



BUDGET ANALYSIS

Client Information:

Attic Finish with Shed Dormer - 700 SF

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Build new 26' shed dormer. Finished space to have bedroom, closet, and bath with 700 SF of living space. Includes insulation and five new windows. All walls will be finished, trim will be painted and flooring to be carpet. Stairs will remain but will get a rail and balusters around the stairwell. Mechanicals to include HVAC extended into the new space, electrical wiring and lighting to code and plumbing for new bathroom. No upgrade or replacement of furnace. Foam insulation rafters- i.e. hot roof.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.					
	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
<u>Permit</u>		1 EA		\$ 3,758.76	\$ 4,322.58
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 7,143.15	\$ 7,143.15

Subtotal - Category 1		\$ 10,901.91	\$ 11,465.73
02. Site Prep and Demolition			
Client Responsibilities:	1 EA	\$ 0.00	\$ 0.00
-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.			
Site Prep Large Project or Addition:	1 EA	\$ 1,743.52	\$ 2,005.05
-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.			
Scaffolding- set up and take down for exterior work or addition.	1 EA	\$ 468.20	\$ 538.42
Tarps- Large 20' x 40' heavy duty green tarps in area where roof is being removed.	1 EA	\$ 1,916.15	\$ 2,203.57
Garbage chute use -debris can go from 2nd or 3rd floor window out and down the chute.	1 EA	\$ 334.63	\$ 384.82
Active air filtration- on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.	1 EA	\$ 134.28	\$ 154.42
EPA lead compliance large job.	1 EA	\$ 601.76	\$ 692.02
<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>			
Subtotal - Category 2		\$ 5,198.54	\$ 5,978.32
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.	40 SF	\$ 328.24	\$ 377.47
Subfloor- new 3/4" premium tongue and groove.	312 SF	\$ 1,570.55	\$ 1,806.13

Bath basic framing line: -Flatten walls and ceiling. -Fur out as needed. -Replace subfloor. -Furnish and install backers for rock and accessories. -Frame one niche or med chest NOTE: Tile extends to ceiling on shower walls. Level ceiling parallel to floor to avoid slivers/wedges of tile.	1 EA	\$ 836.58	\$ 962.06
2x2 Fur wall and/or ceiling framing.	688 SF	\$ 2,143.42	\$ 2,464.93
Exterior wall framing. Includes 1/2" OSB sheathing.	24 LF	\$ 1,254.99	\$ 1,443.24
Interior walls- basement or attic.	150 LF	\$ 4,727.54	\$ 5,436.67
Shed dormer roof- stick framed. 1/2" OSB, "H" clips @ 24" O.C.	312 SF	\$ 6,698.91	\$ 7,703.75
Ridge Beam- 1 3/4" X 11 7/8" LVL. NOTE: add wall framing or post footing for support below- not included on this line.	26 LF	\$ 3,136.62	\$ 3,607.11
Subtotal - Category 6		\$ 20,696.84	\$ 23,801.37
09. Roofing, Flashing, Gutters			
Flat rubber membrane EPDM .60 mil roof. <i>Note details once designed: build up of edge, tapered foam, scuppers, parapets, open faced gutter, downspouts, etc. and associated colors.</i>	312 SF	\$ 8,196.55	\$ 9,426.03
Gutters and Downspouts - standard 5" and 3x4 downspouts <i>Color:</i>	60 LF	\$ 1,811.74	\$ 2,083.50
Subtotal - Category 9		\$ 10,008.29	\$ 11,509.53
10. Exterior Trim, Porches and Decks			
Trim- Miratec or paint grade: <i>Width:</i> <i>Thickness:</i> <i>Profile if backband detail:</i> <i>Texture:</i> NOTE: double the LF if backband is needed as well.	120 LF	\$ 1,067.17	\$ 1,227.25
Subtotal - Category 10		\$ 1,067.17	\$ 1,227.25
11. Siding, Soffit, and Fascia			
House wrap- 1 layer Tyvek.	304 SF	\$ 538.65	\$ 619.45
Siding- Hardie fiber cement board lap: <i>Color:</i> <i>Lap size:</i> <i>Texture:</i> <i>Corner boards width, texture and color:</i> <i>Window and door trim width, texture and color:</i>	304 SF	\$ 9,028.80	\$ 10,383.12
Soffits and Fascia - Aluminum: <i>Color:</i> <i>Smooth or texture:</i> <i>Vented or non-vented:</i>	54 LF	\$ 1,607.45	\$ 1,848.56
Subtotal - Category 11		\$ 11,174.90	\$ 12,851.13

