

**Attic Finish**

**Address:**

**City, State, Zip:**

**Phone:**

**Email:**



**BUDGET ANALYSIS**

**Project Description:**

**Date: 6/8/2022**

Convert 375 SF unfinished attic space to a 25' X 15' finished room. Includes two new windows and storage space behind kneewalls (unfinished and unconditioned). Foam insulation in ceilings, batts in gable walls. Existing insulation in floor joists of unfinished space. Extend existing HVAC to new space, provide electrical wiring and lighting to code. Retains existing stairs but adds rail and baluster around stairwell. Paint walls, trim and carpet floors.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 1,687.50	\$ 1,940.63
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 3,800.00	\$ 3,800.00
<b>Subtotal - Category 1</b>			<b>\$ 5,487.50</b>	<b>\$ 5,740.63</b>
<b>02. Site Prep and Demolition</b>				
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	\$ 446.55	\$ 513.53
Demolition of work area to EPA lead safe work practices. Expects demolition to existing space is minimal/this is mostly an unfinished space.	1	EA	\$ 529.20	\$ 608.58
Removal of vermiculite insulation in attic. Additional cost if needed, not included.	0	SF	\$ 0.00	\$ 0.00
Charge to test flooring, pipes, duct work for asbestos. Option if needed. Add \$98.00	0	OPT	\$ 0.00	\$ 0.00
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	\$ 150.70	\$ 173.31
<i>NOTE: Although care is taken to carefully remove materials from wall and floor surfaces, screw pops, hairline cracks, and other issues can occasionally arise in adjacent spaces. No costs are included in this estimate to patch drywall or plaster 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 via Change Order.</i>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 1,126.45</b>	<b>\$ 1,295.42</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces or homeowner</b>				
<b>Subtotal - Category 3</b>			<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>				
<b>Subtotal - Category 4</b>			<b>\$ -</b>	<b>\$ -</b>
<b>05. Masonry</b>				
<b>Subtotal - Category 5</b>			<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>				
Patch in subfloor as needed for mechanical rough-ins	64	SF	\$ 592.80	\$ 681.72
Basic interior wall framing: Flatten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1	EA	\$ 367.80	\$ 422.97
2x2 Fur wall and/or ceiling framing (materials and labor)	375	SF	\$ 1,674.56	\$ 1,925.75
Basement or Attic interior wall framing (materials and labor)	75	LF	\$ 3,465.23	\$ 3,985.01
<b>Subtotal - Category 6</b>			<b>\$ 6,100.39</b>	<b>\$ 7,015.45</b>

<b>09. Roofing, Flashing, Gutters</b>				
Subtotal - Category 9			\$ -	\$ -
<b>10. Exterior Trim, Porches and Decks</b>				
Subtotal - Category 10			\$ -	\$ -
<b>11. Siding, Soffit, and Fascia</b>				
Subtotal - Category 11			\$ -	\$ -
<b>12. Exterior Doors and Trim</b>				
Subtotal - Category 12			\$ -	\$ -
<b>13. Windows</b>				
Furnish and install new custom size clad/wood pocket insert window; Window allowance \$900.00/ea. Manufacturer: Line: Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior material /color: Interior material /color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Interior 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	\$ 2,871.00	\$ 3,301.65	
Window install material (flashing, caulk, shims, etc.)	2 EA	\$ 125.00	\$ 143.75	
Subtotal - Category 13			\$ 2,996.00	\$ 3,445.40
<b>14. Plumbing</b>				
Subtotal - Category 14			\$ -	\$ -
<b>15. HVAC</b>				
Mechanical permit	1 EA	\$ 312.50	\$ 359.38	
Relocate supply air or return air vent	4 EA	\$ 2,200.00	\$ 2,530.00	
Option: If No Supplies or Returns go to attic. Attic remodel ducting - 2-bed rooms, hallway, and bathroom; 700 sq. Ft. Add: \$5,200.	0 OPT	\$ 0.00	\$ 0.00	
Subtotal - Category 15			\$ 2,512.50	\$ 2,889.38
<b>16. Electrical</b>				
Electrical Permit	1 EA	\$ 231.25	\$ 265.94	
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				
Furnish and install battery operated smoke detector	1 EA	\$ 33.96	\$ 39.05	
<b>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**</b>	1 Note	\$ 0.00	\$ 0.00	
<b>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.</b>	1 Note	\$ 0.00	\$ 0.00	
CBR furnish and elec install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	3 EA	\$ 1,020.00	\$ 1,173.00	
<b>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.</b>	1 Note	\$ 0.00	\$ 0.00	
Finished attic price for electrical	375 SF	\$ 4,921.88	\$ 5,660.16	
Subtotal - Category 16			\$ 6,207.09	\$ 7,138.15

