

Name:
 Address:
 City, State, Zip:
 Phone:
 Email:



BUDGET ANALYSIS

Project Description:

Date: 2/13/2020

1000 sq ft ADU (approximately 500 sq ft each floor). 2 stall insulated and drywalled garage with living space above. Includes 1 full bath and kitchen. Interior stairwell from garage up to ADU. Owner to do landscaping- not included. Hip roof. No laundry.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 2,784.00	\$ 3,062.40
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 8,500.00	\$ 8,500.00
Have a surveyor locate and mark all 4 property corners with new monuments and draw a full site plan, showing existing buildings, driveway, sidewalks, patios, large trees, etc. NOTE: This will be completed during the design phase if needed. A second design agreement will be sent during the design phase with a specific survey scope/costs to your property.	1	EA	\$ 1,044.00	\$ 1,148.40
Subtotal - Category 1			\$ 12,328.00	\$ 12,710.80
02. Site Prep and Demolition				
Site Prep (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	\$ 383.00	\$ 421.30
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
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			\$ 383.00	\$ 421.30
03. Landscaping and Fence - By Field Outdoor Spaces or OWNER. NOT INCLUDED.				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Excavation for 42" deep frost footings.	500	SF	\$ 4,640.00	\$ 5,104.00
20" X 8" strip Footings w/ (2) - #4 rebar continuous	90	LF	\$ 3,132.00	\$ 3,445.20
Block Walls - 12" block at 42" frost depth and 4 courses above grade. Includes core fills, exterior waterproofing and rigid foam on the exterior.	90	LF	\$ 8,352.00	\$ 9,187.20
Flat concrete work. 4" slab. Garage slab and driveway.	900	SF	\$ 7,830.00	\$ 8,613.00
Subtotal - Category 4			\$ 23,954.00	\$ 26,349.40
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				

Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1 EA	\$	354.00	\$	389.40
Frame a recessed medicine cabinet or shower niche	1 EA	\$	171.20	\$	188.32
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	180 LF	\$	8,852.40	\$	9,737.64
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	500 SF	\$	8,240.00	\$	9,064.00
Interior wall framing (materials and labor)	50 LF	\$	1,220.00	\$	1,342.00
Frame soffits for mechanical (materials and labor)	40 LF	\$	1,073.60	\$	1,180.96
Stair framing (Materials and labor) Includes stair framing and pine, paint grade treads and risers, 36" wide	14 Treads	\$	2,654.40	\$	2,919.84
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	644 SF	\$	9,453.92	\$	10,399.31
Subtotal - Category 6		\$	32,019.52	\$	35,221.47
09. Roofing, Flashing, Gutters					
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs)	869 SF	\$	4,788.19	\$	5,267.01
Shingle manufacturer:					
Shingle type:					
Furnish and install leaf free gutters	150 LF	\$	1,653.00	\$	1,818.30
Color:					
Subtotal - Category 9		\$	6,441.19	\$	7,085.31
10. Exterior Trim, Porches and Decks					
Furnish and install Cedar exterior trim (5/4x?)	200 LF	\$	1,624.80	\$	1,787.28
Width:					
Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door	12 EA	\$	1,948.80	\$	2,143.68
Color:					
<u>NOTE: Additional \$100 will be added for a non-standard color</u>					
DECK SECTION:	1	\$	0.00	\$	0.00
Subtotal - Category 10		\$	3,573.60	\$	3,930.96
11. Siding, Soffit, and Fascia					
Furnish and install 1 layer Tyvek house wrap	1740 SF	\$	2,018.40	\$	2,220.24
Siding - Steel	1740 SF	\$	11,101.20	\$	12,211.32
Manufacturer:					
Color:					
Lap Size:					
Soffits and Fascia - Aluminum	102 LF	\$	2,366.40	\$	2,603.04
Color:					
Subtotal - Category 11		\$	15,486.00	\$	17,034.60
12. Exterior Doors and Trim					
Furnish and install new 16' steel insulated garage door and opener <u>\$1,000.00 door allowance</u>	1 EA	\$	1,566.00	\$	1,722.60
Manufacturer:					
Style:					
Color:					
Material:					
Insulated (Y or N):					
Height:					
Furnish and install new steel garage service door; <u>Door allowance: \$250.00/ea.</u>	1 EA	\$	689.00	\$	757.90
Manufacturer/supplier:					
Door Size:					
Swing:					
Single or double bore?:					
Jamb Depth:					

