

Attic Finish
 Address:
 City, State, Zip:
 Phone:
 Email:

Project Description:

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.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.					
	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
Permit.		1 EA		\$ 1,845.00	\$ 2,029.50
Design and Planning Process- see Design and Planning Agreement for details.		1 EA		\$ 2,500.00	\$ 2,500.00
Subtotal - Category 1				\$ 4,345.00	\$ 4,529.50
02. Site Prep and Demolition					
Site Prep Small to Medium Project: -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area. -Poly curtain walls and zipper doors to work area.		1 EA		\$ 643.50	\$ 707.85
Demolition of work area: -Expects demolition to existing space is minimal/this is mostly an unfinished space.		1 EA		\$ 504.00	\$ 554.40
Vermiculite insulation in attic- removal BY CLIENT. Clients may look into the zonolite attic insulation trust with their subcontractor. The cost included here is for project manager to coordinate this work with the client.		1 EA		\$ 252.00	\$ 277.20
Active air filtration- on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.		1 EA		\$ 145.50	\$ 160.05
Test flooring, pipes, duct work for asbestos.		1 EA		\$ 86.28	\$ 94.91
Subtotal - Category 2				\$ 1,631.28	\$ 1,794.41
03. Landscaping and Fence					
Subtotal - Category 3				\$ -	\$ -
04. Concrete and Foundation					
Subtotal - Category 4				\$ -	\$ -
05. Masonry					
Subtotal - Category 5				\$ -	\$ -
06. Framing					
Subfloor patch- as needed for mechanical rough-ins.		64 SF		\$ 594.99	\$ 654.49
Basic interior wall framing: -Flatten walls and ceiling. -Fur out as needed. -Furnish and install backers for rock and accessories.		1 EA		\$ 434.40	\$ 477.84
2x2 Fur wall and/or ceiling framing.		375 SF		\$ 1,045.13	\$ 1,149.64
Interior walls- basement or attic.		75 LF		\$ 3,349.13	\$ 3,684.04

Subtotal - Category 6		\$ 5,423.64	\$ 5,966.00
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			
Subtotal - Category 12		\$ -	\$ -
13. Windows			
Custom size fiberglass pocket insert window: \$750 allowance Manufacturer: Line: Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior color: Interior color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): 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: Window install material (flashing, caulk, shims, etc.).	2 EA	\$ 2,413.07	\$ 2,654.37
Window Operating Control Device (WOCD)(per window): Manufacturer: Color: Note: Reference MN residential building code R312.2: Window fall protection. Needed when the lowest part of the window opening is located 72" or more above grade and within 36" of the finished floor. Exceptions: window replacements.	2 EA	\$ 184.50	\$ 202.95
Window install material (flashing, caulk, shims, etc.).	2 EA	\$ 123.00	\$ 135.30
Subtotal - Category 13		\$ 2,720.57	\$ 2,992.62
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
Mechanical permit.	1 EA	\$ 153.75	\$ 169.13
Attic remodel ducting- 2-bed rooms, hallway, and bathroom: Vent cover color: white or beige NOTE: if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.	1 EA	\$ 3,813.00	\$ 4,194.30
Subtotal - Category 15		\$ 3,966.75	\$ 4,363.43
16. Electrical			
Electrical Permit.	1 EA	\$ 227.55	\$ 250.31
Device color: White, light almond, or ivory are standard Switch style: Pole or Decora	1 EA	\$ 0.00	\$ 0.00
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 EA	\$ 0.00	\$ 0.00
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.	1 EA	\$ 0.00	\$ 0.00

Light fixture- CBR furnish and elec install: <i>\$100 allowance</i>	3 EA	\$ 804.42	\$ 884.86
Manufacturer:			
Model:			
Finish:			
Bulb:			
Attic wiring.	375 SF	\$ 4,843.13	\$ 5,327.44
Electrical panel- 200 Amp, 30 circuit. May be eligible for IRA tax credit	0 EA	\$ 0.00	\$ 0.00
Subtotal - Category 16		\$ 5,875.10	\$ 6,462.60
17. Insulation			
Wall insulation- R-19 Insulation batts with poly.	200 SF	\$ 334.56	\$ 368.02
1-1/2 Story houses sloped ceilings- 5" closed cell spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	1125 SF	\$ 15,913.13	\$ 17,504.44
Subtotal - Category 17		\$ 16,247.69	\$ 17,872.45
18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	652 SF	\$ 3,809.31	\$ 4,190.24
Walls- 1/2" drywall with smooth finish.	658 SF	\$ 3,642.03	\$ 4,006.23
Fire taped only- Install drywall in attic crawl space to cover up spray foam per code.	500 SF	\$ 1,845.00	\$ 2,029.50
Boom/cartage fee - all projects.	1 EA	\$ 325.95	\$ 358.55
Subtotal - Category 18		\$ 9,622.29	\$ 10,584.52
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Base molding - classic 1X and top cap: Manufacturer: Model top cap: Species: Size of 1x: Size of top cap: Location:	110 LF	\$ 2,478.63	\$ 2,726.49
Casing- classic 1X with a backband: Manufacturer: Model backband: Model 1x: Species: Size overall: Picture framed: Y or N Stool detail (thickness/extension) and apron detail (height, model #): or NA Location:	100 LF	\$ 2,068.80	\$ 2,275.68
Jamb: Species: Size: Location: NOTE: The casing for the opening is on the casing line.	20 LF	\$ 441.54	\$ 485.69
Bi-pass door: Manufacturer: Model: Species: Style: Jamb: wood w stop or sheetrock opening Core: solid or hollow Finish hinge: Bore: single or none NOTE: 2 door slabs are included on this line.	1 EA	\$ 1,056.38	\$ 1,162.01

