

(Replace Contents below with Client Info)

3rd Floor Attic Finish - 800 SF
Address:
City, State, Zip:
Phone:
Email:

Labor Rate:	\$56.50	Average
labor mark up	42%	
Budget Analysis High Variance	15%	Change to 20% for additions



Designer / Sales Initials:

3rd story attic finish 800 SF: 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.

Enter Permit Amount (Calculator is Below)	\$ 2,860.94	Design Fee % (0-50k 3-5%, 50-100k 2.5-3.5%, 100k+ 2-3%)	3.00%	Materials and Trade Partner Line Item Markup	35
Enter Design Amount (from cell E12 after budget complete)	\$ 7,319.88	**\$500 Minimum**		Sales Tax for Appliances (Look Up Link - Mpls 9.03%, STP 9.88%)	9.030%
Driving distance to home in miles from Castle Production HQ	1-5 Miles	<---Drop Down	\$ 7,508.26		

	Material Cost	Sub Cost	Castle Labor Cost	Total stock material. For internal accounting purposes.	Total Cost	Castle Man Hours
01. Permits and Design	\$ 10,180.82	\$ -	\$ -	\$ -	\$ 10,180.82	0.00
02. Site Prep and Demolition	\$ 700.00	\$ -	\$ 3,527.25	\$ -	\$ 4,227.25	75.00
03. Landscaping and Fence	\$ 0.00	\$ -	\$ -	\$ -	\$ 0.00	0.00
04. Concrete and Foundation	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
05. Masonry	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
06. Framing	\$ 3,833.00	\$ -	\$ 5,885.33	\$ -	\$ 9,718.33	125.14
09. Roofing, Flashing, Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
10. Exterior Trim, Porches and Decks	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
11. Siding, Soffit, and Fascia	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
12. Exterior Doors and Trim	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
13. Windows	\$ 5,392.00	\$ -	\$ 564.36	\$ -	\$ 5,956.36	12.00
14. Plumbing	\$ 1,515.75	\$ 6,765.00	\$ 212.82	\$ -	\$ 8,493.57	4.00
15. HVAC	\$ -	\$ 16,975.00	\$ -	\$ -	\$ 16,975.00	0.00
16. Electrical	\$ 1,253.00	\$ 13,645.00	\$ 0.00	\$ -	\$ 14,898.00	0.00
17. Insulation	\$ -	\$ 15,740.00	\$ 0.00	\$ 0.00	\$ 15,740.00	0.00
18. Drywall	\$ -	\$ 15,802.50	\$ -	\$ 0.00	\$ 15,802.50	0.00
19. Tile and Stone	\$ 1,217.75	\$ 85.88	\$ 2,673.01	\$ 548.52	\$ 3,976.64	47.80
20. Millwork, Doors, Hardware	\$ 7,919.00	\$ -	\$ 6,103.53	\$ -	\$ 14,022.53	116.68
21. Cabinetry, Countertops and Appliances	\$ 1,175.00	\$ -	\$ 265.21	\$ 0.00	\$ 1,440.21	5.07
22. Specialties	\$ 118.88	\$ -	\$ 125.54	\$ -	\$ 244.42	2.40
23. Flooring	\$ 4,360.00	\$ 5,200.00	\$ 0.00	\$ -	\$ 9,560.00	0.00
24. Painting and Decorating	\$ 70.00	\$ 7,682.00	\$ 299.88	\$ -	\$ 8,051.88	5.25
25. Clean Up and Debris Removal	\$ -	\$ 1,691.48	\$ 2,832.63	\$ -	\$ 4,524.11	9.83
Total	\$ 37,735.20	\$ 83,586.86	\$ 22,489.57	\$ 548.52	\$ 143,811.63	403.17
ADD THESE HOURS IF 3RD FLOOR/CONDO LINE WAS CHOSEN						50.40

Indirect Production Costs \$ 2,876.23

Proposal or Estimate Budget Analysis

Total (w/cash) Low Total (w/cash)

\$ 232,814.33 \$ 232,814.33

Projected GP \$	Projected GP \$ - LOW
\$ 86,126.47	\$ 86,126.47
Projected GP Margin 36.99%	Projected GP Margin - LOW 36.99%

High Total (w/cash)

\$ 267,736.48

Projected GP \$ - HIGH

\$ 99,045.44

Projected GP Margin - HIGH

36.99%

Job #

Guaranteed Completion Time in weeks

Total Castle Man Hours Excluding Cat 25- used to calculate clean up hours on ba and proposal tab

393.34

Average Hourly Labor Cost

49.58336462