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	\$	1,211.00	\$	1,332.10
Furnish and install new full view storm door; Door allowance: \$340.00/ea. Door Width: Manufacturer/model #: Door Color: Hardware Color: Swing:	1 EA	\$	616.40	\$	678.04
Furnish and install deadbolt lock and passage set on new doors; Handle set allowance: \$80.00/ea. Hardware Color: Manufacturer: Style/model #:	2 EA	\$	271.20	\$	298.32
Subtotal - Category 12			\$ 4,353.60	\$	4,788.96
13. Windows					
Furnish and install new vinyl full frame window in new window opening; Window allowance \$375.00/ea. Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Jamb size: Exterior trim details: Grids:	10 EA	\$	6,664.00	\$	7,330.40
Window install material (flashing, caulk, shims, etc.)	10 EA	\$	580.00	\$	638.00
Subtotal - Category 13			\$ 7,244.00	\$	7,968.40
14. Plumbing					
<i>NOTE TO CLIENTS:</i> 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. <i>General Plumbing Note:</i> Any new waste or supply lines will be plastic, not copper or galvanized.	1 Note	\$	0.00	\$	0.00
Plumbing permit	1 EA	\$	505.76	\$	556.34
Hook up integral sink	1 EA	\$	313.20	\$	344.52
Furnish and install sink faucet; Sink faucet allowance \$250.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	568.40	\$	625.24

Furnish and install 5' acrylic tub and surround; <u>Tub surround allowance \$475.00/ea.</u> Drain side: Manufacturer: Model #: Finish:	1 EA	\$	1,479.00	\$	1,626.90
Furnish and install tub waste and overflow Model #: Finish:	1 EA	\$	226.20	\$	248.82
Furnish and install tub filler faucet, valve, trim, and rough-in valve; <u>Tub Filler faucet package allowance \$300.00</u> Manufacturer: Model #: Finish:	1 EA	\$	777.20	\$	854.92
Furnish and install toilet; <u>Toilet allowance \$275.00/ea.</u> Manufacturer: Model #: Color:	1 EA	\$	597.40	\$	657.14
New attic or 2nd floor bathroom rough-in	1 EA	\$	4,640.00	\$	5,104.00
Furnish and install kitchen sink; <u>Sink allowance \$600.00/ea.</u> Manufacturer: Model #: Finish:	1 EA	\$	1,160.00	\$	1,276.00
Furnish and install kitchen faucet; <u>Sink faucet allowance \$350.00/ea.</u> Manufacturer: Model #: Finish:	1 EA	\$	722.31	\$	794.54
Install new or re-install existing dishwasher. Model #:	1 EA	\$	301.60	\$	331.76
Supply and install a counter top mounted, air gap, for the dishwasher. <u>Allowance: \$25.00</u> NOTE: Required by code for all full kitchen remodels OR countertop replacements.. Manufacturer/model #: Finish:	1 EA	\$	121.80	\$	133.98
Furnish and install new water line to the refrigerator	1 EA	\$	406.00	\$	446.60
Furnish and install Insinkerator Evolution Compact ¾ hp garbage disposal. Location: Single hole, left side, or right side	1 EA	\$	382.80	\$	421.08
Re-plumb kitchen and move rough-in locations	1 EA	\$	3,481.48	\$	3,829.63
Waste and water to ADU	1 EA	\$	5,220.00	\$	5,742.00
Furnish and install laundry sink; includes single, free standing utility tub laundry tub and basic faucet; Tub and faucet allowance \$150.00/set	1 EA	\$	812.00	\$	893.20
1st or 2nd 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	\$	4,872.00	\$	5,359.20
Furnish and install a new sillcock	1 EA	\$	319.00	\$	350.90
Furnish and install standard on-demand water heater	1 EA	\$	2,900.00	\$	3,190.00
Subtotal - Category 14		\$	29,806.15	\$	32,786.76
15. HVAC					
Mechanical permit	1 EA	\$	145.00	\$	159.50
Install new bathroom vent fan and vent to the exterior	1 EA	\$	609.00	\$	669.90
Vent kitchen hood up to 300 CFM Manufacturer: Model #: Finish:	1 EA	\$	638.00	\$	701.80
Addition ductwork	750 SF	\$	4,350.00	\$	4,785.00
Vent clothes dryer using corrosion resistant pipe; Note - does not include dryer boost fan if the duct run is too long	1 EA	\$	522.00	\$	574.20

