

Family Room Addition

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/8/2022

Add 252 SF (14' X 18') room on a crawlspace foundation with prefinished fiber cement siding, aluminum soffit and 30-year architectural shingles. Includes drywall of interior walls and ceilings, insulation, and solid wood floor. Includes new vinyl windows and french exterior doors. Add electrical to code. Space includes entry area with tile flooring and a closet. NOTE: Assuming existing forced-air heating system is adequate for additional load. Exterior landscaping BY OWNER.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 3,102.50	\$ 3,723.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 8,500.00	\$ 8,500.00
Have a surveyor locate and mark all 4 property corners with new monuments and draw a full site plan, showing existing buildings, driveway, sidewalks, patios, large trees, etc. NOTE: This will be completed during the design phase if needed. A second design agreement will be sent during the design phase with a specific survey scope/costs to your property.	1	EA	\$ 1,500.00	\$ 1,800.00
Subtotal - Category 1			\$ 13,102.50	\$ 14,023.00
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	\$ 2,143.44
Demolition of work area to EPA lead safe work practices. Demo exterior wall covering, overhang and roofing as needed. See framing for wall removal.	1	EA	\$ 2,822.40	\$ 3,386.88
Furnish and install tarps in area where roof is being removed.	1	EA	\$ 3,021.00	\$ 3,625.20
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	\$ 180.84
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.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 7,780.30	\$ 9,336.36
03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Pier Footings - 12" X42" with 18" bell	2	EA	\$ 818.10	\$ 981.72
Excavation for crawl space foundation. Assumes 42" deep.	252	SF	\$ 6,218.10	\$ 7,461.72

20" X 8" strip Footings w/ (2) - #4 rebar continuous	50 LF	\$ 2,953.13	\$ 3,543.75
Block Walls - 12" block at 42" frost depth and 4 courses above grade. Includes core fills, exterior waterproofing and rigid foam on the exterior.	50 LF	\$ 4,823.75	\$ 5,788.50
Interior Drain tile and Sump Basket for <u>new</u> crawl space OR full basement walls. Includes new drain tile and sump basket.	50 LF	\$ 1,721.88	\$ 2,066.25
Cut foundation for window opening	1 EA	\$ 312.50	\$ 375.00
Flat concrete work. 4" slab. Patio / Driveway / Sidewalk	120 SF	\$ 2,850.00	\$ 3,420.00
Subtotal - Category 4		\$ 19,697.45	\$ 23,636.94
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	50 LF	\$ 3,611.25	\$ 4,333.50
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	252 SF	\$ 6,863.72	\$ 8,236.47
Interior wall framing (materials and labor)	10 LF	\$ 454.32	\$ 545.18
Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above.	1 EA	\$ 1,896.60	\$ 2,275.92
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	150 SF	\$ 4,449.15	\$ 5,338.98
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	300 SF	\$ 7,393.95	\$ 8,872.74
Exterior Landing Framing: Frame landing with treated 2X8, 16" O.C. Includes install of ledger board, rim joist, and header. Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking.	21 SF	\$ 787.68	\$ 945.21
Deck Stairs: Frame deck stairs with treated 2X12 stair jacks, 12" O.C.. See Category 10 Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking or risers.	21 LF	\$ 748.73	\$ 898.48
Subtotal - Category 6		\$ 26,205.41	\$ 31,446.49
09. Roofing, Flashing, Gutters			
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	350 SF	\$ 2,187.50	\$ 2,625.00
Roofing - Furnish and install asphalt shingles. Includes tear-off and disposal (existing shingled roofs) Shingle manufacturer: Shingle type:	150 SF	\$ 1,181.25	\$ 1,417.50
Furnish and install new 5" standard gutters and 3x4 downspouts Color:	76 LF	\$ 1,425.00	\$ 1,710.00
Subtotal - Category 9		\$ 4,793.75	\$ 5,752.50
10. Exterior Trim, Porches and Decks			
Decking - 5/4" X 6", Cedar decking with cedar colored top mount screws;	42 SF	\$ 1,043.62	\$ 1,252.34
Skirting/stair riser - Cedar 1X10 skirting around the perimeter of the framing and stair risers.	48 LF	\$ 1,157.38	\$ 1,388.85
Railing - Cedar - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap. <u>2X2 spindles</u>	10 LF	\$ 682.94	\$ 819.53
Subtotal - Category 10		\$ 2,883.93	\$ 3,460.72
11. Siding, Soffit, and Fascia			
Demo siding in affected areas	144 SF	\$ 529.20	\$ 635.04
Furnish and install 1 layer Tyvek house wrap	500 SF	\$ 781.25	\$ 937.50
Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim. Manufacturer: Color: Trim width: Lap size:	500 SF	\$ 9,375.00	\$ 11,250.00
Siding- cover rigid insulation of new foundation with thick gauge metal Manufacturer: Color:	92 SF	\$ 2,306.44	\$ 2,767.73

