

Name:

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 9/13/2017

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.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 3,390.00	\$ 3,729.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 6,800.00	\$ 6,800.00
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.	1	EA	\$ 1,017.00	\$ 1,118.70
Subtotal - Category 1			\$ 11,207.00	\$ 11,647.70
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	\$ 498.75	\$ 548.63
<i>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.</i>	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 498.75	\$ 548.63
03. Landscaping and Fence - By Field Outdoor Spaces (www.fieldoutdoorspaces.com)				
BY OWNER	0	SF	\$ 0.00	\$ 0.00
Subtotal - Category 3			\$ 0.00	\$ 0.00
04. Concrete and Foundation				
Excavation for crawl space foundation. Assumes 42" deep.	90	SF	\$ 813.60	\$ 894.96
20" X 8" strip Footings w/ (2) - #4 rebar continuous	90	LF	\$ 3,051.00	\$ 3,356.10
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	\$ 8,136.00	\$ 8,949.60
Flat concrete work. 4" slab. Garage slab and driveway.	900	SF	\$ 7,627.50	\$ 8,390.25
Subtotal - Category 4			\$ 19,628.10	\$ 21,590.91
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	180	LF	\$ 8,345.70	\$ 9,180.27
Addition floor framing. Includes 3/4" TandG plywood subfloor (materials and labor)	500	SF	\$ 8,595.00	\$ 9,454.50
Interior wall framing (materials and labor)	40	LF	\$ 923.60	\$ 1,015.96
Stair framing (Materials and labor) Includes stair framing and pine, paint grade treads and risers, 36" wide	14	Treads	\$ 2,512.30	\$ 2,763.53

Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	500 SF	\$	6,400.00	\$	7,040.00
Subtotal - Category 6			\$ 26,776.60	\$	29,454.26
09. Roofing, Flashing, Gutters					
Roofing - Furnish and install architectural designer asphalt shingles (Includes tear-off and disposal)	700 SF	\$	2,768.50	\$	3,045.35
Furnish and install leaf free gutters	54 LF	\$	579.69	\$	637.66
Subtotal - Category 9			\$ 3,348.19	\$	3,683.01
10. Exterior Trim, Porches and Decks					
Furnish and install Miratec exterior window and door trim (5/4x6)	200 LF	\$	1,644.00	\$	1,808.40
Subtotal - Category 10			\$ 1,644.00	\$	1,808.40
11. Siding, Soffit, and Fascia					
Furnish and install 1 layer Tyvek house wrap	1740 SF	\$	1,593.84	\$	1,753.22
Siding - Steel	1740 SF	\$	9,339.45	\$	10,273.40
Soffits and Fascia - Aluminum	105 LF	\$	2,373.00	\$	2,610.30
Subtotal - Category 11			\$ 13,306.29	\$	14,636.92
12. Exterior Doors and Trim					
Furnish and install new 16' steel insulated garage door and opener	1 EA	\$	2,260.00	\$	2,486.00
Furnish and install new steel panel exterior door w. glass; Door allowance: \$350.00/ea.	1 EA	\$	1,173.50	\$	1,290.85
Furnish and install new full view storm door; Door allowance: \$300.00/ea.	1 EA	\$	580.50	\$	638.55
Furnish and install deadbolt lock and passage set on new doors; Handle set allowance: \$80.00/ea.	1 EA	\$	130.55	\$	143.61
Subtotal - Category 12			\$ 4,144.55	\$	4,559.01
13. Windows					
Furnish and install new vinyl full frame window in new window opening; Window allowance \$350.00/ea.	10 EA	\$	6,822.00	\$	7,504.20
Subtotal - Category 13			\$ 6,822.00	\$	7,504.20
14. Plumbing					
Plumbing permit	1 EA	\$	531.10	\$	584.21
Hook up integral sink	1 EA	\$	237.30	\$	261.03
Furnish and install sink faucet; Sink faucet allowance \$250.00/ea.	1 EA	\$	536.75	\$	590.43
Furnish and install 5' acrylic tub and surround; Tub surround allowance \$475.00/ea.	1 EA	\$	1,299.50	\$	1,429.45
Furnish and install tub filler faucet, valve, trim, and rough-in valve; Tub Filler faucet package allowance \$300.00	1 EA	\$	649.75	\$	714.73
Furnish and install tub waste and overflow	1 EA	\$	220.35	\$	242.39
Furnish and install toilet; Toilet allowance \$275.00/ea.	1 EA	\$	525.45	\$	578.00
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. General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.	1 Note	\$	0.00	\$	0.00
Kitchen: re-plumb kitchen and move rough-in locations	1 EA	\$	3,165.38	\$	3,481.92
Furnish and install kitchen sink; Sink allowance \$600.00/ea.	1 EA	\$	1,130.00	\$	1,243.00
Furnish and install kitchen sink faucet; Sink faucet allowance \$350.00/ea.	1 EA	\$	692.20	\$	761.42
Supply and install a counter top mounted, air gap, for the dishwasher. Allowance: \$25.00	1 EA	\$	118.65	\$	130.52
NOTE: Required by code for all full kitchen remodels. Not required if existing cabinets stay in place and is only a counter top swap out.					
Install new or re-install existing dishwasher.	1 EA	\$	282.50	\$	310.75
Furnish and install new water line to the refrigerator	1 EA	\$	367.25	\$	403.98
Furnish and install new gas line to the range or relocate existing gas line	1 EA	\$	621.50	\$	683.65
Furnish and install Insinkerator Evolution Compact ¾ hp garbage disposal.	1 EA	\$	429.40	\$	472.34
New full bathroom rough-in (base price)	1 EA	\$	3,842.00	\$	4,226.20