<b>17. Insulation</b>			
R-19 Insulation batts with poly	200 SF	\$ 375.00	\$ 431.25
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	1125 SF	\$ 12,515.63	\$ 14,392.97
<b>Subtotal - Category 17</b>		<b>\$ 12,890.63</b>	<b>\$ 14,824.22</b>
<b>18. Drywall</b>			
Furnish and install 1/2" or 5/8" drywall on ceilings with smooth finish	652 SF	\$ 4,075.00	\$ 4,686.25
Furnish and install 1/2" drywall on walls with smooth finish	658 SF	\$ 3,948.00	\$ 4,540.20
Install drywall in attic crawl space to cover up spray foam per code - Fire taped only	500 SF	\$ 1,843.75	\$ 2,120.31
Boom/cartage fee for 2nd floor and basements	1 EA	\$ 331.25	\$ 380.94
<b>Subtotal - Category 18</b>		<b>\$ 10,198.00</b>	<b>\$ 11,727.70</b>
<b>19. Tile and Stone</b>			
<b>Subtotal - Category 19</b>		<b>\$ -</b>	<b>\$ -</b>
<b>20. Millwork, Doors, Hardware</b>			
Classic base molding - NOTE - Assumes 1X and top cap	110 LF	\$ 2,223.76	\$ 2,557.32
Species:			
1X size:			
Top cap profile and height #:			
Brand/profile #:			
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows	100 LF	\$ 1,834.10	\$ 2,109.22
Species:			
Overall size:			
1X size:			
Backband brand/profile#:			
"Picture framed": Y or N			
Stool detail (thickness/extension) and apron detail (height, profile #):			
Furnish and install wood jambs to an opening	20 LF	\$ 399.18	\$ 459.06
NOTE: The casing for the opening is on the window/door casing line			
Species:			
Jamb depth:			
Opening size:			
Furnish and install a bi-pass door. Figured PER slab. See jamb/stop line above.	1 EA	\$ 579.00	\$ 665.85
Jamb: wood or sheetrock opening			
Species:			
Style:			
Brand/model #:			
Core: solid or hollow			
Furnish and install door stop	1 EA	\$ 16.32	\$ 18.77
Allowance: \$5.00			
Manufacturer/model #:			
Style (wall mount, hinge mount, etc.):			
Finish:			
Furnish and install bi-fold knob/handle hardware	2 EA	\$ 125.56	\$ 144.39
Allowance: \$20.00			
Manufacturer/model #:			
Style:			
Finish:			
Furnish and install newel post	3 EA	\$ 561.27	\$ 645.46
Height:			
Species:			
Brand/model#:			

