



## BUDGET ANALYSIS

### Client Information:

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.

<b>NOTE:</b> Material and Labor is included for items listed below, unless otherwise noted.					
	Qty.	Unit	Image	Low Budget	High Budget
<b>01. Permits and Design</b>					
<u>Permit</u>		1 EA		\$ 2,094.23	\$ 2,408.37
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 2,772.68	\$ 2,772.68

<b>Subtotal - Category 1</b>		\$ 4,866.91	\$ 5,181.05
<b>02. Site Prep and Demolition</b>			
<b>Client Responsibilities:</b> -Remove personal items from work areas including food, appliances, furniture, and valuables. -Remove valuables, art, and personal items from walking paths to restrooms and entry/exit and the other side of walls adjacent to work area.	1 EA	\$ 0.00	\$ 0.00
<b>Site Prep Small to Medium Project:</b> -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	\$ 624.66	\$ 718.35
<b>Demolition of work area:</b> -Expects demolition to existing space is minimal/this is mostly an unfinished space.	1 EA	\$ 411.98	\$ 473.78
<b>Vermiculite insulation in attic-</b> 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	\$ 205.99	\$ 236.89
<b>Active air filtration-</b> on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.	1 EA	\$ 138.66	\$ 159.46
<b>Test flooring, pipes, duct work for asbestos.</b>	1 EA	\$ 125.33	\$ 144.13
<p><i>NOTE: Although care is taken to carefully complete demolition, 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. 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 off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.</i></p>			
<b>Subtotal - Category 2</b>		\$ 1,506.63	\$ 1,732.62
<b>03. Landscaping and Fence</b>			
<b>Subtotal - Category 3</b>		\$ -	\$ -
<b>04. Concrete and Foundation</b>			
<b>Subtotal - Category 4</b>		\$ -	\$ -
<b>05. Masonry</b>			
<b>Subtotal - Category 5</b>		\$ -	\$ -
<b>06. Framing</b>			
<b>Subfloor patch-</b> as needed for mechanical rough-ins.	64 SF	\$ 431.46	\$ 496.17
<b>Basic interior wall framing:</b> -Flatten walls and ceiling. -Fur out as needed. -Furnish and install backers for rock and accessories.	1 EA	\$ 358.66	\$ 412.45
<b>2x2 Fur wall and/or ceiling framing.</b>	450 SF	\$ 1,522.45	\$ 1,750.82
<b>Interior walls-</b> basement or attic.	75 LF	\$ 2,438.44	\$ 2,804.20

Subtotal - Category 6		\$ 4,751.00	\$ 5,463.65
<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>			
<u>Custom size fiberglass pocket insert window:</u> \$787 allowance Manufacturer: Marvin Line: Elevate 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: NOTE: All windows in bathrooms must be tempered glass.	2 EA	\$ 2,818.52	\$ 3,241.30
<u>Window Operating Control Device (WOCD)</u> (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	\$ 210.00	\$ 241.50
Subtotal - Category 13		\$ 3,028.52	\$ 3,482.80
<b>14. Plumbing</b>			
<p><i><b>NOTE:</b> 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></p> <p><i><b>NOTE:</b> Any new waste or supply lines will be plastic, not copper or galvanized.</i></p>			
Subtotal - Category 14		\$ 0.00	\$ 0.00
<b>15. HVAC</b>			
<u>Mechanical permit.</u>	1 EA	\$ 175.00	\$ 201.25

