

Attic Owner Suite with Upgrades and Larger Space

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/6/2022

Convert partially finished attic to a finished attic with 25' x 15' foot finished room, closet, 2 existing dormer spaces and a 5' x 8' bathroom with a tub/tiled shower, tile floor and updated classic fixtures. Includes insulation and four new windows. Unfinished storage space under the eaves (includes paint over drywall on ceiling only). All walls will be finished, trim will be painted and flooring to be hardwood. 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. Includes built in bookcases, closet storage system, shower glass, accessories and painting.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 3,151.25	\$ 3,623.94
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 9,100.00	\$ 9,100.00
Subtotal - Category 1			\$ 12,251.25	\$ 12,723.94
02. Site Prep and Demolition				
Site Prep Large Project or Addition (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	\$ 1,786.20	\$ 2,054.13
Demolition of work area to EPA lead safe work practices. Remove existing paneling, millwork, insulation, and flooring down to studs/subfloor/rafters.	1	EA	\$ 3,528.00	\$ 4,057.20
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
Subtotal - Category 2			\$ 5,464.90	\$ 6,284.64
03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Subtotal - Category 4			\$ -	\$ -
05. Masonry				
Subtotal - Category 5			\$ -	\$ -

06. Framing			
Patch in subfloor as needed for mechanical rough-ins	90 SF	\$ 690.30	\$ 793.85
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)	1344 SF	\$ 6,001.63	\$ 6,901.88
Basement or Attic interior wall framing (materials and labor)	150 LF	\$ 6,930.45	\$ 7,970.02
Subtotal - Category 6		\$ 13,990.18	\$ 16,088.71
09. Roofing, Flashing, Gutters			
Subtotal - Category 9		\$ -	\$ -
10. Exterior Trim, Porches and Decks			
Furnish and install Cedar exterior trim (5/4x?)	40 LF	\$ 432.24	\$ 497.08
Width:			
Subtotal - Category 10		\$ 432.24	\$ 497.08
11. Siding, Soffit, and Fascia			
Subtotal - Category 11		\$ -	\$ -
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -
13. Windows			
Furnish and install new vinyl pocket insert window; builder grade Walsh	4 EA	\$ 3,908.40	\$ 4,494.66
<u>Window allowance \$500.00/ea.</u>			
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:			
Furnish and install new vinyl full frame window; builder grade Walsh	2 EA	\$ 1,928.50	\$ 2,217.78
<u>Window allowance \$525.00/ea.</u>			
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:			
Exterior Brickmould profile/material/color/size: if comes with window, if not specify under			
Window install material (flashing, caulk, shims, etc.)	6 EA	\$ 375.00	\$ 431.25
Subtotal - Category 13		\$ 6,211.90	\$ 7,143.69
14. Plumbing			
<p>NOTE TO CLIENTS: 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.</p> <p>General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.</p>		1 Note	\$ 0.00
		\$ 0.00	\$ 0.00

Plumbing permit	1 EA	\$ 343.75	\$ 395.31
Hook up integral sink	1 EA	\$ 337.50	\$ 388.13
Furnish and install an under mount vanity sink <u>Sink Allowance: \$160.00</u> Manufacturer: Model #	1 EA	\$ 585.95	\$ 673.84
Furnish and install sink faucet; <u>Sink faucet allowance \$300.00/ea.</u> Manufacturer: Model #: Finish:	1 EA	\$ 765.85	\$ 880.73
Furnish and install 5' cast iron tub; <u>Tub allowance \$500.00/ea.</u> Drain side: Manufacturer: Model #: Finish:	1 EA	\$ 1,952.65	\$ 2,245.55
Furnish and install tub waste and overflow Model #: Finish:	1 EA	\$ 272.71	\$ 313.62
Furnish and install tub filler faucet, valve, trim, and rough-in valve; <u>Tub Filler faucet package allowance \$300.00</u> Manufacturer: Model #: Finish:	1 EA	\$ 928.36	\$ 1,067.62
Furnish and install toilet; <u>Toilet allowance \$300.00/ea.</u> Manufacturer: Model #: Color:	1 EA	\$ 765.86	\$ 880.74
New attic or 2nd floor bathroom rough-in	1 EA	\$ 5,000.00	\$ 5,750.00
Install a new roof jack on new plumbing vent penetrations.	1 EA	\$ 384.05	\$ 441.66
Subtotal - Category 14		\$ 11,336.69	\$ 13,037.19
15. HVAC			
Mechanical permit	1 EA	\$ 312.50	\$ 359.38
Attic remodel ducting - 2-bed rooms, hallway, and bathroom; 700 sq. Ft	1 EA	\$ 3,850.00	\$ 4,427.50
Furnish and install ducted mini split heat pump and cooling system, best used for multiple rooms, requires ducting but doesn't need gas or venting. (units are rectangular and usually hung from ceiling). Based on a small run with 3-4 vents, central return, 1 or 2 rooms.	1 EA	\$ 7,562.50	\$ 8,696.88
Subtotal - Category 15		\$ 11,725.00	\$ 13,483.75
16. Electrical			
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			
Bathroom price for electrical (Includes GFCI Outlet to code, new switches and wiring in bath, and Lutron push button timer switch for the bath fan).	1 EA	\$ 1,875.00	\$ 2,156.25
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 Note	\$ 0.00	\$ 0.00

