

BUDGET ANALYSIS

Date: 11/29/2023

All pricing valid 21 days

Client Information:

Family Room Addition

Address:

City, State, Zip:

Phone:

Email:

Project Description:

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.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.

	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
Permit.	1	EA		\$ 2,756.25	\$ 3,031.88
Design and Planning Process- see Design and Planning Agreement for details.	1	EA		\$ 4,750.00	\$ 4,750.00
Engineering allowance- remote review, redline, and stamp.	1	EA		\$ 551.25	\$ 606.38
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.- surveyor. 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		\$ 1,470.00	\$ 1,617.00
Subtotal - Category 1				\$ 9,527.50	\$ 10,005.25
02. Site Prep and Demolition					
Site Prep Large Project or Addition: -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		\$ 1,956.50	\$ 2,152.15
Demolition of work area: -Demo exterior wall covering, -Demo overhang -Demo roofing as needed. -See framing for wall removal.	1	EA		\$ 2,688.00	\$ 2,956.80
Scaffolding- set up and take down for exterior work or addition.	1	EA		\$ 565.25	\$ 621.78

Tarps- heavy duty green tarps in area where roof is being removed.	1 EA	\$ 1,253.00	\$ 1,378.30
Subtotal - Category 2		\$ 6,462.75	\$ 7,109.03
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Pier Footing- 12" X 42" with 18" bell.	2 EA	\$ 844.97	\$ 929.47
Excavation for crawl space foundation. Assumes 42" deep.	252 SF	\$ 9,261.00	\$ 10,187.10
Strip footings- 20" X 8" w/ (2) #4 rebar continuous	50 LF	\$ 4,287.50	\$ 4,716.25
Block walls for crawl space - 12" block at 42" frost depth and 4 courses above grade. Core fills, exterior waterproofing and rigid foam on the exterior.	50 LF	\$ 11,025.00	\$ 12,127.50
Interior Drain tile and Sump Basket for new crawl space or full basement walls. -New drain tile and sump basket. -Excludes sump pump.	1 EA	\$ 1,225.00	\$ 1,347.50
Doorway- cut foundation.	1 EA	\$ 980.00	\$ 1,078.00
Flat concrete work. 4" slab. Basement or Crawl Space.	252 SF	\$ 5,556.60	\$ 6,112.26
Subtotal - Category 4		\$ 33,180.07	\$ 36,498.08
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Exterior wall framing. Includes 1/2" OSB sheathing.	50 LF	\$ 3,692.50	\$ 4,061.75
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor. NOTE: Open web trusses are included for this line item. See column O and adjust wording and price to what you need/remove this bolded wording.	252 SF	\$ 6,438.60	\$ 7,082.46
Interior walls.	10 LF	\$ 340.90	\$ 374.99
Remove LOAD BEARING wall, frame temp walls, frame a new opening: -Includes new DROPPED HEADERS for the support of the weight above. -Non-steel, 10' or smaller opg. -Post footings/blocking below additional and not included on this line item.	1 EA	\$ 1,475.25	\$ 1,622.78
Gable roof- stick framed. 1/2" OSB, "H" clips @ 24" O.C.	150 SF	\$ 3,886.58	\$ 4,275.23
Truss roof. 1/2" OSB, "H" clips @ 24" O.C. 1 story, non complicated.	360 SF	\$ 9,632.70	\$ 10,595.97
Exterior Landing Framing: -Floor structure treated 2X8, 16" O.C. -Includes install of ledger board, rim joist. Includes all needed mechanical fasteners (hangers, etc.). -Excludes decking.	21 SF	\$ 757.60	\$ 833.36
Deck Stairs: -Treated 2X12 stair stringers, 12" O.C.. -Includes all needed mechanical fasteners (hangers, etc.). -Assumes 3-4' wide stairs. -Excludes decking and risers.	3 Treads	\$ 446.57	\$ 491.22
Subtotal - Category 6		\$ 26,670.69	\$ 29,337.76
09. Roofing, Flashing, Gutters			
Asphalt shingle roofing. For additions. Manufacturer: Type:	486 SF	\$ 3,065.11	\$ 3,371.62
Gutters- standard 5" and 3x4 downspouts. Color:	76 LF	\$ 2,327.50	\$ 2,560.25
Subtotal - Category 9		\$ 5,392.61	\$ 5,931.87
10. Exterior Trim, Porches and Decks			
Decking - 5/4" X 6" Cedar with cedar colored top mount screws.	42 SF	\$ 905.52	\$ 996.07
Skirting/stair riser - Cedar 1X10 skirting around the perimeter of the framing and stair risers.	32 LF	\$ 743.68	\$ 818.05
Railing - Cedar: Newel post size: 4x4 Top and bottom rail: vertical 2X4 top and bottom supports with a 5/4 X 6 top cap Spindles: 2x2	10 LF	\$ 865.65	\$ 952.21
Subtotal - Category 10		\$ 2,514.85	\$ 2,766.33

