

Name: Attic Finish

Address:

City, State, Zip:

Phone:

Email:



# BUDGET ANALYSIS

## Project Description:

Date: 11/7/2021

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 and walls. Batt insulation knee 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	\$ 1,500.00	\$ 1,650.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,800.00	\$ 2,800.00
<b>Subtotal - Category 1</b>			<b>\$ 4,300.00</b>	<b>\$ 4,450.00</b>
<b>02. Site Prep and Demolition</b>				
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	\$ 412.95	\$ 454.25
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	\$ 638.40	\$ 702.24
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	\$ 142.30	\$ 156.53
<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
<b>Subtotal - Category 2</b>			<b>\$ 1,193.65</b>	<b>\$ 1,313.02</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces</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	\$ 479.20	\$ 527.12
Basic interior wall framing: Flatten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1	EA	\$ 419.20	\$ 461.12
2x2 Fur wall and/or ceiling framing (materials and labor)	410	SF	\$ 1,564.97	\$ 1,721.47
Basement or Attic interior wall framing (materials and labor)	75	LF	\$ 2,766.90	\$ 3,043.59
<b>Subtotal - Category 6</b>			<b>\$ 5,230.27</b>	<b>\$ 5,753.30</b>
<b>09. Roofing, Flashing, Gutters</b>				
<b>Subtotal - Category 9</b>			<b>\$ -</b>	<b>\$ -</b>
<b>10. Exterior Trim, Porches and Decks</b>				
<b>Subtotal - Category 10</b>			<b>\$ -</b>	<b>\$ -</b>
<b>11. Siding, Soffit, and Fascia</b>				

<b>Subtotal - Category 11</b>			\$	-	\$	-
<b>12. Exterior Doors and Trim</b>						
<b>Subtotal - Category 12</b>			\$	-	\$	-
<b>13. Windows</b>						
Window install misc. material	2 EA		\$	147.50	\$	162.25
Furnish and install new custom size clad/wood pocket window; Window allowance \$500.00/ea. Manufacturer: Marvin Signature Ultimate Exterior Color: Exterior Material: Aluminum Clad Interior Material/color: Hardware color: Screen color: Inside of frame dimension: Grids:	2 EA		\$	1,947.75	\$	2,142.53
<b>Subtotal - Category 13</b>			\$	2,095.25	\$	2,304.78
<b>14. Plumbing</b>						
<b>Subtotal - Category 14</b>			\$	-	\$	-
<b>15. HVAC</b>						
Mechanical permit	1 EA		\$	156.25	\$	171.88
Relocate supply air or return air vent	4 EA		\$	2,000.00	\$	2,200.00
<b>Subtotal - Category 15</b>			\$	2,156.25	\$	2,371.88
<b>16. Electrical</b>						
Electrical Permit	1 EA		\$	137.50	\$	151.25
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						
<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
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	3 EA		\$	937.50	\$	1,031.25
<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	\$	5,414.06
<b>Subtotal - Category 16</b>			\$	5,996.88	\$	6,596.56
<b>17. Insulation</b>						
R-21 Insulation batts with poly	490 SF		\$	796.25	\$	875.88
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	800 SF		\$	6,600.00	\$	7,260.00
<b>Subtotal - Category 17</b>			\$	7,396.25	\$	8,135.88
<b>18. Drywall</b>						
Furnish and install 5/8" drywall on ceilings with smooth finish	800 SF		\$	4,200.00	\$	4,620.00
Furnish and install 1/2" drywall on walls with smooth finish	490 SF		\$	2,450.00	\$	2,695.00
Boom/cartage fee for 2nd floor and basements	1 EA		\$	331.25	\$	364.38