Soffits and Fascia - Aluminum Color:	60 LF	\$ 1,575.00	\$ 1,890.00	
Subtotal - Category 11		\$ 14,566.89	\$ 17,480.27	
12. Exterior Doors and Trim				
Furnish and install new 6' French doors fiberglass; using call #s Door allowance: \$3,500.00/set Manufacturer: Line: Type: 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: Sill/threshold color: Hardware style/color: Exterior handle style/color: Interior handle set style/color: Screen surround material/color: Screen color: Exterior Brickmould Profile/Material/Color/Size: if comes with door, if not specify under section	1 EA	\$ 5,569.50	\$ 6,683.40	
Subtotal - Category 12		\$ 5,569.50	\$ 6,683.40	
13. Windows				
Furnish and install new vinyl full frame window; builder grade Walsh Window allowance \$525.00/ea. 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	6 EA	\$ 5,785.50	\$ 6,942.60	
Window install material (flashing, caulk, shims, etc.)	6 EA	\$ 375.00	\$ 450.00	
Subtotal - Category 13		\$ 6,160.50	\$ 7,392.60	
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
Plumbing permit	1 EA	\$ 343.75	\$ 412.50	
Furnish and install a new sillcock	1 EA	\$ 343.75	\$ 412.50	
Subtotal - Category 14		\$ 687.50	\$ 825.00	
15. HVAC				
Mechanical permit	1 EA	\$ 312.50	\$ 375.00	
Addition ductwork	252 SF	\$ 1,890.00	\$ 2,268.00	
Vent clothes dryer using corrosion resistant pipe; Note - does not include dryer boost fan if the duct run is too long	1 EA	\$ 618.75	\$ 742.50	
OPTION: Furnish and install single head ductless mini-split heat pump and cooling unit. Best for single room. Add \$6,111.	0 EA	\$ 0.00	\$ 0.00	
Subtotal - Category 15		\$ 2,821.25	\$ 3,385.50	
16. Electrical				
Electrical Permit	1 EA	\$ 231.25	\$ 277.50	

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					
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
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 Note	\$	0.00	\$	0.00
CBR furnish and elec install wall sconces on sides of door; Fixture allowance \$150.00/set Manufacturer: Model #: Finish:	1 EA	\$	477.50	\$	573.00
CBR furnish and elec install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	2 EA	\$	680.00	\$	816.00
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.	1 Note	\$	0.00	\$	0.00
Addition price for electrical	252 SF	\$	3,307.50	\$	3,969.00
Relocate electrical service mast	1 EA	\$	1,875.00	\$	2,250.00
Furnish and install new electric sub-panel	1 EA	\$	875.00	\$	1,050.00
Subtotal - Category 16		\$	7,446.25	\$	8,935.50
17. Insulation					
R-49 Blown fiberglass insulation with poly in the new attic rafters	252 SF	\$	504.00	\$	604.80
R-19 Insulation batts with poly	400 SF	\$	650.00	\$	780.00
Rim joists 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	50 LF	\$	625.00	\$	750.00
Subtotal - Category 17		\$	1,779.00	\$	2,134.80
18. Drywall					
Furnish and install 1/2" or 5/8" drywall on ceilings with smooth finish	252 SF	\$	1,575.00	\$	1,890.00
Furnish and install 1/2" drywall on walls with smooth finish	700 SF	\$	4,200.00	\$	5,040.00
Drywall or plaster patch	3 EA	\$	1,125.00	\$	1,350.00
Subtotal - Category 18		\$	6,900.00	\$	8,280.00
19. Tile and Stone					
Install tile backer underlayment on floor - thickness decided on-site	50 SF	\$	441.00	\$	529.20
Install tile on floor; - Base Price: Tile allowance: \$6.50/SF Supplier: Spec#/description:	50 SF	\$	1,671.95	\$	2,006.34
GROUT - 10# Tec Power Grout Color:	1 EA	\$	34.76	\$	41.72
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. Include on all Tile projects.	1 EA	\$	114.36	\$	137.23
Subtotal - Category 19		\$	2,262.07	\$	2,714.49
20. Millwork, Doors, Hardware					
Base shoe molding Species: Size: Brand/profile #:	76 LF	\$	426.36	\$	511.63