<b>Attic remodel ducting-</b> 2-bed rooms, hallway, and bathroom: Vent cover color: <b>white or beige</b> <b>NOTE:</b> if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.	1 EA	\$ 4,340.00	\$ 4,991.00
<b>Subtotal - Category 15</b>		<b>\$ 4,515.00</b>	<b>\$ 5,192.25</b>
<b>16. Electrical</b>			
<i>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</i>			
<i>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.</i>			
<b>Electrical Permit.</b>	1 EA	\$ 259.00	\$ 297.85
Device color: <b>White, light almond, or ivory are standard</b>	1 EA	\$ 0.00	\$ 0.00
Switch style: <b>Pole or Decora</b>			
Outlet style: <b>Decora or Standard</b>			
<b>Light fixture-</b> CBR furnish and elec install: \$100 allowance <b>Manufacturer:</b> <b>Model:</b> <b>Finish:</b> <b>Bulb:</b>	3 EA	\$ 915.60	\$ 1,052.94
<i>NOTE: For all home client 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 client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</i>			
<b>Attic wiring.</b>	375 SF	\$ 5,512.50	\$ 6,339.38
<b>Electrical panel-</b> 200 Amp, 30 circuit. May be eligible for IRA tax credit	0 EA	\$ 0.00	\$ 0.00
<b>Subtotal - Category 16</b>		<b>\$ 6,687.10</b>	<b>\$ 7,690.17</b>
<b>17. Insulation</b>			
<i>NOTE: if insulation is replacing vermiculite insulation, part of the replacement cost may be eligible for reimbursement via the zonolite attic insulation trust. In that case, client can subcontract work directly. This cost is for project manager to coordinate scheduling/misc. with client only.</i>			
<b>Wall insulation-</b> R-19 Insulation batts with poly.	600 SF	\$ 1,142.40	\$ 1,313.76
<b>Wall insulation-</b> R-13 Insulation batts with poly.	200 SF	\$ 330.40	\$ 379.96

<u>Air chutes</u> - per rafter space.	20 EA	\$ 168.00	\$ 193.20
<b>Subtotal - Category 17</b>		<b>\$ 1,640.80</b>	<b>\$ 1,886.92</b>
<b>18. Drywall</b>			
<u>Ceilings</u> - 1/2" or 5/8" drywall with smooth finish.	652 SF	\$ 4,335.80	\$ 4,986.17
<u>Walls</u> - 1/2" drywall with smooth finish.	658 SF	\$ 4,145.40	\$ 4,767.21
<u>Option: Fire taped only</u> - Install drywall in attic crawl space to cover up spray foam per code.	0 SF	\$ -	\$ -
<u>Boom/cartage fee</u> - all projects.	1 EA	\$ 371.00	\$ 426.65
<b>Subtotal - Category 18</b>		<b>\$ 8,852.20</b>	<b>\$ 10,180.03</b>
<b>19. Tile and Stone</b>			
<b>Subtotal - Category 19</b>		<b>\$ -</b>	<b>\$ -</b>
<b>20. Millwork, Doors, Hardware</b>			
<u>Bi-pass door:</u> 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	\$ 1,145.47	\$ 1,317.29
<u>Bi-fold knob/handle hardware:</u> \$20 allowance Manufacturer: Model: Type: passage or dummy Finish:	1 EA	\$ 61.35	\$ 70.55
<u>Jamb:</u> Species: Size: Location: NOTE: The casing for the opening is on the casing line.	20 LF	\$ 393.29	\$ 452.29
<u>Casing</u> - 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	\$ 1,762.84	\$ 2,027.27

<b>Base molding</b> - classic 1X and top cap: Manufacturer: Model top cap: Species: Size of 1x: Size of top cap: Location:	110 LF	\$ 2,170.13	\$ 2,495.65
<b>Newel post:</b> Manufacturer: Model: Species: Height:	3 EA	\$ 547.94	\$ 630.13
<b>Railing</b> - includes top rail, bottom rail, and spindles 4.5" o.c.: Manufacturer: Species: Model/type- top rail: Model.type- bottom rail: Model- spindle (balustrades): Model fillet: or NA Details- additional:	16 LF	\$ 2,028.36	\$ 2,332.62
<b>Handrail</b> - basic gripable handrail with mounting hardware: Manufacturer: Model: Species: Model hardware: Finish hardware:	16 LF	\$ 354.34	\$ 407.49
<b>Subtotal - Category 20</b>		<b>\$ 8,463.72</b>	<b>\$ 9,733.28</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>			
<b>Carpet and pad:</b> \$4.50 allowance Manufacturer: Line/series: Color: Pad:	375 SF	\$ 2,887.50	\$ 3,320.63
<i>NOTE: New and existing hardwood flooring will not match exactly. Even when adjacent existing hardwoods are refinished or stained to achieve a closer match, differences will be apparent due to the varying grains and ages of the wood.</i>			
<b>Subtotal - Category 23</b>		<b>\$ 2,887.50</b>	<b>\$ 3,320.63</b>
<b>24. Painting and Decorating</b>			

