



BUDGET ANALYSIS

Client Information:

3rd Floor Attic Finish

Address:

City, State, Zip:

Phone:

Email:

Project Description:

3rd story attic finish: gut space to floor joists, remove interior walls, furr down rafters and furr floor joists, spray foam rafters, create space for owner suite-bedroom, 2 closets, bath. Full finish with lvt flooring. NOTE- only includes adding landing at top of stairs, not redoing all stairs- need to verify with city what is allowed/grandfathered in. And need to verify with engineer what is required at floor/ceiling. Cost to be added if extra work needed.

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		\$ 3,552.50	\$ 3,907.75
Design and Planning Process- see Design and Planning Agreement for details.	1	EA		\$ 7,000.00	\$ 7,000.00
Subtotal - Category 1				\$ 10,552.50	\$ 10,907.75
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		\$ 1,956.50	\$ 2,152.15
Demolition of work area: - Remove existing subfloor - Remove interior walls in 3rd floor attic space. - Assumes existing insulation to remain in attic floor space if exists. Does not include removal of that.	1	EA		\$ 3,360.00	\$ 3,696.00
Scaffolding- set up and take down for exterior work or addition.	1	EA		\$ 565.25	\$ 621.78

Garbage chute use -debris can go from 2nd or 3rd floor window out and down the chute.	1 EA	\$ 397.25	\$ 436.98
Active air filtration- on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.	1 EA	\$ 145.25	\$ 159.78
EPA lead compliance large job.	1 EA	\$ 733.25	\$ 806.58
Subtotal - Category 2		\$ 7,157.50	\$ 7,873.25
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Subfloor- new 3/4" premium tongue and groove.	800 SF	\$ 5,912.20	\$ 6,503.42
Basic interior wall framing: -Flatten walls and ceiling. -Fur out as needed. -Furnish and install backers for rock and accessories.	1 EA	\$ 434.00	\$ 477.40
2x2 Fur wall and/or ceiling framing.	1800 SF	\$ 6,520.50	\$ 7,172.55
Interior walls- basement or attic.	152 LF	\$ 6,775.02	\$ 7,452.52
Stair tread and riser. Includes pine, paint grade treads and risers, 36" wide.	1 EA	\$ 351.97	\$ 387.17
Subtotal - Category 6		\$ 19,993.69	\$ 21,993.06
09. Roofing, Flashing, Gutters			
Subtotal - Category 9		\$ -	\$ -
10. Exterior Trim, Porches and Decks			
Subtotal - Category 10		\$ -	\$ -
11. Siding, Soffit, and Fascia			
Subtotal - Category 11		\$ -	\$ -
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -
13. Windows			
Custom size fiberglass pocket insert window: \$750 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: Stop description:	2 EA	\$ 2,404.97	\$ 2,645.46

Clad/wood casement window that meets egress and has grids to make it appear as a double hung from the exterior: <i>\$1,360 allowance</i> Manufacturer: Line: Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior material/color: Interior species/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	2 EA	\$ 4,187.05	\$ 4,605.76
Window install material (flashing, caulk, shims, etc.).	4 EA	\$ 245.00	\$ 269.50
Window Operating Control Device (WOCD)(per window): 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.	4 EA	\$ 367.50	\$ 404.25
Grids between glass (GBG)(per sash): Manufacturer: Material: Profile: Color: Size:	4 EA	\$ 294.00	\$ 323.40
Subtotal - Category 13		\$ 7,498.52	\$ 8,248.37
14. Plumbing			
Plumbing Permit.	1 EA	\$ 336.88	\$ 370.56
Integral sink hook up.	1 EA	\$ 330.75	\$ 363.83
Lav faucet: <i>\$300 allowance</i> Manufacturer: Model: Finish:	1 EA	\$ 750.53	\$ 825.59
Finished drain cover for a prefab shower pan (non-tile): <i>\$90 allowance</i> Manufacturer: Model: Finish:	1 EA	\$ 688.22	\$ 757.04
Fiberglass shower pan only: <i>\$300 allowance</i> Manufacturer: Model: Color:	1 EA	\$ 1,007.80	\$ 1,108.57
Shower faucet, diverter and controller: <i>\$300 allowance</i> Manufacturer: Model: Finish:	1 EA	\$ 909.80	\$ 1,000.77
Toilet: <i>\$300 allowance</i> Manufacturer: Model: Color:	1 EA	\$ 750.55	\$ 825.60
Attic or 2nd floor bathroom rough-in.	1 EA	\$ 5,445.13	\$ 5,989.64
Roof jack on new plumbing vent penetrations.	1 EA	\$ 400.23	\$ 440.25
Subtotal - Category 14		\$ 10,619.86	\$ 11,681.85
15. HVAC			
Mechanical permit.	1 EA	\$ 153.13	\$ 168.44

