

Name: 2nd Floor Dormer Bedroom

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 10/20/2021

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.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,308.75	\$ 1,439.63
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 3,000.00	\$ 3,000.00
Have a surveyor locate and mark 2 property corners with new monuments NOTE: This is required for all additions and will be charged along with the design fee. OPTION: May need to locate side yard line for setbacks. If needed ADD \$550.00	0	EA	\$ 0.00	\$ 0.00
Subtotal - Category 1			\$ 4,308.75	\$ 4,439.63
02. Site Prep and Demolition				
Site Prep Small to Medium Project (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	\$ 572.55	\$ 629.81
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
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	\$ 3,885.00	\$ 4,273.50
Charge to set up and take down scaffolding for 2nd floor dormer. Add for whole 2nd floor, or 3rd floor work.	3	EA	\$ 905.70	\$ 996.27
Furnish and install tarps in areas where roof(s) is/are being removed Estimated Days	3	EST DAY\$	\$ 578.80	\$ 636.68

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			\$	5,942.05	\$	6,536.26
03. Landscaping and Fence - By Field Outdoor Spaces						
Subtotal - Category 3			\$	-	\$	-
04. Concrete and Foundation						
Subtotal - Category 4			\$	-	\$	-
05. Masonry						
Subtotal - Category 5			\$	-	\$	-
06. Framing						
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	37 LF	\$	2,170.05	\$	2,387.06	
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	110 SF	\$	2,718.10	\$	2,989.91	
Frame new closet at west wall of dormer.	15 LF	\$	387.66	\$	426.43	
Frame a shed dormer roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	244 SF	\$	5,419.24	\$	5,961.16	
Subtotal - Category 6			\$	10,695.05	\$	11,764.56
09. Roofing, Flashing, Gutters						
Roofing - Furnish and install flat rubber membrane EPDM .60 mil roof	266 SF	\$	4,322.50	\$	4,754.75	
Furnish and install new 5" standard gutters and 3x4 downspouts Color:	55 LF	\$	481.25	\$	529.38	
Subtotal - Category 9			\$	4,803.75	\$	5,284.13
10. Exterior Trim, Porches and Decks						
For new window furnish and install Cedar exterior trim (5/4x4) Width:	14 LF	\$	108.70	\$	119.57	
Subtotal - Category 10			\$	108.70	\$	119.57
11. Siding, Soffit, and Fascia						
Stucco: Match existing texture and color as closely as possible.	244 SF	\$	4,575.00	\$	5,032.50	
Bead board soffits with exposed tails to match existing	52 LF	\$	1,495.00	\$	1,644.50	
Subtotal - Category 11			\$	6,070.00	\$	6,677.00
12. Exterior Doors and Trim						
Subtotal - Category 12			\$	-	\$	-
13. Windows						
Furnish and install new vinyl full frame window in new window opening; Window allowance \$375.00/ea. Manufacturer: Richlin Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: Jamb size: standard is 4 9/16" for 2x4 construction and 6 9/16" for 2x6 construction or custom (PM to verify at tpsv) Exterior trim details: Grids:	1 EA	\$	811.63	\$	892.79	
Window install material (flashing, caulk, shims, etc.)	1 EA	\$	73.75	\$	81.13	
Subtotal - Category 13			\$	885.38	\$	973.91
14. Plumbing						
Subtotal - Category 14			\$	0.00	\$	0.00