12. Exterior Doors and Trim				
Subtotal - Category 12			\$ -	\$ -
13. Windows				
<p>Custom size fiberglass pocket insert window: 4 EA</p> <p><i>\$787 allowance</i></p> <p>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</p>		\$ 5,441.43	\$ 6,257.64	
<p>Full frame fiberglass window: 4 EA</p> <p><i>\$840 allowance</i></p> <p>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: Exterior Brickmould profile/material/color/size: if comes with window, if not specify under section 10 *for budget analysis add separate line item* NOTE: All windows in bathrooms must be tempered glass</p>		\$ 5,761.54	\$ 6,625.77	
<p>Window Operating Control Device (WOCD)(per window): 8 EA</p> <p>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.</p>		\$ 810.00	\$ 931.50	
Subtotal - Category 13			\$ 12,012.96	\$ 13,814.91
14. Plumbing				

NOTE: 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.

NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.

Plumbing Permit.	1 EA	\$ 371.25	\$ 426.94
Under mount vanity sink: \$160 allowance Manufacturer: Model:	1 EA	\$ 632.83	\$ 727.75
Lav faucet: \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 836.57	\$ 962.05
5' cast iron tub: \$500 allowance Drain side: Manufacturer: Model: Finish:	1 EA	\$ 2,069.45	\$ 2,379.87
Tub waste and overflow: \$85 allowance Manufacturer: Model: Finish:	1 EA	\$ 294.53	\$ 338.71
Tub filler faucet, valve, trim, and rough-in valve: \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 941.88	\$ 1,083.16
Toilet: \$300 allowance Manufacturer: Model: Color:	1 EA	\$ 1,009.38	\$ 1,160.79
Attic or 2nd floor bathroom rough-in.	1 EA	\$ 6,450.30	\$ 7,417.85
Roof jack on new plumbing vent penetrations.	1 EA	\$ 335.95	\$ 386.35
Subtotal - Category 14		\$ 12,942.14	\$ 14,883.46
15. HVAC			
Mechanical permit.	1 EA	\$ 168.75	\$ 194.06
Bathroom fan- install and vent to the exterior.	1 EA	\$ 1,147.50	\$ 1,319.63

<p>Attic remodel ducting- 2-bed rooms, hallway, and bathroom:</p> <p>Vent cover color: white or beige</p> <p>NOTE: if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.</p>	1 EA	\$ 4,185.00	\$ 4,812.75
<p>Option: Add Mini split heat pump and cooling system- ducted- best used for multiple rooms. Add \$20,000.00</p> <p>-Requires ducting but doesn't need gas or venting.</p> <p>-Units are rectangular and usually hung from ceiling.</p> <p>-Based on a small run with 3-4 vents, central return, 1 or 2 rooms.</p>	0 EA	\$ 0.00	\$ 0.00
Subtotal - Category 15		\$ 5,501.25	\$ 6,326.44
16. Electrical			
<p><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></p>			
<p><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></p>			
<p>Electrical Permit.</p> <p>Device color: White, light almond, or ivory are standard</p> <p>Switch style: Pole or Decora</p> <p>Outlet style: Decora or Standard</p>	1 EA	\$ 249.75	\$ 287.21
	1 EA	\$ 0.00	\$ 0.00
<p>Bathroom price for electrical:</p> <p>-GFCI receptacle to code</p> <p>-Switches and wiring in bath</p> <p>-Lutron push button timer switch for the bath fan</p>	1 EA	\$ 2,025.00	\$ 2,328.75
<p>Light fixture- CBR furnish and elec install:</p> <p>\$150 allowance</p> <p>Manufacturer:</p> <p>Model:</p> <p>Finish:</p> <p>Bulb:</p>	1 EA	\$ 367.20	\$ 422.28
<p><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></p>			
<p>Option: Add \$1,400 - \$1,650 + Mgmt Fees. Electric floor warming w. programmable thermostat- bathroom:</p> <p>NOTE: If option is selected, do not turn on in-floor heat for 60 days after install of tile thin-set for floor to cure properly. Also, no rubber backed floor mats should be used with electrical in-floor heat as it shortens life-span of floor wires.</p>	1 EA	\$ 1,513.35	\$ 1,740.35