Furnish and install direct-vent sealed combustion 95% efficient replacement furnace	1 EA	\$	4,060.00	\$	4,466.00
Furnish and install single head ductless mini-split	1 EA	\$	4,060.00	\$	4,466.00
Subtotal - Category 15		\$	14,384.00	\$	15,822.40
16. Electrical					
Electrical Permit	1 EA	\$	127.60	\$	140.36
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	\$	1,624.00	\$	1,786.40
<i>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**</i>	1 Note	\$	0.00	\$	0.00
Furnish and install above mirror light fixture; Fixture allowance \$100.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	232.00	\$	255.20
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	7 EA	\$	2,030.00	\$	2,233.00
<i>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.</i>	1 Note	\$	0.00	\$	0.00
Small Kitchen: Kitchen price for electrical; includes demo and rewiring of space to code, under cabinet lights, and \$300.00 allowance for light fixtures	1 EA	\$	4,292.00	\$	4,721.20
Finished attic price for electrical	500 SF	\$	4,930.00	\$	5,423.00
Relocate electrical service mast	1 EA	\$	1,624.00	\$	1,786.40
Furnish and install new electric panel. 200 Amp - 30 circuit panel	1 EA	\$	2,146.00	\$	2,360.60
Subtotal - Category 16		\$	17,005.60	\$	18,706.16
17. Insulation					
R-49 Blown fiberglass insulation with poly in the new attic rafters	500 SF	\$	928.00	\$	1,020.80
R-21 Insulation batts with poly	1440 SF	\$	2,171.52	\$	2,388.67
Floors and overhangs 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	500 SF	\$	3,625.00	\$	3,987.50
Rim joists 2" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	50 LF	\$	145.00	\$	159.50
Subtotal - Category 17		\$	6,869.52	\$	7,556.47
18. Drywall					
Furnish and install 5/8" drywall on ceilings with smooth finish	1000 SF	\$	4,524.00	\$	4,976.40
Furnish and install 1/2" drywall on walls with smooth finish	2424 SF	\$	10,403.81	\$	11,444.19
Subtotal - Category 18		\$	14,927.81	\$	16,420.59
19. Tile and Stone					
Furnish and install tile backsplash; Tile allowance \$4.00/SF Supplier: Spec#/description:	22 SF	\$	1,251.89	\$	1,377.08
Subtotal - Category 19		\$	1,251.89	\$	1,377.08

20. Millwork, Doors, Hardware				
Base shoe molding - Species: Supplier:	222 LF	\$	1,027.42	\$ 1,130.16
Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Supplier:	222 LF	\$	1,958.04	\$ 2,153.84
Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows Species: Size: Profile #: "Picture framed" OR sill/stool detail:	360 LF	\$	2,862.00	\$ 3,148.20
Furnish and install a pre-hung door. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:	3 EA	\$	1,947.00	\$ 2,141.70
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:	1 EA	\$	670.00	\$ 737.00
Furnish and install door knob/handle hardware Allowance: \$30.00 Manufacturer: Style (locking, passage, etc.): spec #: Finish color:	5 EA	\$	322.00	\$ 354.20
Furnish and install basic gripable handrail with mounting hardware Rail style/spec #: Species/paint grade: Hardware style/spec #: Hardware finish color:	20 LF	\$	208.00	\$ 228.80
Subtotal - Category 20		\$	8,994.46	\$ 9,893.90
21. Cabinetry, Countertops and Appliances				
Furnish and install wall-mounted mirror/medicine cabinet. Allowance: \$125.00 Manufacturer: Model/spec #: Finish color:	1 EA	\$	219.00	\$ 240.90
Knobs and pulls will be installed on all cabinet doors and drawers. Allowance: \$7.00/ea. Manufacturer: Model/spec #: Finish color: Supplier:	30 EA	\$	376.80	\$ 414.48
Meet delivery, unload, and unpack cabinets.	1 EA	\$	222.00	\$ 244.20