Furnish and install railing. Includes top rail, bottom rail, and spindles 4.5" O.C. Brand: Species: Top rail style/profile #: Bottom rail style/profile #: Spindle (balustrades) style/profile #: Fillet (Y or N)/profile #: Additional detail/profile #s:	16 LF	\$ 2,131.20	\$ 2,450.88
Furnish and install basic gripable handrail with mounting hardware Brand/profile #: Species: Hardware style/spec #: Hardware finish:	16 LF	\$ 338.78	\$ 389.60
<b>Subtotal - Category 20</b>		<b>\$ 8,209.17</b>	<b>\$ 9,440.55</b>
<b>21. Cabinetry, Countertops and Appliances</b>			
<b>Subtotal - Category 21</b>		<b>\$ -</b>	<b>\$ -</b>
<b>22. Specialties</b>			
<b>Subtotal - Category 22</b>		<b>\$ -</b>	<b>\$ -</b>
<b>23. Flooring</b>			
Moderate carpet and pad will be installed. \$4.50/SF Allowance - Includes carpet AND pad Manufacturer: Line/series: Color:	459 SF	\$ 3,155.63	\$ 3,628.97
<b>Subtotal - Category 23</b>		<b>\$ 3,155.63</b>	<b>\$ 3,628.97</b>
<b>24. Painting and Decorating</b>			
Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white	800 SF	\$ 1,549.52	\$ 1,781.95
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	658 SF	\$ 844.48	\$ 971.15
Priming and painting of base molding and/or casing. 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. Manufacturer: Color name and #: Sheen: (satin is standard)	210 LF	\$ 1,546.65	\$ 1,778.65
Priming and painting of a door both sides. Includes the jamb 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. Manufacturer: Color name and #: Sheen: (satin is standard)	2 EA	\$ 459.40	\$ 528.31
Priming and painting on interior side of window, one side. 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. Manufacturer: Color name and #: Sheen: (satin is standard)	2 EA	\$ 780.60	\$ 897.69
<b>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.</b>	1 Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 24</b>		<b>\$ 5,180.65</b>	<b>\$ 5,957.74</b>
<b>25. Clean Up and Debris Removal</b>			
Disposal and clean-up - remove all site prep, wipe down and broom sweep area. Haul all extra material off site.	1 EA	\$ 432.27	\$ 497.11

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>		80 Day	\$	640.00	\$	640.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>		50 DAYS	\$	350.00	\$	350.00
<b>DUMPSTER NOTE:</b> 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
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days		1 EA	\$	337.50	\$	388.13
Regular portable restroom (one month) <b>NOTE:</b> 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		2 EA	\$	425.00	\$	488.75
<b>Subtotal - Category 25</b>			\$	<b>2,184.77</b>	\$	<b>2,363.98</b>
<b>Project Subtotal</b>			\$	<b>66,496.26</b>	\$	<b>75,467.57</b>
26. Designer Oversight & Project Management			\$	7,264.72	\$	8,354.42
27. Overhead and Profit			\$	10,423.29	\$	11,986.78
<b>Grand Total**</b>			\$	<b>84,184.27</b>	\$	<b>96,811.91</b>
MN License # BC005657 <b>**Important Notice**</b>  <b>**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.</b>						
<b>Check or Cash Discount Low 2.5%*</b>	\$	<b>2,104.61</b>	<b>Check or Cash Discount High 2.5%*</b>	\$	<b>2,420.30</b>	\$ <b>82,079.66</b> \$ <b>94,391.61</b>

\*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



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



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

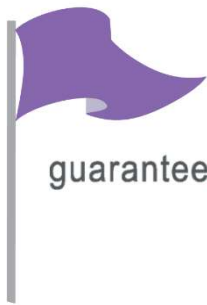


362 Snelling Ave S.  
St. Paul, MN 55105  
P) 651-699-4164



4020 Minnehaha Ave  
Minneapolis, MN 55406  
P) P) 612-789-8509

Showroom maps & hours can be found on our website at [www.CASTLEBRI.com](http://www.CASTLEBRI.com)



## Need Help with Financing Options?

guaranteedRate<sup>®</sup>

ALERUS  
MORTGAGE

TRADITION  
mortgage

Financial  
ONE  
CREDIT UNION

<https://www.castlebri.com/financing-options/>

## Castle Offers Financing

\$ Up to \$25k or  
50% of project cost

% 7% interest rate

60 Up to 60 month term

Completely  
unsecured loan

No fees, closing costs or  
prepayment penalties

On approved credit  
Requires ACH payment

Find out if  
you qualify

Call or email Tandra Heine, Financial Controller at 612.877.8374 or  
[Tandra@castlebri.com](mailto:Tandra@castlebri.com) to schedule your 10 minute no obligation consultation.