Bathroom fan- install and vent to the exterior.	1 EA	\$ 1,041.25	\$ 1,145.38
Mini split heat pump and cooling system- ducted- best used for multiple rooms. -Requires ducting but doesn't need gas or venting. -Units are rectangular and usually hung from ceiling. -Based on a small run with 3-4 vents, central return, 1 or 2 rooms.	1 EA	\$ 19,600.00	\$ 21,560.00
Subtotal - Category 15		\$ 20,794.38	\$ 22,873.81
16. Electrical			
Electrical Permit.	1 EA	\$ 226.63	\$ 249.29
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Bathroom price for electrical: -GFCI receptacle to code -Switches and wiring in bath -Lutron push button timer switch for the bath fan	1 EA	\$ 1,837.50	\$ 2,021.25
Sconce- CBR furnish and elec install: \$75 allowance Manufacturer: Model: Finish: Bulb:	2 EA	\$ 467.95	\$ 514.75
Light fixture- CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	4 EA	\$ 1,332.80	\$ 1,466.08
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.	12 LF	\$ 2,499.00	\$ 2,748.90
Bath fan- CBR furnish, HVAC install, and Elec wire: Manufacturer: Panasonic Model: FV-0510VS1 NOTE: see hvac for install/venting.	1 EA	\$ 307.50	\$ 338.25
Attic wiring.	800 SF	\$ 10,290.00	\$ 11,319.00
Sub-panel.	1 EA	\$ 857.50	\$ 943.25
Subtotal - Category 16		\$ 17,818.87	\$ 19,600.76
17. Insulation			
Exterior walls- 3" closed spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	290 SF	\$ 2,131.50	\$ 2,344.65
Floors and overhangs- 5" closed cell spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	1400 SF	\$ 17,150.00	\$ 18,865.00
Subtotal - Category 17		\$ 19,281.50	\$ 21,209.65
18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	1100 SF	\$ 6,400.63	\$ 7,040.69
Walls- 1/2" drywall with smooth finish.	1900 SF	\$ 10,473.75	\$ 11,521.13
Patching and skim coating- plaster walls/ceilings.	150 SF	\$ 1,056.56	\$ 1,162.22
Drywall or plaster patch.	3 EA	\$ 1,102.50	\$ 1,212.75
Boom/cartage fee - all projects.	1 EA	\$ 324.63	\$ 357.09
Subtotal - Category 18		\$ 19,358.06	\$ 21,293.87
19. Tile and Stone			
Tile backer. Standard for shower or wet walls.	70 SF	\$ 670.32	\$ 737.35