11. Siding, Soffit, and Fascia			
Demo siding in affected areas.	144 SF	\$ 518.62	\$ 570.48
House wrap- 1 layer Tyvek.	500 SF	\$ 765.63	\$ 842.19
Siding- Hardie fiber cement board lap: Color: Lap size: Texture: Corner boards width, texture and color: Window and door trim width, texture and color:	500 SF	\$ 7,717.50	\$ 8,489.25
Thick gauge metal over rigid insulation of new foundation: Manufacturer: Color:	92 SF	\$ 1,857.94	\$ 2,043.73
Soffits- Hardie Panels: Primed and pre-painted with standard color. Color: Vented or non-vented:	60 LF	\$ 1,426.85	\$ 1,569.53
Subtotal - Category 11		\$ 12,286.53	\$ 13,515.18
12. Exterior Doors and Trim			
6' French doors fiberglass, using call #s: \$3,500 allowance Manufacturer: Model: 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: 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 window, if not specify under	1 EA	\$ 5,265.75	\$ 5,792.33
Subtotal - Category 12		\$ 5,265.75	\$ 5,792.33
13. Windows			
Full frame fiberglass window: \$800 allowance Manufacturer: Line: 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	6 EA	\$ 7,611.87	\$ 8,373.06
Window install material (flashing, caulk, shims, etc.).	6 EA	\$ 367.50	\$ 404.25
Subtotal - Category 13		\$ 7,979.37	\$ 8,777.31
14. Plumbing			
Plumbing Permit.	1 EA	\$ 336.88	\$ 370.56
Sillcock- new.	1 EA	\$ 477.75	\$ 525.53
Subtotal - Category 14		\$ 814.63	\$ 896.09
15. HVAC			
Mechanical permit.	1 EA	\$ 153.13	\$ 168.44
If Needed - Move an existing A/C condenser. Add \$1,300.00	0 EA	\$ 0.00	\$ 0.00
Addition ductwork: Vent cover color: white or beige NOTE: if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.	252 SF	\$ 1,358.28	\$ 1,494.11

Clothes dryer venting- using corrosion resistant pipe. Note - does not include dryer boost fan if the duct run is too long.	1 EA	\$ 581.88	\$ 640.06
Option - Add Mini-split heat pump and cooling unit- single head ductless- best for single room. Add \$7,900.00.	0 EA	\$ 0.00	\$ 0.00
Subtotal - Category 15		\$ 2,093.28	\$ 2,302.61
16. Electrical			
Electrical Permit.	1 EA	\$ 226.63	\$ 249.29
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Light fixture- CBR furnish and elec install: \$100 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$ 267.05	\$ 293.76
Light fixture- CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	2 EA	\$ 666.40	\$ 733.04
Addition wiring.	252 SF	\$ 3,241.35	\$ 3,565.49
Electrical service mast- relocate.	1 EA	\$ 1,837.50	\$ 2,021.25
Sub-panel.	1 EA	\$ 857.50	\$ 943.25
Subtotal - Category 16		\$ 7,096.43	\$ 7,806.07
17. Insulation			
Roof insulation: -R-49 Blown fiberglass insulation with poly in attic rafters. -See separate line for air chutes.	400 SF	\$ 1,254.40	\$ 1,379.84
Wall insulation- R-19 Insulation batts with poly.	400 SF	\$ 666.40	\$ 733.04
Rim joists- 3" spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	50 LF	\$ 449.58	\$ 494.53
Subtotal - Category 17		\$ 2,370.38	\$ 2,607.41
18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	252 SF	\$ 1,466.33	\$ 1,612.96
Walls- 1/2" drywall with smooth finish.	700 SF	\$ 3,858.75	\$ 4,244.63
Drywall or plaster patch.	3 EA	\$ 1,102.50	\$ 1,212.75
Boom/cartage fee - all projects.	1 EA	\$ 324.63	\$ 357.09
Subtotal - Category 18		\$ 6,752.20	\$ 7,427.42
19. Tile and Stone			
Tile backer underlayment- on floor - thickness decided on-site.	50 SF	\$ 498.75	\$ 548.63
Floor: \$6.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. 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 linnæe.	50 SF	\$ 1,818.25	\$ 2,000.08
Edging- (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Thickness: x. to match tile	2 EA	\$ 117.29	\$ 129.02

