

BUDGET ANALYSIS

Date: 11/29/2023

All pricing valid 21 days

Client Information:

2nd Floor Dormer Bedroom

Address:

City, State, Zip:

Phone:

Email:

Project Description:

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 then ridge due to needed roof pitch. Install James Hardie fiber cement siding and aluminum soffit and fascia. 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 painting BY OWNER.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.

	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
Permit.	1	EA		\$ 1,968.00	\$ 2,164.80
Design and Planning Process- see Design and Planning Agreement for details.	1	EA		\$ 2,800.00	\$ 2,800.00
Engineering allowance- more complex project review, redline, and stamp.	1	EA		\$ 1,845.00	\$ 2,029.50
Locate and mark 2 property corners with new monuments- surveyor. NOTE: This is required for all additions and will be charged along with the design fee.	1	EA		\$ 430.50	\$ 473.55
Subtotal - Category 1				\$ 7,043.50	\$ 7,467.85
02. Site Prep and Demolition					
Site Prep Large Project or Addition: -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area. -Poly curtain walls and zipper doors to work area.	1	EA		\$ 1,959.00	\$ 2,154.90

Demolition of work area:	1 EA	\$ 4,032.00	\$ 4,435.20
-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) ,			
-Remove roof framing and sheathing,			
-Remove 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).			
Scaffolding- set up and take down for exterior work or addition.	1 EA	\$ 565.50	\$ 622.05
Tarps- heavy duty green tarps in area where roof is being removed.	1 EA	\$ 2,147.40	\$ 2,362.14
Subtotal - Category 2		\$ 8,703.90	\$ 9,574.29
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Pier Footing- 12" X 42" with 18" bell.	1 EA	\$ 422.84	\$ 465.12
Subtotal - Category 4		\$ 422.84	\$ 465.12
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
If Needed - Forklift- rental of 4x4 forklift (Lull) for 2 weeks for 2nd floor projects. Add \$6,000.00	0 EA	\$ 0.00	\$ 0.00
If Needed - Crane rental of overhead crane for half day to lift ridge beam for 2nd floor projects. Add \$1,300.00	0 EA	\$ 0.00	\$ 0.00
Exterior wall framing. Includes 1/2" OSB sheathing.	37 LF	\$ 2,737.26	\$ 3,010.99
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor. NOTE: Open web trusses are included for this line item. See column O and adjust wording and price to what you need/remove this bolded wording.	110 SF	\$ 2,550.24	\$ 2,805.26
Interior walls.	15 LF	\$ 461.70	\$ 507.87
Shed dormer roof- stick framed. 1/2" OSB, "H" clips @ 24" O.C.	216 SF	\$ 5,125.68	\$ 5,638.25
Soffits/fascia/overhangs - 1st floor. NOTE: add additional costs for complicated or 2nd/3rd stories.	22 LF	\$ 3,119.16	\$ 3,431.08
Ridge Beam- 1 3/4" X 11 7/8" LVL. NOTE: add wall framing or post footing for support below- not included on this line.	22 LF	\$ 3,029.40	\$ 3,332.34
Support Posts Basement: -Frame posts with treated 6x6's (up to 8' height), as per building code. Includes all needed mechanical fasteners (bases, anchors, caps, etc.)	2 EA	\$ 508.32	\$ 559.15
Subtotal - Category 6		\$ 17,531.76	\$ 19,284.93
09. Roofing, Flashing, Gutters			
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	\$ 6,065.92	\$ 6,672.51
Gutters- standard 5" and 3x4 downspouts. Color:	55 LF	\$ 1,691.25	\$ 1,860.38
Subtotal - Category 9		\$ 7,757.17	\$ 8,532.88
10. Exterior Trim, Porches and Decks			
Trim- SPF 2" standard paint grade: Width:	60 LF	\$ 563.35	\$ 619.68
Subtotal - Category 10		\$ 563.35	\$ 619.68
11. Siding, Soffit, and Fascia			
Siding- Hardie fiber cement board lap: Color: Lap size: Texture: Corner boards width, texture and color: Window and door trim width, texture and color:	244 SF	\$ 3,781.51	\$ 4,159.66

Soffits and Fascia - Aluminum:		52 LF	\$ 1,343.16	\$ 1,477.48
Color:				
Smooth or texture:				
Vented or non-vented:				
Subtotal - Category 11			\$ 5,124.67	\$ 5,637.14
12. Exterior Doors and Trim				
Subtotal - Category 12			\$ -	\$ -
13. Windows				
Full frame fiberglass window:		3 EA	\$ 3,818.90	\$ 4,200.79
\$800 allowance				
Manufacturer:				
Line:				
Operation type, size, jamb, tempering, egress notes: see plan/schedule				
Exterior color:				
Interior color:				
Glass: clear Low E2 w/ Argon is standard- modify if something else desired				
Grids (type, size, pattern, color):				
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				
Window install material (flashing, caulk, shims, etc.).		3 EA	\$ 184.50	\$ 202.95
Window Operating Control Device (WOCD)(per window):		3 EA	\$ 276.75	\$ 304.43
Manufacturer:				
Color:				
Note: Reference MN residential building code R312.2: Window fall protection. Needed when the lowest part of the window opening is located 72" or more above grade and within 36" of the finished floor. Exceptions: window replacements.				
Subtotal - Category 13			\$ 4,280.15	\$ 4,708.16
14. Plumbing				
Subtotal - Category 14			\$ -	\$ -
15. HVAC				
Subtotal - Category 15			\$ -	\$ -
16. Electrical				
Electrical Permit.		1 EA	\$ 227.55	\$ 250.31
Device color: White, light almond, or ivory are standard		1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora				
Sconce- CBR furnish and elec install:		1 EA	\$ 234.93	\$ 258.42
\$75 allowance				
Manufacturer:				
Model:				
Finish:				
Bulb:				
Light fixture- CBR furnish and elec install:		2 EA	\$ 669.12	\$ 736.03
\$150 allowance				
Manufacturer:				
Model:				
Finish:				
Bulb:				
Electrical baseboard heat w. wall thermostat:		11 LF	\$ 2,300.10	\$ 2,530.11
NOTE: comes in 2', 4', 6', and 8' sections; 1LF of baseboard heats 20 Sq. Ft. of Space; 1 circuit per every 12LF.				
Addition wiring.		216 SF	\$ 2,789.64	\$ 3,068.60
Electrical panel- 200 Amp, 30 circuit.		0 EA	\$ 0.00	\$ 0.00
May be eligible for IRA tax credit				
If Needed: Sub-panel. Add \$1,100.00		0 EA	\$ 0.00	\$ 0.00
Subtotal - Category 16			\$ 6,221.34	\$ 6,843.47
17. Insulation				
Wall insulation- R-19 Insulation batts with poly.		350 SF	\$ 585.48	\$ 644.03

