plaster patch</p>	4 EA	\$ 1,500.00	\$ 1,800.00
<p>Boom/cartage fee for 2nd floor and basements</p>	1 EA	\$ 331.25	\$ 397.50
Subtotal - Category 18		\$ 7,618.75	\$ 9,142.50
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
<p>Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Brand/profile #:</p>	94 LF	\$ 957.01	\$ 1,148.42
<p>Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows Species: Size: Brand/profile #: "Picture framed": Y or N Stool detail (thickness/extension) and apron detail (height, profile #):</p>	100 LF	\$ 1,018.10	\$ 1,221.72
<p>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:</p>	20 LF	\$ 399.18	\$ 479.02

Furnish and install a bi-pass door. Figured PER slab. See jamb/stop line above. Jamb: wood or sheetrock opening Species: Style: Brand/model #: Core: solid or hollow	1 EA	\$ 579.00	\$ 694.80
Furnish and install newel post Height: Species: Brand/model#:	3 EA	\$ 561.27	\$ 673.52
Furnish and install railing. Includes top rail, bottom rail, and spindles 4.5" O.C. Brand: Species: Top rail style/profile #: Bottom rail style/profile #: Spindle (balustrades) style/profile #: Fillet (Y or N)/profile #: Additional Detail/profile #:	15 LF	\$ 1,998.00	\$ 2,397.60
Furnish and install basic gripable handrail with mounting hardware Brand/profile #: Species: Hardware style/spec #: Hardware finish:	16 LF	\$ 338.78	\$ 406.54
Furnish and install closet rod and white melamine shelf.	5 LF	\$ 213.38	\$ 256.05
Subtotal - Category 20		\$ 6,064.72	\$ 7,277.67
21. Cabinetry, Countertops and Appliances			
CABINET SPECS: Cabinet Line: Crystal Current or Crystal Keyline Box Type: Frameless, Framed, Inset Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: select one- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate option for current frameless, or all plywood green core box with natural maple veneer if keyline; finished interiors of any cabinets would be noted on plans. Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown: Shoe: Yes Finished end: Furniture groove finished end (standard) or optional upgrade to flush finished Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included. Any accessories will be noted on plan. If accessory provided by Castle and not Cabinet	1 EA	\$ 0.00	\$ 0.00
APPLIANCES: <i>NOTE: Client to communicate with appliance supplier regarding delivery of appliances they purchased and arrange to meet/receive delivery themselves. The project manager will be in communication with client regarding that timing.</i>	1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 21		\$ 0.00	\$ 0.00
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Moderate carpet and pad will be installed. \$4.50/SF Allowance - Includes carpet AND pad Manufacturer: Line/series: Color:	360 SF	\$ 2,475.00	\$ 2,970.00
Subtotal - Category 23		\$ 2,475.00	\$ 2,970.00

24. Painting and Decorating					
Prime and painting ceilings using low VOC Paint. BY OWNER <i>COLOR: Standard flat ceiling white</i>	0 SF	\$	0.00	\$	0.00
Prime and paint walls using low VOC Paint. BY OWNER <i>Manufacturer: Color name and #: Sheen:</i>	0 SF	\$	0.00	\$	0.00
Staining and sealing 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> <i>Manufacturer: Color name and #: Sheen: (satin is standard)</i>	194 LF	\$	945.75	\$	1,134.90
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> <i>Manufacturer: Color name and #: Sheen: (satin is standard)</i>	2 EA	\$	400.00	\$	480.00
Sub paint or stain match- per	1 EA	\$	62.50	\$	75.00
Exterior Painting - painting soffit/fascia and exterior trim.	1 EA	\$	1,750.00	\$	2,100.00
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			\$ 3,158.25		\$ 3,789.90
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	\$	597.78	\$	717.34
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>	45 DAYS	\$	315.00	\$	315.00
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 per move or violation 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
20 Yard roll-off dumpster - 10 ton maximum <u>NOTE: for 30 days only. Use line above for estimated days over 30 days</u>	2 EA	\$	837.50	\$	1,005.00
Regular portable restroom (one month) <u>NOTE: This cost can be saved if home owner is ok with making a bathroom in the house available to Castle and it's trade partners</u>	3 EA	\$	637.50	\$	765.00
Subtotal - Category 25			\$ 2,627.78		\$ 3,042.34
Project Subtotal			\$ 80,964.43		\$ 95,979.81
26. Designer Oversight & Project Management			\$ 8,845.36		\$ 10,614.44
27. Overhead and Profit			\$ 12,691.17		\$ 15,229.41
Grand Total**			\$ 102,500.97		\$ 123,001.16
<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%*	\$	2,562.52	Check or Cash Discount High 2.5%*	\$	3,075.03
				\$	99,938.44
				\$	119,926.13

*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

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