Grout- Tec Grout:	1 EA	\$ 34.07	\$ 37.47
Color:			
Line: power grout, sanded, or unsanded (power grout not recommended for walls; sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints)			
Size:			
Location:			
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc.	1 EA	\$ 360.44	\$ 396.49
NOTE: Include on all tile projects.			
Subtotal - Category 19		\$ 2,828.80	\$ 3,111.68
20. Millwork, Doors, Hardware			
Base shoe molding:	76 LF	\$ 496.36	\$ 545.99
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Base molding - classic 1X and top cap:	76 LF	\$ 1,791.24	\$ 1,970.37
Manufacturer:			
Model top cap:			
Species:			
Size of 1x:			
Size of top cap:			
Location:			
Casing- classic 1X with a backband:	180 LF	\$ 3,718.89	\$ 4,090.78
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:			
Jamb:	20 LF	\$ 440.79	\$ 484.87
Species:			
Size:			
Location:			
NOTE: The casing for the opening is on the casing line.			
Bi-fold door:	1 EA	\$ 898.98	\$ 988.87
Manufacturer:			
Model:			
Species:			
Style:			
Jamb: wood w stop or sheetrock opening			
Core: solid or hollow			
Finish hinge:			
Bore: single or none			
NOTE: Assumes a 42" wide opening or smaller. If larger than that, enter as quantity 2.			
Bi-fold knob/handle hardware:	1 EA	\$ 69.79	\$ 76.77
\$20 allowance			
Manufacturer:			
Model:			
Type: passage or dummy			
Finish:			
Closet organizational system- basic melamine.	5 LF	\$ 925.93	\$ 1,018.52
Manufacturer:			
Model:			
Color:			
Details:			
Size/shape: see plan			
Location:			
Subtotal - Category 20		\$ 8,341.97	\$ 9,176.17
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ 0.00	\$ 0.00
22. Specialties			
Subtotal - Category 22		\$ -	\$ -

23. Flooring				
Floor transitions:	3 EA	\$ 147.00	\$ 161.70	
Manufacturer: Type: t mold, reducer, etc. Finish: Locations:				
Hardwood flooring- 3/4" solid:	202 SF	\$ 3,672.16	\$ 4,039.37	
Species: Grade: Plank width: Finish: natural or stain color Sheen: Oil or water based:				
Subtotal - Category 23		\$ 3,819.16	\$ 4,201.07	
24. Painting and Decorating				
In house set up, prep, clean up- one room	1 EA	\$ 492.63	\$ 541.89	
Ceilings- prime and painting:	252 SF	\$ 602.85	\$ 663.13	
Color: Standard flat ceiling white Rooms:				
Walls- prime and paint:	700 SF	\$ 1,236.03	\$ 1,359.63	
Manufacturer: Color name and #: Sheen: Rooms:				
Molding (base, casing)- priming and painting:	296 LF	\$ 2,836.05	\$ 3,119.66	
Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:				
Interior door- priming and painting of a door:	2 EA	\$ 605.50	\$ 666.05	
Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.				
Paint or stain match by Castle. Take sample to store, get matched, and approved by client.	1 EA	\$ 231.00	\$ 254.10	
Subtotal - Category 24		\$ 6,004.05	\$ 6,604.45	
25. Clean Up and Debris Removal				
Disposal and clean-up:	1 EA	\$ 881.57	\$ 969.72	
-Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.				
Street permit:	4 MO	\$ 465.50	\$ 512.05	
-Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this cost can be saved.				
20 Yard roll-off dumpster:	2 EA	\$ 1,082.90	\$ 1,191.19	
-10 ton maximum. NOTE: for 30 days only. See line below for additional months.				
Portable restroom:	0 MO	\$ 0.00	\$ 0.00	
-Regular. Four Months. Add \$1,200.00. NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.				
Subtotal - Category 25		\$ 2,429.97	\$ 2,672.96	
Project Subtotal		\$ 151,830.96	\$ 166,539.05	
26. Designer Oversight & Project Management		\$ 15,942.25	\$ 17,536.48	
27. Overhead and Profit		\$ 25,052.11	\$ 27,557.32	
Grand Total**		\$ 192,825.31	\$ 212,107.85	

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%*	\$ 4,820.63	Check or Cash Discount High 2.5%*	\$ 5,302.70	\$ 188,004.68	\$ 206,805.15
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