<p>Large format tile on shower surround walls using spacers. 70 SF</p> <p><i>\$4.50/sf allowance</i></p> <p>Manufacturer:</p> <p>Line:</p> <p>Size:</p> <p>Color:</p> <p>Thickness:</p> <p>Pattern:</p> <p>NOTE: Tile extends to ceiling on shower walls. While ceiling furring is included to avoid slivers/wedges of tile, due to the nature of existing older homes, some may be unavoidable. Castle will minimize them as much as possible.</p> <p>NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning</p>		\$	3,474.10	\$	3,821.51
<p>Accent tile: 4 SF</p> <p><i>\$16.50/sf allowance</i></p> <p>Manufacturer:</p> <p>Line:</p> <p>Size:</p> <p>Color:</p> <p>Thickness:</p> <p>Pattern:</p> <p>Niche-stock size:</p> <p>Size: 6"x12", 12"x12", 20"x12", or 28"x12" pre-made niches. See plan.</p> <p>NOTE: These are meant to fit btw 16" o.c. framing.</p> <p>NOTE: Tile material cost is in the sf above.</p>		\$	333.73	\$	367.10
<p>Edging- (figured per 8' stick): 4 EA</p> <p>Manufacturer: Schluter</p> <p>Style: Jolly</p> <p>Finish:</p> <p>Thickness: x. to match tile</p>		\$	234.58	\$	258.03
<p>Grout- Tec Grout: 1 EA</p> <p>Color:</p> <p>Line: power grout, sanded, or unsanded (power grout not recommended for walls; sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints)</p> <p>Size:</p> <p>Location:</p>		\$	69.89	\$	76.87
<p>Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. 1 EA</p> <p>NOTE: Include on all tile projects.</p>		\$	500.04	\$	550.05
Subtotal - Category 19		\$	5,822.06	\$	6,404.27
20. Millwork, Doors, Hardware					
<p>Pre-hung door: 3 EA</p> <p>Manufacturer:</p> <p>Model:</p> <p>Species:</p> <p>Style:</p> <p>Core: solid or hollow</p> <p>Finish hinge:</p> <p>Bore: single</p>		\$	2,093.18	\$	2,302.49
<p>Bi-pass door: 2 EA</p> <p>Manufacturer:</p> <p>Model:</p> <p>Species:</p> <p>Style:</p> <p>Jamb: wood w stop or sheetrock opening</p> <p>Core: solid or hollow</p> <p>Finish hinge:</p> <p>Bore: single or none</p> <p>NOTE: 2 door slabs are included on this line.</p>		\$	2,105.25	\$	2,315.78
<p>Door knob/handle hardware: 3 EA</p> <p><i>\$30 allowance</i></p> <p>Manufacturer:</p> <p>Model:</p> <p>Type: privacy, passage, dummy</p> <p>Finish:</p>		\$	246.12	\$	270.73

Door stop: <i>\$5 allowance</i> Manufacturer: Model: Type: wall mount, hinge mount, etc. Finish:	3 EA	\$ 54.18	\$ 59.60
Jamb and stop: Species: Brand/stop profile #: or standard will be provided Jamb depth: Location: on x pocket or x bi-fold door	3 EA	\$ 861.00	\$ 947.10
Casing- classic 1X with a backband: Manufacturer: Model backband: Model 1x: Species: Size overall: Picture framed: Y or N Stool detail (thickness/extension) and apron detail (height, model #): or NA Location:	280 LF	\$ 5,784.94	\$ 6,363.43
Base molding - classic 1X and top cap: Manufacturer: Model top cap: Species: Size of 1x: Size of top cap: Location:	237 LF	\$ 5,332.03	\$ 5,865.23
Newel post: Manufacturer: Model: Species: Height:	3 EA	\$ 624.44	\$ 686.88
Railing- includes top rail, bottom rail, and spindles 4.5" o.c.: Manufacturer: Species: Model/type- top rail: Model,type- bottom rail: Model- spindle (balustrades): Model fillet: or NA Details- additional:	16 LF	\$ 2,419.20	\$ 2,661.12
Handrail- basic gripable handrail with mounting hardware: Manufacturer: Model: Species: Model hardware: Finish hardware:	16 LF	\$ 355.15	\$ 390.67
Closet organizational system. -Hanging rods -Laminated melamine adjustable shelving- assumes floor to ceiling sides, no backs, for at least part of the system. Manufacturer: Model: Color: Standard colors. Details: Size/shape: see plan Location:	10 LF	\$ 1,851.85	\$ 2,037.04
Closet rod and shelf: Manufacturer: Material/model rod: Material/model shelf: Color rod: Color shelf: Brackets shelf: Mounting hardware for rod: Location:	10 LF	\$ 469.88	\$ 516.86
Subtotal - Category 20		\$ 22,197.20	\$ 24,416.92
21. Cabinetry, Countertops and Appliances			