<u>Attic wiring.</u>	535 SF	\$ 7,583.63	\$ 8,721.17
<u>Sub-panel.</u>	1 EA	\$ 945.00	\$ 1,086.75
Subtotal - Category 16		\$ 12,683.93	\$ 14,586.51
17. Insulation			
<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>			
1-1/2 Story houses sloped ceilings- 5" closed cell spray foam insulation.	1100 SF	\$ 17,077.50	\$ 19,639.13
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing			
DC 315 Intumescent coating- over the spray foam in attic crawl spaces per code.	400 SF	\$ 561.60	\$ 645.84
Exterior walls- 3" closed spray foam insulation.	240 SF	\$ 1,944.00	\$ 2,235.60
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			
Subtotal - Category 17		\$ 19,583.10	\$ 22,520.57
18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	1300 SF	\$ 8,336.25	\$ 9,586.69
Walls- 1/2" drywall with smooth finish.	1048 SF	\$ 6,366.60	\$ 7,321.59
Boom/cartage fee - all projects.	1 EA	\$ 357.75	\$ 411.41
Subtotal - Category 18		\$ 15,060.60	\$ 17,319.69
19. Tile and Stone			
Tile backer underlayment- on floor - thickness decided on-site.	28 SF	\$ 237.90	\$ 273.59
Floor:	28 SF	\$ 1,004.76	\$ 1,155.48
<i>\$6.50/sf allowance</i>			
<i>Manufacturer:</i>			
<i>Line:</i>			
<i>Size:</i>			
<i>Color:</i>			
<i>Thickness:</i>			
<i>Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc.</i>			
NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning which causes lippage.			
Tile backer. Standard for shower or wet walls.	70 SF	\$ 570.96	\$ 656.61

<p><u>Large format tile on shower surround walls using spacers.</u></p> <p><i>\$4.50/sf allowance</i></p> <p>Manufacturer:</p> <p>Line:</p> <p>Size:</p> <p>Color:</p> <p>Thickness:</p> <p>Pattern:</p> <p>NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions.</p> <p>NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning which causes lippage.</p>	70 SF	\$ 3,076.64	\$ 3,538.13
<p><u>Accent tile:</u></p> <p><i>\$16.50/sf allowance</i></p> <p>Manufacturer:</p> <p>Line:</p> <p>Size:</p> <p>Color:</p> <p>Thickness:</p> <p>Pattern:</p>	4 SF	\$ 307.87	\$ 354.05
<p><u>Bullnose tile:</u></p> <p><i>\$4.50/lf allowance</i></p> <p>Manufacturer:</p> <p>Line:</p> <p>Size:</p> <p>Color:</p> <p>Thickness:</p> <p>Pattern:</p>	24 LF	\$ 373.96	\$ 430.05
<p><u>Niche-stock size:</u></p> <p>Size: 6"x12", 12"x12", 20"x12", or 28"x12" pre-made niches. See plan.</p> <p>NOTE: These are meant to fit btw 16" o.c. framing.</p> <p>NOTE: Tile material cost is in the sf above.</p>	1 EA	\$ 482.12	\$ 554.44
<p><u>Grout and Caulk - Laticrete: Castle Standard</u></p> <p>Color:</p> <p>Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints)</p> <p>Size:</p> <p>Location:</p>	2 EA	\$ 155.00	\$ 178.25
<p><u>Stock Material Costs</u> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc.</p> <p>NOTE: Include on all tile projects.</p>	1 EA	\$ 960.10	\$ 1,104.11
Subtotal - Category 19		\$ 7,169.31	\$ 8,244.70
20. Millwork, Doors, Hardware			

