

Name: 3rd Floor Attic Finish

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 10/20/2021

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. New laundry upstairs. Kitchenette rough in only. Excludes skylight (see options). 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. Excludes fire/sound proofing that may be required to make legal triplex- would also need architect for triplex (not included). Excludes kitchenette cabinetry/counter/sink/faucet/appliance install. Excludes double sink in bath- only one included at this time.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit		1 EA	\$ 3,185.00	\$ 3,503.50
Design and Planning Process -- See Design and Planning Agreement for Details.		1 EA	\$ 9,000.00	\$ 9,000.00
Subtotal - Category 1			\$ 12,185.00	\$ 12,503.50
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	\$ 1,049.48	\$ 1,154.42
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
Demolition of work area to EPA lead safe work practices. Remove existing subfloor and 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	\$ 3,192.00	\$ 3,511.20
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas		1 EA	\$ 141.05	\$ 155.16
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			\$ 4,382.53	\$ 4,820.78
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Subtotal - Category 4			\$ -	\$ -
05. Masonry				

Tuck-pointing of chimney	1 EA	\$ 2,450.00	\$ 2,695.00
Subtotal - Category 5		\$ 2,450.00	\$ 2,695.00
06. Framing			
Furnish and install new 3/4" tongue and groove premium subfloor	1099 SF	\$ 6,200.56	\$ 6,820.61
Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1 EA	\$ 417.20	\$ 458.92
Frame a recessed medicine cabinet or shower niche	1 EA	\$ 202.48	\$ 222.72
2x2 Fur wall and/or ceiling framing (materials and labor)	2500 SF	\$ 9,511.25	\$ 10,462.38
Basement or Attic interior wall framing (materials and labor)	152 LF	\$ 5,565.78	\$ 6,122.36
Stair framing (Materials and labor) New landing at top of stairs 36x36	1 Treads	\$ 233.66	\$ 257.03
Subtotal - Category 6		\$ 22,130.93	\$ 24,344.02
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			
Furnish and install new fiberglass __ panel exterior door w. glass; Door allowance: \$700.00/ea. Manufacturer/supplier: Door Size: Swing: Single or double bore?: Jamb Depth: Window: Window size: Grids:	1 EA	\$ 1,287.13	\$ 1,415.84
Furnish and install deadbolt lock and passage set on new doors; Handle set allowance: \$80.00/ea. Hardware Color: Manufacturer: Style/model #:	1 EA	\$ 144.03	\$ 158.43
Subtotal - Category 12		\$ 1,431.15	\$ 1,574.27
13. Windows			
Furnish and install new vinyl pocket window; window by stairs, and 2 windows by owner bed, and 1 in bath. Window allowance \$375.00/ea. Manufacturer: Richlin Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: Inside of frame dimension: Grids: Stop description:	5 EA	\$ 3,647.00	\$ 4,011.70
Subtotal - Category 13		\$ 3,647.00	\$ 4,011.70
14. Plumbing			
NOTE TO CLIENTS: During kitchen and bathroom remodels, the pipes (drains and galvanized water lines) sit for extended periods of time with no water going through them. The build up on the inside of the pipes dries up and sometimes can come free and clog either a drain or water line, once the water is turned back on at the end of the project. There is no money included to unclog a pipe if this happens and additional charges will occur.	1 Note	\$ 0.00	\$ 0.00
General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.			
Plumbing permit	1 EA	\$ 200.90	\$ 220.99
Hook up integral sink	1 EA	\$ 330.75	\$ 363.83

Furnish and install sink faucet; Sink faucet allowance \$250.00/ea. Manufacturer: Model #: Finish:	1 EA	\$ 600.25	\$ 660.28
Furnish and install a fiberglass shower pan only; Shower pan allowance \$300.00/ea. Manufacturer: Model #: Color:	1 EA	\$ 918.75	\$ 1,010.63
Furnish and install shower faucet, diverter and controller; Shower faucet package allowance \$300.00/set Manufacturer: Model #: Finish:	1 EA	\$ 820.75	\$ 902.83
Furnish and install toilet; Toilet allowance \$275.00/ea. Manufacturer: Model #: Color:	1 EA	\$ 630.88	\$ 693.96
New attic or 2nd floor bathroom rough-in	1 EA	\$ 4,900.00	\$ 5,390.00
Install a new roof jack on new plumbing vent penetrations.	1 EA	\$ 349.83	\$ 384.81
Kitchen rough-in only	1 EA	\$ 1,410.35	\$ 1,551.38
3rd floor laundry rough for stackable washer and dryer. Includes a disaster pan and wall mounter washer box/shut-offs. Includes washer hook ups.	1 EA	\$ 5,145.00	\$ 5,659.50
Furnish and install standard on-demand water heater	1 EA	\$ 3,062.50	\$ 3,368.75
Subtotal - Category 14		\$ 18,369.95	\$ 20,206.94
15. HVAC			
Mechanical permit	1 EA	\$ 153.13	\$ 168.44
Install new bathroom vent fan and vent to the exterior.	1 EA	\$ 643.13	\$ 707.44
Furnish and install ducted mini split heat pump and cooling system, best used for multiple rooms, requires ducting but doesn't need gas or venting. (units are rectangular and usually hung from ceiling). Based on tougher runs with 5-7 vents, central return, 2 or 3 rooms.	1 EA	\$ 8,575.00	\$ 9,432.50
Subtotal - Category 15		\$ 9,371.25	\$ 10,308.38
16. Electrical			
Electrical Permit	1 EA	\$ 134.75	\$ 148.23
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			
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath, and Lutron push button timer switch for the bath fan).	1 EA	\$ 1,715.00	\$ 1,886.50
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