<p>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.</p>		1 Note	\$ 0.00	\$ 0.00
<p>CBR furnish and elec install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:</p>		3 EA	\$ 1,020.00	\$ 1,173.00
<p>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.</p>		1 Note	\$ 0.00	\$ 0.00
<p>CBR furnish, HVAC install, and Elec wire bath fan: Panasonic, • FV-0510VS1 Whisper Value 50/80/100 CFM Low Profile, 0.3-1.3 sones, 3 3/8" Housing Depth - UL listed for wall and ceiling installation, Energy Star Qualified - DC Fan Motor See hvac for install/venting.</p>		1 EA	\$ 313.78	\$ 360.84
<p>Finished attic price for electrical</p>		535 SF	\$ 7,021.88	\$ 8,075.16
<p>Furnish and install new electric sub-panel</p>		1 EA	\$ 875.00	\$ 1,006.25
Subtotal - Category 16			\$ 11,336.90	\$ 13,037.44
17. Insulation				
<p>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</p>		1344 SF	\$ 14,952.00	\$ 17,194.80
<p>Spray DC 315 Intumescent coating over the spray foam in attic crawl spaces per code</p>		600 SF	\$ 1,387.50	\$ 1,595.63
<p>Exterior walls 3" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing</p>		288 SF	\$ 1,620.00	\$ 1,863.00
Subtotal - Category 17			\$ 17,959.50	\$ 20,653.43
18. Drywall				
<p>Furnish and install 1/2" or 5/8" drywall on ceilings with smooth finish</p>		1100 SF	\$ 6,875.00	\$ 7,906.25
<p>Furnish and install 1/2" drywall on walls with smooth finish</p>		1048 SF	\$ 6,288.00	\$ 7,231.20
<p>Drywall or plaster patch</p>		1 EA	\$ 375.00	\$ 431.25
<p>Boom/cartage fee for 2nd floor and basements</p>		1 EA	\$ 331.25	\$ 380.94
Subtotal - Category 18			\$ 13,869.25	\$ 15,949.64
19. Tile and Stone				
<p>Install tile backer underlayment on floor - thickness decided on-site</p>		28 SF	\$ 246.96	\$ 284.00
<p>Install tile on floor; - Base Price: <u>Tile allowance: \$6.50/SF</u> Supplier: Spec#/description:</p>		28 SF	\$ 1,010.38	\$ 1,161.94
<p>Furnish and install new wood threshold, stained and finished to match existing wood floors</p>		1 EA	\$ 248.45	\$ 285.72
<p>Install kerdi board tile backer. Standard for shower or wet walls.</p>		70 SF	\$ 592.70	\$ 681.61
<p>Install large format tile on shower surround walls using spacers. <u>Tile allowance: \$4.50/SF</u> Supplier: Spec#/description:</p>		70 SF	\$ 3,136.07	\$ 3,606.48
<p>Furnish and install accent tile, pattern TBD; <u>Tile allowance \$16.50/SF</u> Supplier: Spec#/description:</p>		4 SF	\$ 307.93	\$ 354.12
<p>Furnish and install bullnose tile, pattern TBD; <u>Tile allowance \$4.50/LF</u> Supplier: Spec#/description:</p>		32 LF	\$ 490.95	\$ 564.59
<p>Install window jamb on glass block window. Tile included in lines above.</p>		1 EA	\$ 529.20	\$ 608.58

Furnish and install tiled niche in tub/shower area. 6"x12", 12"x12", 20"x12", or 28"x12" pre-made schluter niches. These are meant to fit btw 16" o.c. framing. Note - tile material cost is in the SF above	1 EA	\$ 484.89	\$ 557.62
GROUT - 25# Tec Power Grout Color:	1 EA	\$ 71.31	\$ 82.01
GROUT - 10# Tec Power Grout Color:	1 EA	\$ 34.76	\$ 39.98
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. Include on all Tile projects.	1 EA	\$ 537.94	\$ 618.63
Subtotal - Category 19		\$ 7,691.55	\$ 8,845.28
20. Millwork, Doors, Hardware			
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X size: Top cap profile and height #: Brand/profile #:	183 LF	\$ 3,699.53	\$ 4,254.46
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows Species: Overall size: 1X size: Backband brand/profile#: "Picture framed": Y or N Stool detail (thickness/extension) and apron detail (height, profile #):	220 LF	\$ 4,035.02	\$ 4,640.27
Furnish and install wood jambs to an opening NOTE: The casing for the opening is on the window/door casing line Species: Jamb depth: Opening size:	20 LF	\$ 399.18	\$ 459.06
Furnish and install a pre-hung door Hinge finish: Species: Style: Brand/model#: Core: solid or hollow	2 EA	\$ 1,318.50	\$ 1,516.28
Furnish and install a bi-pass door. Figured PER slab. See jamb/stop line above. Jamb: wood or sheetrock opening Species: Style: Brand/model #: Core: solid or hollow	2 EA	\$ 1,158.00	\$ 1,331.70
Furnish and install door knob/handle hardware <u>Allowance: \$30.00</u> Manufacturer/model #: Style (locking, passage, etc.): Finish:	4 EA	\$ 301.12	\$ 346.29
Furnish and install newel post Height: Species: Brand/model#:	3 EA	\$ 561.27	\$ 645.46