<u>Pre-hung door:</u>	3 EA	\$	1,978.65	\$	2,275.45
Manufacturer:					
Model:					
Species:					
Style:					
Core: solid or hollow					
Finish hinge:					
Bore: single					
<u>Bi-pass door:</u>	1 EA	\$	1,105.35	\$	1,271.15
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.					
<u>Door knob/handle hardware:</u>	5 EA	\$	364.56	\$	419.24
<i>\$30 allowance</i>					
Manufacturer:					
Model:					
Type: privacy, passage, dummy					
Finish:					
<u>Jamb and stop:</u>	20 EA	\$	5,232.01	\$	6,016.81
Species:					
Brand/stop profile #: or standard will be provided					
Jamb depth:					
Location: on x pocket or x bi-fold door					
<u>Casing-</u> classic 1X with a backband:	320 LF	\$	5,466.06	\$	6,285.96
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:					
<u>Base molding</u> - classic 1X and top cap:	200 LF	\$	3,821.29	\$	4,394.48
Manufacturer:					
Model top cap:					
Species:					
Size of 1x:					
Size of top cap:					
Location:					

<p>Railing- includes top rail, bottom rail, and spindles 4.5" o.c.:</p> <p>Manufacturer:</p> <p>Species:</p> <p>Model/type- top rail:</p> <p>Model.type- bottom rail:</p> <p>Model- spindle (balustrades):</p> <p>Model fillet: or NA</p> <p>Details- additional:</p>	16 LF	\$ 1,966.08	\$ 2,261.00
<p>Handrail- basic gripable handrail with mounting hardware:</p> <p>Manufacturer:</p> <p>Model:</p> <p>Species:</p> <p>Model hardware:</p> <p>Finish hardware:</p>	16 LF	\$ 342.39	\$ 393.75
<p>Closet rod and shelf:</p> <p>Manufacturer:</p> <p>Material/model rod:</p> <p>Material/model shelf:</p> <p>Color rod:</p> <p>Color shelf:</p> <p>Brackets shelf:</p> <p>Mounting hardware for rod:</p> <p>Location:</p>	16 LF	\$ 653.52	\$ 751.55
Subtotal - Category 20		\$ 20,929.91	\$ 24,069.39
21. Cabinetry, Countertops and Appliances			
<p>Medicine Cabinet- wall-mounted mirror/medicine cabinet:</p> <p>Allowance. \$150.00</p> <p>Manufacturer:</p> <p>Model:</p>	1 EA	\$ 310.53	\$ 357.11
<p>Knobs and pulls:</p> <p>\$7 allowance</p> <p>Manufacturer:</p> <p>Model:</p> <p>Size- center set:</p> <p>Projection:</p> <p>Finish:</p> <p>Location:</p>	4 EA	\$ 70.21	\$ 80.74