<p><b>Ceilings-</b> prime and painting: 652 SF</p> <p>Color: Standard flat ceiling white</p> <p>Rooms:</p>		\$ 1,243.83	\$ 1,430.41
<p><b>Walls-</b> prime and paint: 658 SF</p> <p>Manufacturer:</p> <p>Color name and #:</p> <p>Sheen:</p> <p>Rooms:</p>		\$ 944.06	\$ 1,085.67
<p><b>Molding (base, casing)-</b> priming and painting: 210 LF</p> <p>Manufacturer:</p> <p>Color name and #:</p> <p>Sheen: satin is standard</p> <p>Items: base, casing, crown, etc.</p> <p>Rooms or locations:</p>		\$ 1,533.97	\$ 1,764.07
<p><b>Interior door-</b> priming and painting of a door: 2 EA</p> <p>Manufacturer:</p> <p>Color name and #:</p> <p>Sheen: satin is standard</p> <p>Locations:</p> <p>NOTE: includes both sides and jamb of unit.</p>		\$ 473.28	\$ 544.27
<p><b>Millwork (skirt boards, crown, railing, etc.)-</b> priming and painting: 35 EA</p> <p>Manufacturer:</p> <p>Color name and #:</p> <p>Sheen: satin is standard</p> <p>Items:</p> <p>Locations:</p>		\$ 535.82	\$ 616.20
<p><i>NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design.</i></p> <p><i>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.</i></p>			
<p><i>NOTE: Please note that when the client 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.</i></p>			
<b>Subtotal - Category 24</b>		\$ 4,730.97	\$ 5,440.62
<b>25. Clean Up and Debris Removal</b>			
<p><b>Disposal and clean-up:</b> 1 EA</p> <p>-Remove all site prep, wipe down and broom sweep area.</p> <p>-Haul all extra material off site.</p> <p>NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.</p>		\$ 277.32	\$ 318.91

<b>Street permit:</b> -Minneapolis street use permit for <b>dumpster or unit temp storage.</b> <b>NOTE:</b> If dumpster can be placed on driveway or lawn this can cost can be saved.	3 MO	\$ 546.00	\$ 627.90
<b>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.</b>			
<b>20 Yard roll-off dumpster:</b> -10 ton maximum. <b>NOTE:</b> for 30 days only. See line below for additional months.	1 EA	\$ 679.22	\$ 781.11
<b>Subtotal - Category 25</b>		<b>\$ 1,502.54</b>	<b>\$ 1,727.92</b>
<b>Project Subtotal</b>		<b>\$ 53,432.89</b>	<b>\$ 61,031.92</b>
<b>26. Designer Oversight &amp; Project Management</b>		\$ 5,610.45	\$ 6,452.02
<b>27. Overhead and Profit</b>		\$ 8,816.43	\$ 10,138.89
<b>Grand Total**</b>		<b>\$ 67,859.77</b>	<b>\$ 78,038.74</b>
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><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></p>			
<b>Check or Cash Discount Low 2.5%*</b>	<b>\$ 1,696.49</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 1,950.97</b>
			<b>\$ 66,163.28</b>
			<b>\$ 76,087.77</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 the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

## Custom Design Studio Locations



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



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



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



6480 Wayzata Blvd.  
Golden Valley, MN 55426  
P) 763-333-0750

## Need Help with Financing Options?

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