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
Furnish and install closet rod and white melamine shelf.	10 LF	\$ 426.75	\$ 490.76
Subtotal - Category 20		\$ 14,369.35	\$ 16,524.75
21. Cabinetry, Countertops and Appliances			
CABINET SPECS: Cabinet Line: Crystal Current or Crystal Keyline 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 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	1 EA	\$ 0.00	\$ 0.00
Crystal - Current line: Furnish and install vanity base cabinets - stained or painted wood	4 LF	\$ 1,282.80	\$ 1,475.22
Crystal - Keyline line: Furnish and install base cabinets -stained or painted wood	8 LF	\$ 4,192.00	\$ 4,820.80
Countertops - Wood Color: Edge Profile: Thickness: Undermount sink (Y or N): Back Splash (Y or N): Splash Height:	SF	\$ 1,600.00	\$ 1,840.00
Moderate - a 48" Cultured marble countertop with integral sink will be installed. Includes standard colors (pure colors, granite, onyx, and elite granite are extra costs) Color: Thickness: Integrated sink/model #: Undermount: Y (see plumbing category) or N 4" Back Splash (Integrated, set on, or NONE): 4" Side Splash (Integrated, set on, or NONE):	1 EA	\$ 522.30	\$ 600.65
APPLIANCES: <i>NOTE: Client to communicate with appliance supplier regarding delivery of appliances they purchased and arrange to meet/receive delivery themselves. The project manager will be in communication with client regarding that timing.</i>	1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 21		\$ 7,597.10	\$ 8,736.67

22. Specialties			
Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. <u>Classic.</u> <u>Allowance \$60.00.</u> Install included for 3 items. Manufacturer: Model/spec #: Finish color:	1 EA	\$ 213.55	\$ 245.58
Furnish and install grab bar. <u>Allowance: \$45.00/ea.</u> Manufacturer: Model/spec #: Finish color:	1 EA	\$ 141.88	\$ 163.16
Install additional accessories being installed into tile.	2 EA	\$ 171.26	\$ 196.95
Framed glass sliding door for bathtub. Alumax model 640s, clear glass, 3/8" glass, silver finish. Includes install.	1 EA	\$ 1,634.20	\$ 1,879.33
Add "clear shield" coating to the glass shower door	32 SF	\$ 247.52	\$ 284.65
Subtotal - Category 22		\$ 2,408.41	\$ 2,769.67
23. Flooring			
Install and finish 3/4" solid hardwood floors. Species: Oak Grade: Select Plank width: 1 1/2" Finish: Natural Sheen: Satin	575 SF	\$ 10,141.56	\$ 11,662.80
Regular hardwood treads 36" + riser. Species:	13 EA	\$ 3,250.00	\$ 3,737.50
Subtotal - Category 23		\$ 13,391.56	\$ 15,400.30
24. Painting and Decorating			
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	1100 SF	\$ 2,130.59	\$ 2,450.18
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	1048 SF	\$ 1,345.00	\$ 1,546.75
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)	403 LF	\$ 2,968.10	\$ 3,413.31
Staining and finishing 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)	4 EA	\$ 1,296.60	\$ 1,491.09
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.	1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 24		\$ 7,740.29	\$ 8,901.33

25. Clean Up and Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area. Haul all extra material off site.	1 EA	\$	1,169.57	\$	1,345.00
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>	90 Day	\$	720.00	\$	720.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	60 DAYS	\$	420.00	\$	420.00
DUMPSTER 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.	0 EA	\$	0.00	\$	0.00
30 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	506.25	\$	582.19
Regular portable restroom (one month) NOTE: 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	3 EA	\$	637.50	\$	733.13
Subtotal - Category 25			\$ 3,453.32		\$ 3,800.31
Project Subtotal			\$ 161,514.38		\$ 183,877.79
26. Designer Oversight & Project Management			\$ 17,645.45		\$ 20,292.26
27. Overhead and Profit			\$ 25,317.38		\$ 29,114.99
Grand Total**			\$ 204,477.21		\$ 235,148.79
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%*	\$ 5,111.93	Check or Cash Discount High 2.5%*	\$ 5,878.72	\$ 199,365.28	\$ 229,270.07

*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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