<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>Furnish and install wall sconces on sides of mirror; <u>Fixture allowance \$150.00/set</u> Manufacturer: Model #: Finish:</p>		1 EA	\$ 428.75	\$ 471.63
<p>Furnish and install light fixture; <u>Fixture allowance \$150.00/ea.</u> Manufacturer: Model #: Finish:</p>		4 EA	\$ 1,225.00	\$ 1,347.50
<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>		15 LF	\$ 3,123.75	\$ 3,436.13
<p>Furnish and install bath fan: Panasonic, • FV-0510VS1 Whisper Value 50/80/100 CFM Low Profile, 0.3-1.3 sones, 3 3/8" Housing Depth - UL listed for wall and ceiling installation, Energy Star Qualified - DC Fan Motor</p>		1 EA	\$ 227.15	\$ 249.87
<p>Finished attic price for electrical</p>		838 SF	\$ 10,778.78	\$ 11,856.65
<p>Furnish and install new electric sub-panel</p>		1 EA	\$ 857.50	\$ 943.25
Subtotal - Category 16			\$ 18,490.68	\$ 20,339.74
17. Insulation				
<p>1-1/2 Story houses sloped ceilings 5" 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>		1407 SF	\$ 11,375.60	\$ 12,513.15
<p>Spray DC 315 Intumescent coating over the spray foam in attic crawl spaces per code. Option not included, will need to be added if want "unfinished storage" behind knee walls. Add approx. \$2.62 per sq ft. Although there may be a minimum job size as well.</p>		0 EA	\$ 0.00	\$ 0.00
Subtotal - Category 17			\$ 11,375.60	\$ 12,513.15
18. Drywall				
<p>Furnish and install 5/8" drywall on the ceilings with smooth finish</p>		1047 SF	\$ 5,331.85	\$ 5,865.03
<p>Furnish and install 1/2" drywall on walls with smooth finish</p>		1896 SF	\$ 9,423.12	\$ 10,365.43
<p>Drywall or plaster patch</p>		3 EA	\$ 331.28	\$ 364.40
<p>Boom/cartage fee for 3rd floor and basements</p>		1 EA	\$ 980.00	\$ 1,078.00
Subtotal - Category 18			\$ 16,066.24	\$ 17,672.87
19. Tile and Stone				
<p>Install dens-shield backer behind tile surround and water proof.</p>		88 SF	\$ 526.68	\$ 579.35
<p>Furnish and install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u> Supplier: Spec#/description:</p>		4 SF	\$ 241.80	\$ 265.98
<p>Furnish and install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u> Supplier: Spec#/description:</p>		20 LF	\$ 235.48	\$ 259.03
<p>Furnish and install Corian corner shelves in shower Color: Glacier white or Bisque</p>		2 EA	\$ 125.72	\$ 138.29