Medicine Cabinet- wall-mounted mirror/medicine cabinet: <i>Allowance. \$150.00</i> Manufacturer: Model:	1 EA	\$ 321.48	\$ 353.62
Vanity- stock- includes vanity cabinet, counter/sink, and hardware: <i>\$950.00 Allowance</i> Manufacturer: Model #: Finish:	1 EA	\$ 1,519.53	\$ 1,671.48
Prep for Cabinet install. Meet delivery truck, unload, unbox cabinets, breakdown cardboard.	4 LF	\$ 141.37	\$ 155.51
Subtotal - Category 21		\$ 1,982.37	\$ 2,180.61
22. Specialties			
Bathroom accessories- moderate- 3 items: <i>\$60 allowance (20ea)</i> Manufacturer: Towel bar size/model: Towel bar size/model: Towel ring size/model: Toilet paper holder size/model: Robe hook size/model: Finish: Shower curtain rod- permanent/screw in:	1 EA	\$ 240.28	\$ 264.30
Manufacturer: Model: Finish:	1 EA	\$ 162.39	\$ 178.63
Subtotal - Category 22		\$ 402.66	\$ 442.93
23. Flooring			
Underlayment- 1/4" plywood- for vinyl, Marmoleum, or other flooring requiring a smooth underlayment.	800 SF	\$ 3,430.00	\$ 3,773.00
Luxury vinyl tile: <i>\$4.90/sf</i> Manufacturer: Mannington Line/series: Adura flex Style: plank or tile Type: glue down or floating (glue down is castle standard) Size: Color: Pattern: NOTE: includes both sides and jamb of unit.	800 SF	\$ 8,281.00	\$ 9,109.10
Subtotal - Category 23		\$ 11,711.00	\$ 12,882.10
24. Painting and Decorating			
Ceilings- prime and painting: Color: Standard flat ceiling white Rooms:	1250 SF	\$ 2,990.31	\$ 3,289.34
Walls- prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	1900 SF	\$ 3,354.93	\$ 3,690.42
Molding (base, casing)- priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	517 LF	\$ 4,953.51	\$ 5,448.86
Interior door- priming and painting of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	5 EA	\$ 1,513.75	\$ 1,665.13

Millwork (skirt boards, crown, railing, etc.)- priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: Locations:	35 EA	\$ 692.13	\$ 761.34
Subtotal - Category 24		\$ 13,504.62	\$ 14,855.08
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	\$ 1,039.36	\$ 1,143.30
Street permit: -St. Paul daily street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	90 DAY	\$ 1,102.50	\$ 1,212.75
30 Yard roll-off dumpster: -10 ton maximum NOTE: For 30 days only. See line below for additional months.	1 EA	\$ 640.68	\$ 704.74
Additional Cost for 3 months Portable restroom \$1,200 if needed. -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
Large project upcharge- Condo, multi-floor, or 3rd floor residential. -Includes common area site prep time.	1 EA	\$ 5,387.99	\$ 5,926.79
Subtotal - Category 25		\$ 8,170.53	\$ 8,987.58
Project Subtotal		\$ 196,865.32	\$ 215,851.86
26. Designer Oversight & Project Management		\$ 20,670.86	\$ 22,737.94
27. Overhead and Profit		\$ 32,482.78	\$ 35,731.06
Grand Total**		\$ 250,018.96	\$ 275,020.86
<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%*	\$ 6,250.47	Check or Cash Discount High 2.5%*	\$ 6,875.52
			\$ 243,768.49
			\$ 268,145.34

*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.

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