Water and waste to ADU	1 EA	\$	4,520.00	\$	4,972.00
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	\$	565.00	\$	621.50
Laundry plumbing rough-in	1 EA	\$	1,921.00	\$	2,113.10
Furnish and install standard on-demand water heater	1 EA	\$	2,260.00	\$	2,486.00
Subtotal - Category 14		\$	23,915.08	\$	26,306.59
15. HVAC					
Mechanical permit	1 EA	\$	141.25	\$	155.38
Install new bathroom vent fan and vent to the exterior	1 EA	\$	593.25	\$	652.58
Vent kitchen hood up to 300 CFM	1 EA	\$	621.50	\$	683.65
Addition ductwork	700 SF	\$	3,955.00	\$	4,350.50
Vent clothes dryer using corrosion resistant pipe; <i>Note - does not include dryer boost fan if the duct run is too long</i>	1 EA	\$	508.50	\$	559.35
Furnish and install direct-vent sealed combustion 95% efficient furnace	1 EA	\$	5,085.00	\$	5,593.50
Furnish and install single head ductless split A/C	1 EA	\$	3,955.00	\$	4,350.50
Subtotal - Category 15		\$	14,859.50	\$	16,345.45
16. Electrical					
Electrical Permit	1 EA	\$	124.30	\$	136.73
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	\$	1,045.25	\$	1,149.78
Furnish and install battery operated smoke detector	1 EA	\$	27.48	\$	30.23
Furnish and install battery operated smoke/CO2 detector combo	2 EA	\$	88.86	\$	97.75
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
Furnish and install above mirror light fixture; <u>Fixture allowance \$80.00/ea.</u>	8 EA	\$	1,536.80	\$	1,690.48
Furnish and install wall sconces on sides of mirror; <u>Fixture allowance \$150.00/set</u>	2 EA	\$	745.80	\$	820.38
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	1 EA	\$	209.54	\$	230.49
Kitchen price for electrical; includes demo and rewiring of space to code, under cabinet lights, and \$200.00 allowance for light fixtures	1 EA	\$	3,390.00	\$	3,729.00
Rough in/finish price for electrical.	500 SF	\$	2,118.75	\$	2,330.63
Relocate electrical service mast	1 EA	\$	1,356.00	\$	1,491.60
Furnish and install new electric panel. 150 Amp - 20 circuit panel	1 EA	\$	1,808.00	\$	1,988.80
Subtotal - Category 16		\$	12,450.78	\$	13,695.85
17. Insulation					
R-49 Blown fiberglass insulation with poly in the new attic rafters	500 SF	\$	678.00	\$	745.80
R-19 Insulation batts with poly - exterior walls both floors and between garage and upper level.	3740 SF	\$	3,803.58	\$	4,183.94
24" OC vent chutes - attic rafters	50 LF	\$	197.75	\$	217.53
Subtotal - Category 17		\$	4,679.33	\$	5,147.26
18. Drywall					
Furnish and install 5/8" drywall on ceilings with smooth finish. Includes garage.	1000 SF	\$	3,390.00	\$	3,729.00
Furnish and install 1/2" drywall on walls with smooth finish. Includes garage.	2880 SF	\$	9,275.04	\$	10,202.54
Subtotal - Category 18		\$	12,665.04	\$	13,931.54
19. Tile and Stone					
Furnish and install tile backsplash; <u>Tile allowance \$4.00/SF</u>	22 SF	\$	842.58	\$	926.84
Subtotal - Category 19		\$	842.58	\$	926.84
20. Millwork, Doors, Hardware					

Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor and material	4 EA	\$	1,594.00	\$	1,753.40
Moderate base molding - NOTE: Assumes 1 piece shorter base and includes base shoe	160 LF	\$	1,244.80	\$	1,369.28
Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows	300 LF	\$	2,164.50	\$	2,380.95
Maple handrail for the staircase 16'-0"	1 EA	\$	245.95	\$	270.55
Subtotal - Category 20		\$	5,249.25	\$	5,774.18
21. Cabinetry, Countertops and Appliances					
Furnish and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	210.25	\$	231.28
Knobs and pulls will be installed on all cabinet doors and drawers. Allowance: \$7.00/ea.	30 EA	\$	361.50	\$	397.65
Waypoint: Furnish and install base cabinets - 6XX series - stained wood	10 LF	\$	2,594.40	\$	2,853.84
Waypoint: Furnish and install upper cabinets - 6XX series - stained wood	7 LF	\$	1,806.07	\$	1,986.68
Waypoint: Furnish and install vanity base cabinets - 6XX series - stained wood	3 LF	\$	679.11	\$	747.02
Custom - Granite countertops will be installed. NOTE: Tier I or II color group	10 LF	\$	1,525.50	\$	1,678.05
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) Includes delivery charge	1 EA	\$	382.01	\$	420.21
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.	1 Note	\$	0.00	\$	0.00
Microwave Vented: CBR to install vented microwaves. Venting into cabinet and to exterior by HVAC Trade Partner. CBR to do final hook-ups to venting in cabinet.	1 EA	\$	149.30	\$	164.23
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	\$	279.25	\$	307.18
Range: Dual fuel free standing: Electrician to install plug (if needed). Plumber to move to hole, do gas hook-up, install, level, and install anti tip range.	1 EA	\$	242.95	\$	267.25
Subtotal - Category 21		\$	8,230.34	\$	9,053.37
22. Specialties					
Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. Classic. Allowance \$60.00. Install included for 3 items.	1 EA	\$	171.30	\$	188.43
Furnish and install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	122.98	\$	135.28
Subtotal - Category 22		\$	294.28	\$	323.71
23. Flooring					
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	160 SF	\$	512.00	\$	563.20
Furnish and install luxury vinyl tile on floor. Moderate - Mannington Adura Non-grouted. Allowance \$4.50 sf. Kitchen, Bath, Landing top of stairs	160 SF	\$	1,586.40	\$	1,745.04
Floor transitions. Moderate.	2 EA	\$	91.60	\$	100.76
Mohawk Smart Strand Carpet and pad will be installed.	280 SF	\$	1,819.30	\$	2,001.23
Subtotal - Category 23		\$	4,009.30	\$	4,410.23
24. Painting and Decorating					
Prime and painting ceilings using no VOC Paint. COLOR: Std flat ceiling white	500 SF	\$	1,176.25	\$	1,293.88
Prime and paint walls using no VOC Paint. COLOR: TBD SHEEN: TBD	1360 SF	\$	3,199.40	\$	3,519.34
Prime and paint OR stain and seal of base molding. 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. Satin is our standard sheen.	170 LF	\$	768.40	\$	845.24
Prime and paint OR stain and seal on interior doors both sides. INCLUDES CASING OF THE UNIT 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. Satin is our standard sheen.	4 EA	\$	1,130.00	\$	1,243.00
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		\$	6,274.05	\$	6,901.46
25. Clean Up and Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	1000 SF	\$	2,070.00	\$	2,277.00

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.	2 Month	\$	160.00	\$	160.00
30 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	2 EA	\$	937.90	\$	1,031.69
Subtotal - Category 25		\$	3,167.90	\$	3,468.69
Project Subtotal		\$	184,012.90	\$	201,718.19
26. Project Management		\$	12,512.88	\$	13,764.16
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	3,910.27	\$	4,301.30
28. Designer Oversight		\$	2,346.16	\$	2,580.78
29. Overhead and Profit		\$	21,897.54	\$	24,087.29
Grand Total**		\$	224,679.75	\$	246,451.73

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%*	\$ 5,616.99	Check or Cash Discount High 2.5%*	\$ 6,161.29	\$ 219,062.76	\$ 240,290.43
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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 the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

Custom Design Showrooms



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Showroom maps & hours can be found on our website at www.CASTLEBRI.com



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