<b>Subtotal - Category 18</b>		<b>\$</b>	<b>6,981.25</b>	<b>\$</b>	<b>7,679.38</b>
<b>19. Tile and Stone</b>					
<b>Subtotal - Category 19</b>		<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>
<b>20. Millwork, Doors, Hardware</b>					
Classic base molding - NOTE - Assumes 1X and top cap	80 LF	\$	1,593.76	\$	1,753.14
Species:					
1X height:					
Top cap profile #:					
Supplier:					
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows	60 LF	\$	1,082.82	\$	1,191.10
Species:					
1X width:					
Backband profile #:					
Supplier:					
Furnish and install wood jambs to an opening - NOTE: The casing for the opening is on the window/door casing line	20 LF	\$	291.52	\$	320.67
Species:					
jamb depth:					
Opening size:					
Supplier:					
Furnish and install a bi-pass door. Figured PER slab.	1 EA	\$	568.50	\$	625.35
Size (over all opening):					
Jamb: wood or sheetrock opening					
Species/paint grade:					
Style:					
Furnish and install door knob/handle hardware	2 EA	\$	138.84	\$	152.72
<u>Allowance: \$30.00</u>					
Manufacturer:					
Style (locking, passage, etc.):					
spec #:					
Finish color:					
Furnish and install railing. Includes top rail, bottom rail, and spindles 4.5" O.C.	16 LF	\$	1,836.80	\$	2,020.48
Top rail style/spec #:					
Bottom rail style/spec #:					
Spindle style. Spec #:					
Species/paint grade:					
Supplier:					
Fillet (Y or N):					
Furnish and install basic gripable handrail with mounting hardware	16 LF	\$	179.38	\$	197.31
Rail style/spec #:					
Species/paint grade:					
Hardware style/spec #:					
Hardware finish color:					
<b>Subtotal - Category 20</b>		<b>\$</b>	<b>5,691.62</b>	<b>\$</b>	<b>6,260.78</b>
<b>21. Cabinetry, Countertops and Appliances</b>					

<b>CABINET SPECS:</b> Cabinet Line: Crystal Current, Crystal Keyline, or Leo (Redwood) Box Type: Frameless, Framed, Inset Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: select one- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate option for current frameless, or all plywood green core box with natural maple veneer 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 if crystal, no if Leo 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. Any accessories will be noted on plan. If accessory provided by Castle and not Cabinet company,	1 EA	\$	0.00	\$	0.00	
<b>Subtotal - Category 21</b>			<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
<b>22. Specialties</b>						
<b>Subtotal - Category 22</b>			<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>
<b>23. Flooring</b>						
Moderate carpet and pad will be installed. \$3.00/SF Allowance - Includes carpet AND pad Manufacturer: Line/series: Color:	459 SF	\$	2,295.00	\$	2,524.50	
<b>Subtotal - Category 23</b>			<b>\$</b>	<b>2,295.00</b>	<b>\$</b>	<b>2,524.50</b>
<b>24. Painting and Decorating</b>						
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	800 SF	\$	1,435.28	\$	1,578.81	
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	680 SF	\$	1,455.34	\$	1,600.87	
Priming and painting of base molding and/or casing. <u>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.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	140 LF	\$	1,222.20	\$	1,344.42	
Priming and painting of a door <u>both sides</u> . Includes the jamb of the unit. <u>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.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	2 EA	\$	421.60	\$	463.76	
Priming and painting on interior side of window, <u>one side</u> . <u>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.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	2 EA	\$	713.40	\$	784.74	

<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>\$ 5,247.82</b>	<b>\$ 5,772.60</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	\$ 319.20	\$ 351.12	
St. Paul Daily street use permit for dumpster - Charged per day. Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too. 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>		63 Day	\$ 504.00	\$ 504.00	
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>		33 DAYS	\$ 231.00	\$ 231.00	
<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	\$ 371.25	
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		2 EA	\$ 425.00	\$ 467.50	
<b>Subtotal - Category 25</b>			<b>\$ 1,816.70</b>	<b>\$ 1,924.87</b>	
<b>Project Subtotal</b>			<b>\$ 50,584.68</b>	<b>\$ 55,087.52</b>	
<b>26. Designer Oversight &amp; Project Management</b>			\$ 4,805.54	\$ 5,286.10	
<b>27. Overhead and Profit</b>			\$ 8,346.47	\$ 9,181.12	
<b>Grand Total**</b>			<b>\$ 63,736.69</b>	<b>\$ 70,110.36</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>\$ 1,593.42</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 1,752.76</b>	<b>\$ 62,143.28</b>	<b>\$ 68,357.60</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

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