<p>CABINET SPECS: Cabinet Line: Crystal Current, Keyline, or Encore Box Type: Framed, Inset, or Frameless Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: current- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate available current frameless, all plywood green core box with natural maple veneer available if keyline; finished interiors of any cabinets would be noted on plans. Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown: Shoe: Yes Finished end: Furniture groove finished end (standard) or optional upgrade to flush finished Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included. Crystal accessories (location noted on plan): Other accessories provided by Castle (location noted on plan):: Other modifications will be noted on plan- examples: finished bottoms, recessed bottoms.</p>	1 EA	\$	0.00	\$	0.00
<p>Prep for Cabinet install. Meet delivery truck, unload, unbox cabinets, breakdown cardboard.</p>	4 LF	\$	98.05	\$	112.76
<p>Vanity base cabinets: Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.</p>	4 LF	\$	1,415.98	\$	1,628.37
<p>Cultured marble vanity countertop- 60"with integral sink: Manufacturer: Color: standard colors (pure colors, granite, onyx, and elite granite are extra costs) Finish: Thickness: 3/4", can upgrade to 1 1/2" Integrated sink/model: or see plumbing if undermount or set in Backsplash: integrated or set on or none Sidesplash: integrated or set on or none Front overhang: 1 1/4" from box is standard for framed and frameless, 1" from box is standard for inset Side overhang: 1" from box is standard</p>	1 EA	\$	899.95	\$	1,034.94
<p>Subtotal - Category 21</p>		\$	2,794.72	\$	3,213.93
<p>22. Specialties</p>					

Bathroom accessories- moderate- 3 items: <i>\$60 allowance (20ea)</i> Manufacturer: Towel bar size/model: Towel bar size/model: Towel ring size/model: Toilet paper holder size/model: Robe hook size/model: Finish:	1 EA	\$ 199.17	\$ 229.05
Shower curtain rod- permanent/screw in: Manufacturer: Model: Finish:	1 EA	\$ 139.58	\$ 160.52
Subtotal - Category 22		\$ 338.75	\$ 389.57
23. Flooring			
Carpet and pad: <i>\$4.50 allowance</i> Manufacturer: Line/series: Color: Pad:	650 SF	\$ 4,826.25	\$ 5,550.19
<p><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></p>			
Subtotal - Category 23		\$ 4,826.25	\$ 5,550.19
24. Painting and Decorating			
Ceilings- prime and painting: Color: Standard flat ceiling white Rooms:	1300 SF	\$ 2,930.85	\$ 3,370.48
Walls- prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	1048 SF	\$ 2,334.42	\$ 2,684.58
Molding (base, casing)- priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	520 LF	\$ 2,457.00	\$ 2,825.55

<p>Interior door- priming and painting of a door: 5 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>		\$ 877.50	\$ 1,009.13
<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>			
Subtotal - Category 24		\$ 8,599.77	\$ 9,889.74
25. Clean Up and Debris Removal			
<p>Disposal and clean-up: 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>		\$ 822.45	\$ 945.82
<p>Street permit: 120 DAY</p> <p>-St. Paul daily street use permit for dumpster.</p> <p>NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.</p> <p>NOTE: For Unit temp storage, owner is responsible for own street permits in St. Paul.</p>		\$ 1,944.00	\$ 2,235.60
<p><i>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.</i></p>			
<p>30 Yard roll-off dumpster: 1 EA</p> <p>-10 ton maximum</p> <p>NOTE: For 30 days only. See line below for additional months.</p>		\$ 758.00	\$ 871.70
<p>Additional Cost If Bathroom in Home Can't be Used. Portable restroom 4 Months add \$1,200.00 0 MO</p> <p>NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.</p>		\$ 0.00	\$ 0.00
Subtotal - Category 25		\$ 3,524.45	\$ 4,053.12
Project Subtotal		\$ 185,014.80	\$ 211,695.55
26. Designer Oversight & Project Management		\$ 16,998.23	\$ 19,547.97
27. Overhead and Profit		\$ 26,711.51	\$ 30,718.24

Grand Total**				\$ 228,724.55	\$ 263,033.23
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%*	\$ 5,718.11	Check or Cash Discount High 2.5%*	\$ 6,575.83	\$ 223,006.43	\$ 256,457.40

*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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