Flat roofs- 7" closed cell spray foam insulation.	216 SF	\$ 4,266.82	\$ 4,693.50
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			
Rim joists- 3" spray foam insulation.	30 LF	\$ 270.85	\$ 297.93
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			
Subtotal - Category 17		\$ 5,123.15	\$ 5,635.46
18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	400 SF	\$ 2,337.00	\$ 2,570.70
Walls- 1/2" drywall with smooth finish.	600 SF	\$ 3,321.00	\$ 3,653.10
Drywall or plaster patch.	4 EA	\$ 1,476.00	\$ 1,623.60
Boom/cartage fee - all projects.	1 EA	\$ 325.95	\$ 358.55
Subtotal - Category 18		\$ 7,459.95	\$ 8,205.95
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Base shoe molding:	94 LF	\$ 614.37	\$ 675.80
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Base molding - moderate 1 piece shorter base:	100 LF	\$ 1,164.30	\$ 1,280.73
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Jamb:	20 LF	\$ 441.54	\$ 485.69
Species:			
Size:			
Location:			
NOTE: The casing for the opening is on the casing line.			
Bi-pass door:	1 EA	\$ 1,056.38	\$ 1,162.01
Manufacturer:			
Model:			
Species:			
Style:			
Jamb: wood w stop or sheetrock opening			
Core: solid or hollow			
Finish hinge:			
Bore: single or none			
NOTE: 2 door slabs are included on this line.			
Newel post:	1 EA	\$ 208.47	\$ 229.32
Manufacturer:			
Model:			
Species:			
Height:			
Railing- includes top rail, bottom rail, and spindles 4.5" o.c.:	15 LF	\$ 2,270.70	\$ 2,497.77
Manufacturer:			
Species:			
Model/type- top rail:			
Model.type- bottom rail:			
Model- spindle (balustrades):			
Model fillet: or NA			
Details- additional:			
Handrail- basic gripable handrail with mounting hardware:	16 LF	\$ 356.11	\$ 391.72
Manufacturer:			
Model:			
Species:			
Model hardware:			
Finish hardware:			

Closet rod and shelf: Manufacturer: Material/model rod: Material/model shelf: Color rod: Color shelf: Brackets shelf: Mounting hardware for rod: Location:	5 LF	\$ 235.35	\$ 258.89
Subtotal - Category 20		\$ 6,347.21	\$ 6,981.93
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ 0.00	\$ 0.00
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Carpet and pad: <i>\$4.50 allowance</i> Manufacturer: Line/series: Color: Pad: Carpet on stairs -per set of tread/riser. Assumes full width of stairs, not a runner.	360 SF	\$ 2,435.40	\$ 2,678.94
	14 EA	\$ 475.27	\$ 522.80
Subtotal - Category 23		\$ 2,910.67	\$ 3,201.74
24. Painting and Decorating			
Molding (base, casing)- staining and sealing: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	194 LF	\$ 2,867.81	\$ 3,154.59
Interior door- staining and finishing of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	2 EA	\$ 812.25	\$ 893.48
Subtotal - Category 24		\$ 3,680.06	\$ 4,048.06
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. NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.	1 EA	\$ 636.49	\$ 700.14
Street permit: -Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	4 MO	\$ 467.40	\$ 514.14
20 Yard roll-off dumpster: -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	2 EA	\$ 1,087.32	\$ 1,196.05
If Needed - Portable restroom 4 months - Add \$1,350.00 -Regular. NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	0 MO	\$ 0.00	\$ 0.00
Subtotal - Category 25		\$ 2,191.21	\$ 2,410.33
Project Subtotal		\$ 85,360.91	\$ 93,617.00
26. Designer Oversight & Project Management		\$ 8,962.90	\$ 9,859.19
27. Overhead and Profit		\$ 14,084.55	\$ 15,493.01
Grand Total**		\$ 108,408.36	\$ 119,249.20
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%*	\$ 2,710.21	Check or Cash Discount High 2.5%*	\$ 2,981.23		\$ 105,698.15	\$ 116,267.97
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5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



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Minneapolis, MN 55418
P) 612-789-8509



362 Snelling Ave S.
St. Paul, MN 55105
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