Install large format tile on shower surround walls using spacers. Tile allowance: \$4.00/SF Supplier: Spec#/description:	88 SF	\$ 3,312.93	\$ 3,644.22
GROUT - Unsanded (# of 10 lb. canisters) Standard grout is Custom Building Products. Grout per specs from builder above. No Laticrete.	1 EA	\$ 30.63	\$ 33.69
Stock Material Costs - Denshield, Hardi Board, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. Include on all Tile projects.	1 EA	\$ 276.07	\$ 303.68
Subtotal - Category 19		\$ 4,749.30	\$ 5,224.23
20. Millwork, Doors, Hardware			
Base shoe molding - Species: Supplier:	237 LF	\$ 1,177.89	\$ 1,295.68
Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Supplier:	237 LF	\$ 2,238.82	\$ 2,462.70
Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows Species: Size: Profile #: "Picture framed" OR sill/stool detail: Supplier:	280 LF	\$ 2,387.77	\$ 2,626.55
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: Supplier:	210 LF	\$ 3,039.96	\$ 3,343.96
Furnish and install a pre-hung door. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:	1 EA	\$ 689.50	\$ 758.45
Furnish and install a bi-fold door. Figured PER set of 2 slabs. Size (over all opening): Swing: Jamb: wood or sheetrock opening Hinge finish: Species/paint grade: Style:	3 EA	\$ 2,132.55	\$ 2,345.81
Furnish and install closet rod and white melamine shelf.	22 LF	\$ 708.40	\$ 779.24
Subtotal - Category 20		\$ 12,374.89	\$ 13,612.38
21. Cabinetry, Countertops and Appliances			
Furnish and install wall-mounted mirror/medicine cabinet. <u>Allowance. \$125.00</u> Manufacturer: Model/spec #: Finish color:	1 EA	\$ 232.93	\$ 256.22
Furnish and install stock bathroom vanity cabinet, counter/sink, and hardware <u>\$550.00</u> <u>Allowance</u> Manufacturer: Model/spec #: Supplier:	1 EA	\$ 893.20	\$ 982.52

Meet delivery, unload, and unpack cabinets.	1 EA	\$ 239.40	\$ 263.34
CABINET SPECS: Cabinet Line: Crystal Current, Crystal Keyline, or Leo (Redwood) 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 if crystal, no if Leo 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 company, model # as follows:	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
Washer and dryer: Plumber to do all final hook-ups and install get in scope w/ pricing Make/model #: Dimensions:	1 EA	\$ 294.00	\$ 323.40
Subtotal - Category 21		\$ 1,659.53	\$ 1,825.48
22. Specialties			
Furnish bathroom accessories.- 24" towel bar, towel ring and toilet paper holder. <u>Custom.</u> <u>Allowance \$150.00.</u> Install included for 3 items. Manufacturer: Model/spec #: Finish color: Supplier:	1 EA	\$ 303.45	\$ 333.80
Framed glass sliding door for shower. Alumax model 650s, clear glass, 3/8" glass, silver finish. Includes install.	1 EA	\$ 875.00	\$ 962.50
Subtotal - Category 22		\$ 1,178.45	\$ 1,296.30
23. Flooring			
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted) <u>Allowance \$4.16 sf</u> Line/series: Color: Tile size:	838 SF	\$ 10,288.96	\$ 11,317.86
Moderate carpet and pad will be installed. <u>\$3.00/SF Allowance - Includes carpet AND pad</u> Manufacturer: Line/series: Color:	96 SF	\$ 470.40	\$ 517.44
Subtotal - Category 23		\$ 10,759.36	\$ 11,835.30
24. Painting and Decorating			
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	1047 SF	\$ 1,869.26	\$ 2,056.19

Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	1896 SF	\$ 4,049.29	\$ 4,454.22
Priming and painting 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)	615 LF	\$ 5,359.73	\$ 5,895.70
Priming and painting 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> Manufacturer: Color name and #: Sheen: (satin is standard)	7 EA	\$ 1,750.53	\$ 1,925.58
Finishing of an EXTERIOR 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> Manufacturer: Color name and #: Sheen: (satin is standard)	1 EA	\$ 382.03	\$ 420.23
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		\$ 13,410.82	\$ 14,751.91
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	\$ 638.40	\$ 702.24
St. Paul Daily street use permit for dumpster - Charged per day. <u>Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too.</u> 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>	90 Day	\$ 720.00	\$ 720.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	60 DAYS	\$ 420.00	\$ 420.00
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>	1 EA	\$ 410.38	\$ 451.41
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	\$ 624.75	\$ 687.23
Condo/multi-floor time upcharge/3rd floor residential. Common area site prep time.	1 EA	\$ 6,442.86	\$ 7,087.14
Subtotal - Category 25		\$ 9,256.38	\$ 10,068.02
Project Subtotal		\$ 173,545.55	\$ 189,603.95
26. Designer Oversight & Project Management		\$ 14,013.80	\$ 15,415.18
27. Overhead and Profit		\$ 24,339.76	\$ 26,773.74

Grand Total**	\$ 211,899.11	\$ 233,089.03
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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%*	\$ 5,297.48	Check or Cash Discount High 2.5%*	\$ 5,827.23	\$ 206,601.64	\$ 227,261.80
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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



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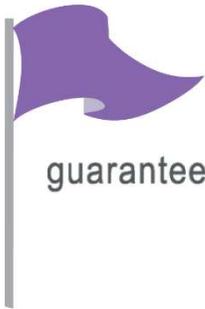


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- Up to \$25k or 50% of project cost
- 7% interest rate
- Up to 60 month term
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