15. HVAC				
Subtotal - Category 15			\$	- \$ -
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
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.	1 Note	\$	0.00	\$ 0.00
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. 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.	1 Note	\$	0.00	\$ 0.00
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	8 LF	\$	1,700.00	\$ 1,870.00
Add outlets, switches and lighting as needed in new dormer area only, remainder of existing upper level to remain as is.	219 SF	\$	2,874.38	\$ 3,161.81
Subtotal - Category 16			\$	4,711.88 \$ 5,183.06
17. Insulation				
R-21 Insulation batts with poly	350 SF	\$	568.75	\$ 625.63
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	215 SF	\$	2,472.50	\$ 2,719.75
Subtotal - Category 17			\$	3,041.25 \$ 3,345.38
18. Drywall				
Furnish and install 5/8" drywall on the ceilings with smooth finish	137 SF	\$	1,028.73	\$ 1,131.61
Furnish and install 1/2" drywall on walls with smooth finish	227 SF	\$	1,404.45	\$ 1,544.89
Boom/cartage fee for 2nd floor and basements	1 EA	\$	331.25	\$ 364.38
Subtotal - Category 18			\$	2,764.43 \$ 3,040.88
19. Tile and Stone				
Subtotal - Category 19			\$	- \$ -
20. Millwork, Doors, Hardware				
Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Supplier:	50 LF	\$	515.35	\$ 566.89
Casing for new window and closet opening. - NOTE: Assumes 2 1/4" casing and "picture framed" windows Species: Size: Profile #: "Picture framed" OR sill/stool detail: Supplier:	32 LF	\$	299.82	\$ 329.81

Furnish and install a bi-pass door. Figured PER slab. Size (over all opening): Jamb: wood or sheetrock opening Species/paint grade: Style:	2 EA	\$ 1,137.00	\$ 1,250.70
Furnish and install newel post Style/spec #: Height: Species/paint grade: Supplier:	2 EA	\$ 329.02	\$ 361.92
Furnish and install railing. Includes top rail, bottom rail, and spindles 4.5" O.C. Top rail style/spec #: Bottom rail style/spec #: Spindle style. Spec #: Species/paint grade: Supplier: Fillet (Y or N):	15 LF	\$ 1,722.00	\$ 1,894.20
Furnish and install basic gripable handrail with mounting hardware Rail style/spec #: Species/paint grade: Hardware style/spec #: Hardware finish color:	16 LF	\$ 179.38	\$ 197.31
Subtotal - Category 20		\$ 4,182.57	\$ 4,600.83
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ 0.00	\$ 0.00
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Moderate carpet and pad will be installed. Stairs to remain as is. \$3.00/SF Allowance - Includes carpet AND pad Manufacturer: Line/series: Color:	300 SF	\$ 1,500.00	\$ 1,650.00
Subtotal - Category 23		\$ 1,500.00	\$ 1,650.00
24. Painting and Decorating			
Wall and Ceiling Painting by Owner	0 EA	\$ 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> Manufacturer: Color name and #: Sheen: (satin is standard)	82 LF	\$ 856.98	\$ 942.68
Staining and finishing on interior side of window, one side. <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)	3 EA	\$ 991.50	\$ 1,090.65
Stain match	1 EA	\$ 187.50	\$ 206.25
Paint soffit, fascia and new window trim to match existing paint.	110 SF	\$ 1,685.20	\$ 1,853.72
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		\$ 3,721.18	\$ 4,093.30
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	\$ 319.20	\$ 351.12
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	\$ 200.00	\$ 200.00
<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 NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$ 418.75	\$ 460.63
Regular portable restroom (one month) 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	3 EA	\$ 637.50	\$ 701.25
Subtotal - Category 25		\$ 1,890.45	\$ 2,028.00
Project Subtotal		\$ 54,754.18	\$ 59,736.48
26. Designer Oversight & Project Management		\$ 5,201.65	\$ 5,721.81
27. Overhead and Profit		\$ 9,034.44	\$ 9,937.88
Grand Total**		\$ 68,990.27	\$ 75,889.30

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%*	\$ 1,724.76	Check or Cash Discount High 2.5%*	\$ 1,897.23	\$ 67,265.52	\$ 73,992.07
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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

Custom Design Showrooms



5 W. Diamond Lake Rd



2600 Johnson St. NE



362 Snelling Ave S.



4020 Minnehaha Ave



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Castle Offers Financing

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	Completely unsecured loan		No fees, closing costs or prepayment penalties		On approved credit Requires ACH payment

Find out if you qualify

Call or email Tandra Heine, Financial Controller at 612.877.8374 or Tandra@castlebri.com to schedule your 10 minute no obligation consultation.