Classic base molding - NOTE - Assumes 1X and top cap Species: 1X size: Top cap profile and height #: Brand/profile #:	76 LF	\$ 1,603.45	\$ 1,924.14
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	\$ 4,842.02
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	\$ 479.02
Furnish and install a bi-fold door. Figured PER set of 2 slabs. See jamb/stop line above. Jamb: wood or sheetrock opening Hinge finish: Species: Style: Brand/model #: Core: solid or hollow	1 EA	\$ 875.15	\$ 1,050.18
Furnish and install bi-fold knob/handle hardware Allowance: \$20.00 Manufacturer/model #: Style: Finish:	1 EA	\$ 62.78	\$ 75.34
Furnish and install a basic melamine closet organizational system	5 LF	\$ 828.85	\$ 994.62
Subtotal - Category 20		\$ 8,230.79	\$ 9,876.95
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
APPLIANCES: 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.	1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 21		\$ 0.00	\$ 0.00

22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Floor transitions.	3 EA	\$ 282.30	\$ 338.76
<i>Description</i>			
<i>Type:</i>			
<i>Finish:</i>			
Install and finish 3/4" solid hardwood floors.	202 SF	\$ 3,562.78	\$ 4,275.33
<i>Species: Oak</i>			
<i>Grade: Select</i>			
<i>Plank width: 1 1/2"</i>			
<i>Finish: Natural</i>			
<i>Sheen: Satin</i>			
Subtotal - Category 23		\$ 3,845.08	\$ 4,614.09
24. Painting and Decorating			
Prime and painting ceilings using low VOC Paint.	252 SF	\$ 488.10	\$ 585.72
<i>COLOR: Standard flat ceiling white</i>			
Prime and paint walls using low VOC Paint.	1040 SF	\$ 1,334.74	\$ 1,601.68
<i>Manufacturer:</i>			
<i>Color name and #:</i>			
<i>Sheen:</i>			
Priming and painting of base molding and/or casing. <u>NOTE: Our standard is low VOC for</u> <u>woodwork, although may not be able to use low VOC primer due to existing stain/wood</u> <u>condition- tbd. Will use low VOC primer when able.</u>	296 LF	\$ 2,180.04	\$ 2,616.05
<i>Manufacturer:</i>			
<i>Color name and #:</i>			
<i>Sheen: (satin is standard)</i>			
Priming and painting of a door <u>both sides</u> . Includes the jamb of the unit. <u>NOTE: Our standard</u> <u>is low VOC for woodwork, although may not be able to use low VOC primer due to existing</u> <u>stain/wood condition- tbd. Will use low VOC primer when able.</u>	2 EA	\$ 459.40	\$ 551.28
<i>Manufacturer:</i>			
<i>Color name and #:</i>			
<i>Sheen: (satin is standard)</i>			
Castle paint or stain match	1 EA	\$ 176.40	\$ 211.68
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		\$ 4,638.67	\$ 5,566.41
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	\$ 1,110.48	\$ 1,332.58
Minneapolis daily street use permit for dumpster - Charged per 30 days. If dumpster can be placed on driveway or lawn this can cost can be saved.	3 MO	\$ 240.00	\$ 240.00
<u>NOTE: If the dumpster is required to be moved for plowing or street cleaning, there will be</u> <u>additional charges for moving it and replacing it after the street work is complete.</u>			
<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
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	2 EA	\$ 837.50	\$ 1,005.00
Regular portable restroom (one month)	3 EA	\$ 637.50	\$ 765.00
<u>NOTE: This cost can be saved if home owner is ok with making a bathroom in the house</u> <u>available to Castle and it's trade partners</u>			
Subtotal - Category 25		\$ 3,245.48	\$ 3,762.58

Project Subtotal	\$ 142,781.32	\$ 169,307.59
26. Designer Oversight & Project Management	\$ 15,598.86	\$ 18,718.63
27. Overhead and Profit	\$ 22,380.97	\$ 26,857.17
Grand Total**	\$ 180,761.15	\$ 216,913.38

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%*	\$ 4,519.03	Check or Cash Discount High 2.5%*	\$ 5,422.83	\$ 176,242.12	\$ 211,490.55
-------------------------------------	-------------	---	-------------	---------------	---------------

*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

Custom Design Showrooms



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



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

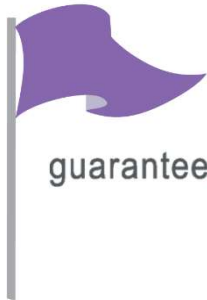


362 Snelling Ave S.
St. Paul, MN 55105
P) 651-699-4164



4020 Minnehaha Ave
Minneapolis, MN 55406
P) 612-789-8509

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



Need Help with Financing Options?



<https://www.castlebri.com/financing-options/>

Castle Offers Financing

\$ Up to \$25k or 50% of project cost	% 7% interest rate	📅 Up to 60 month term
🔒 Completely unsecured loan	🚫 No fees, closing costs or prepayment penalties	🔄 On approved credit Requires ACH payment

Find out if you qualify

Call or email Tandra Heine, Financial Controller at 612.877.8374 or Tandra@castlebri.com to schedule your 10 minute no obligation consultation.