Bi-fold knob/handle hardware:	1 EA	\$ 69.90	\$ 76.89
<i>\$20 allowance</i>			
<i>Manufacturer:</i>			
<i>Model:</i>			
<i>Type: passage or dummy</i>			
<i>Finish:</i>			
Newel post:	3 EA	\$ 625.41	\$ 687.95
<i>Manufacturer:</i>			
<i>Model:</i>			
<i>Species:</i>			
<i>Height:</i>			
Railing- includes top rail, bottom rail, and spindles 4.5" o.c.:	16 LF	\$ 2,422.08	\$ 2,664.29
<i>Manufacturer:</i>			
<i>Species:</i>			
<i>Model/type- top rail:</i>			
<i>Model.type- bottom rail:</i>			
<i>Model- spindle (balustrades):</i>			
<i>Model fillet: or NA</i>			
<i>Details- additional:</i>			
Handrail- basic gripable handrail with mounting hardware:	16 LF	\$ 356.11	\$ 391.72
<i>Manufacturer:</i>			
<i>Model:</i>			
<i>Species:</i>			
<i>Model hardware:</i>			
<i>Finish hardware:</i>			
Subtotal - Category 20		\$ 9,518.85	\$ 10,470.73
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ 0.00	\$ 0.00
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Carpet and pad:	459 SF	\$ 3,105.14	\$ 3,415.65
<i>\$4.50 allowance</i>			
<i>Manufacturer:</i>			
<i>Line/series:</i>			
<i>Color:</i>			
<i>Pad:</i>			
Subtotal - Category 23		\$ 3,105.14	\$ 3,415.65
24. Painting and Decorating			
Ceilings- prime and painting:	800 SF	\$ 1,915.20	\$ 2,106.72
<i>Color: Standard flat ceiling white</i>			
<i>Rooms:</i>			
Walls- prime and paint:	658 SF	\$ 1,162.88	\$ 1,279.17
<i>Manufacturer:</i>			
<i>Color name and #:</i>			
<i>Sheen:</i>			
<i>Rooms:</i>			
Molding (base, casing)- priming and painting:	210 LF	\$ 2,012.85	\$ 2,214.14
<i>Manufacturer:</i>			
<i>Color name and #:</i>			
<i>Sheen: satin is standard</i>			
<i>Items: base, casing, crown, etc.</i>			
<i>Rooms or locations:</i>			
Interior door- priming and painting of a door:	2 EA	\$ 605.85	\$ 666.44
<i>Manufacturer:</i>			
<i>Color name and #:</i>			
<i>Sheen: satin is standard</i>			
<i>Locations:</i>			
NOTE: includes both sides and jamb of unit.			

Millwork (skirt boards, crown, railing, etc.)- priming and painting:	35 EA	\$ 692.48	\$ 761.72
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Items:			
Locations:			
Subtotal - Category 24		\$ 6,389.26	\$ 7,028.18
25. Clean Up and Debris Removal			
Disposal and clean-up:	1 EA	\$ 327.21	\$ 359.93
-Remove all site prep, wipe down and broom sweep area.			
-Haul all extra material off site.			
NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.			
Street permit:	3 MO	\$ 350.55	\$ 385.61
-Minneapolis street use permit for dumpster.			
NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.			
20 Yard roll-off dumpster:	1 EA	\$ 543.66	\$ 598.03
-10 ton maximum.			
NOTE: for 30 days only. See line below for additional months.			
Subtotal - Category 25		\$ 1,221.42	\$ 1,343.57
Project Subtotal		\$ 70,066.97	\$ 76,823.67
26. Designer Oversight & Project Management		\$ 7,357.03	\$ 8,092.74
27. Overhead and Profit		\$ 11,561.05	\$ 12,717.16
Grand Total**		\$ 88,985.05	\$ 97,883.56
<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%*	\$ 2,224.63	Check or Cash Discount High 2.5%*	\$ 2,447.09
			\$ 86,760.43
			\$ 95,436.47

Custom Design Showrooms



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

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