CABINET SPECS:		1 EA	\$	0.00	\$	0.00
Cabinet Line:						
Box Type: Frameless or Framed						
Door Construction: MDF or Wood						
Door Style:						
Drawer Style: 5 piece or slab						
Drawer box construction:						
Wood Species:						
Finish: paint or stain						
Color:						
Sheen:						
Specialties: (distressing, highlights, etc.)						
Crown:						
Crystal - Current line: Furnish and install base cabinets - stained or painted wood		10 LF	\$	2,630.20	\$	2,893.22
Crystal - Current line: Furnish and install upper cabinets - stained or painted wood		7 LF	\$	1,736.00	\$	1,909.60
Crystal - Current line: Furnish and install pantry/linen cabinets - stained or painted wood		2 LF	\$	1,344.76	\$	1,479.24
Crystal - Current line: Furnish and install vanity base cabinets - stained or painted wood		3 LF	\$	730.08	\$	803.09
Silestone quartz countertops will be installed. NOTE: Group C		20 SF	\$	1,624.00	\$	1,786.40
Color:						
Edge profile:						
Thickness:						
undermount sink (Y or N): Yes						
Moderate - a 37" Cultured marble countertop with integral sink will be installed. Includes standard colors (pure colors, granite, onyx, and elite granite are extra costs)		1 EA	\$	395.32	\$	434.85
Color:						
Thickness:						
Undermount Sink (Y or N):						
4" Back Splash (Integrated, set on, or NONE):						
4" Side Splash (Integrated, set on, or NONE):						
APPLIANCES:		1 Note	\$	0.00	\$	0.00
<i>NOTE: Client to do communication of appliance delivery for appliances they purchase. The project manager will be in communication as to when that should be.</i>						
Microwave Non-vented: CBR to install non-vented microwaves.		1 EA	\$	148.00	\$	162.80
Make/model #:						
Dimensions:						
Refrigerator - Water: CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up.		1 EA	\$	293.00	\$	322.30
Make/model #:						
Dimensions:						
Range: Electric free-standing: CBR to install, level, and install anti-tip for electric free-standing ranges. Electrician to install plug (if needed).		1 EA	\$	198.00	\$	217.80
Make/model #:						
Dimensions:						
Subtotal - Category 21			\$	9,917.16	\$	10,908.88
22. Specialties						
Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. <u>Classic.</u>		1 EA	\$	180.60	\$	198.66
<u>Allowance \$60.00.</u> Install included for 3 items.						
Manufacturer:						
Model/spec #:						
Finish color:						
Supplier:						

Furnish and install grab bar. <u>Allowance: \$45.00/ea.</u> Manufacturer: Model/spec #: Finish color: Supplier:	2 EA	\$	237.60	\$	261.36
Furnish and install a permanent, screw in shower curtain rod Manufacturer: Model/spec #: Finish color: Supplier:	1 EA	\$	129.10	\$	142.00
Subtotal - Category 22		\$	547.30	\$	602.02
23. Flooring					
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	500 SF	\$	1,944.00	\$	2,138.40
Floor transitions. Description Type: Finish:	1 EA	\$	48.60	\$	53.46
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted) <u>Allowance \$3.00 sf</u> Line/series: Color: Tile size:	500 SF	\$	5,360.00	\$	5,896.00
Subtotal - Category 23		\$	7,352.60	\$	8,087.86
24. Painting and Decorating					
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	500 SF	\$	832.00	\$	915.20
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	2320 SF	\$	4,604.74	\$	5,065.21
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)	582 LF	\$	4,711.87	\$	5,183.06
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)	5 EA	\$	1,162.50	\$	1,278.75
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)	3 EA	\$	1,065.30	\$	1,171.83
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			\$	12,376.41	\$	13,614.05
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	\$	296.00	\$	325.60	
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>	120 Day	\$	960.00	\$	960.00	
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	90 DAYS	\$	630.00	\$	630.00	
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 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	2 EA	\$	777.20	\$	854.92	
Subtotal - Category 25			\$	2,663.20	\$	2,770.52
Project Subtotal			\$	232,133.39	\$	254,057.89
26. Project Management			\$	15,785.07	\$	17,363.58
27. Administrative Fees and Sales Tax Paid on Material Purchases			\$	4,932.83	\$	5,426.12
28. Designer Oversight			\$	2,959.70	\$	3,255.67
29. Overhead and Profit			\$	27,623.87	\$	30,386.26
Grand Total**			\$	283,434.87	\$	311,778.36
<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%*	\$	7,085.87	Check or Cash Discount High 2.5%*	\$	7,794.46	\$ 276,349.00 \$ 303,983.90

*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.

Custom Design Showrooms



5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



2600 Johnson St. NE
Minneapolis, MN 55418
P) 612-789-8509



362 Snelling Ave S.
St. Paul, MN 55105
P) 651-699-4164



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