

Family Room Addition

Address:

City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: Add 252 SF (14' X 18') room on a crawlspace foundation with pre-finished fiber cement siding, aluminum soffit and 30-year architectural shingles. Include drywall of interior walls and ceilings, spray-foam insulation at exterior walls and solid wood floor. Includes new vinyl windows and french exterior doors. Add electrical system to code. Also include 4 ceiling lights. Space includes entry area with tile flooring. Option built-in cabinet at new entry.

NOTE: Assuming existing forced-air heating system is adequate for additional load.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 2,160.00	\$ 2,376.00
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 2,750.00	\$ 2,750.00
02. Site Prep & Demolition				
Site Prep (Includes floor protection, poly curtain walls, & delivery of tools/equipment & set up of job site). Place yard sign & order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 346.00	\$ 380.60
Demolition of work area to EPA lead safe work practices. Demo exterior wall, overhang and roofing as needed.	1	EA	\$ 2,048.00	\$ 2,252.80
Furnish & install tarps in areas where roof(s) is/are being removed	5	EST DAY	\$ 748.00	\$ 822.80
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas	1	EA	\$ 124.00	\$ 136.40
<div style="border: 1px solid black; padding: 5px;"><p>NOTE: Although care is taken to carefully remove tile from walls & floor occasionally screw pops, hairline cracks, & 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 & 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</p></div>	1	EA	\$ -	\$ -
03. Landscaping & Fence				
04. Concrete & Foundation				
Excavation for crawl space footings 42" deep	50	LF	\$ 660.00	\$ 726.00
Footings	50	LF	\$ 1,800.00	\$ 1,980.00
Block Walls - Foundation with 42" frost depth & 4 courses above grade	50	LF	\$ 5,400.00	\$ 5,940.00
Insulate exterior of crawl space walls	1	EA	\$ 540.00	\$ 594.00
Cut Foundation For Access	1	EA	\$ 420.00	\$ 462.00
05. Masonry				
06. Framing				
Exterior wall framing. <u>Includes 1/2" OSB sheathing.</u> (materials & labor)	50	LF	\$ 2,230.00	\$ 2,453.00
Addition floor framing. <u>Includes 3/4" T&G plywood subfloor</u> (materials & labor)	252	SF	\$ 4,132.80	\$ 4,546.08
Interior wall framing (materials & labor)	40	LF	\$ 851.20	\$ 936.32
Remove exterior LOAD BEARING walls. Includes new headers for the support of the floor above.	1	EA	\$ 1,452.00	\$ 1,597.20
Frame a roof with truss construction. <u>Includes 1/2" OSB, "H" clips @ 24" O.C.</u> - (materials & labor)	312	SF	\$ 3,893.76	\$ 4,283.14
09. Roofing, Flashing, Gutters				
Roofing - Furnish & install architectural designer timberline asphalt shingles over new roof. Includes materials and labor.	312	SF	\$ 1,684.80	\$ 1,853.28

Furnish & install leaf free gutters	74 LF	\$	843.60	\$	927.96
10. Exterior Trim, Porches & Decks					
Furnish & install Miratec exterior window & door trim (5/4x6)	140 LF	\$	1,131.20	\$	1,244.32
11. Siding, Soffit, and Fascia					
Demo siding in affected areas	144 SF	\$	368.64	\$	405.50
Furnish & install 1 layer Tyvek house wrap	440 SF	\$	387.20	\$	425.92
Siding - Hardie fiber cement board siding	440 SF	\$	5,280.00	\$	5,808.00
Soffits & Fascia - Aluminum	60 LF	\$	1,440.00	\$	1,584.00
12. Exterior Doors & Trim					
Furnish & install new 6' French doors; <u>Door allowance: \$2,150.00/set</u>	1 EA	\$	3,506.00	\$	3,856.60
Furnish & install deadbolt lock & passage set on new doors; <u>Handle set allowance: \$80.00/ea</u>	1 EA	\$	134.00	\$	147.40
13. Windows					
Furnish & install new vinyl full frame window in new window opening; <u>Window allowance \$350.00/ea</u>	6 EA	\$	4,152.00	\$	4,567.20
14. Plumbing					
15. HVAC					
Mechanical permit	1 EA	\$	144.00	\$	158.40
Furnish and install addition ductwork	252 SF	\$	1,512.00	\$	1,663.20
16. Electrical					
Furnish & install battery operated smoke/CO2 detector combo	1 EA	\$	44.40	\$	48.84
Furnish & install light fixture; <u>Fixture allowance \$100.00/ea</u>	4 EA	\$	912.00	\$	1,003.20
Finished addition price for electrical.	1 EA	\$	1,200.00	\$	1,320.00
17. Insulation					
R-44 Blown fiberglass insulation with poly in the new attic rafters	252 SF	\$	362.88	\$	399.17
Exterior walls 3" spray foam insulation in exterior walls; <i>Please note - spray foam insulation requires people & pets to vacate the home for 24 hours while the insulation is curing</i>	400 SF	\$	1,800.00	\$	1,980.00
Rim joists 2" spray foam insulation; <i>Please note - spray foam insulation requires people & pets to vacate the home for 24 hours while the insulation is curing</i>	50 LF	\$	150.00	\$	165.00
18. Drywall					
Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	1292 SF	\$	3,860.50	\$	4,246.55
19. Tile & Stone					
Furnish & install ceramic tile backer on floor on floor of new entry.	50 SF	\$	298.00	\$	327.80
Furnish & install porcelain tile on floor; <u>Tile allowance: \$6.00/SF</u>	50 SF	\$	972.56	\$	1,069.82
20. Millwork, Doors, Hardware					
Classic prehung interior doors (5) (Style: 2-Panel poplar mission stick, 1-panel poplar mission, 1-panel poplar ogee, 2-panel poplar ogee, 2-panel primed ogee, 6-panel raised poplar, 6-panel raised primed) Based on 32" doors, Includes labor & material	1 EA	\$	696.00	\$	765.60
Classic - Millwork (Base, shoe, casing, stool, apron) Per sq.ft., Includes labor & material	252 SF	\$	1,703.52	\$	1,873.87
21. Cabinetry, Countertops & Appliances					
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$	211.20
Custom - Built-in bench seat with upper storage and hook strip will be installed. Flip top lid or drawers? Option not included, add approx. \$2500.00	0 EA	\$	0.00	\$	0.00
22. Specialties					
23. Flooring					
Furnish & install underlayment (based on 1/4" plywood) for vinyl, marmoleum, cork, or other flooring requiring a smooth underlayment.	202 SF	\$	630.24	\$	693.26
Floor transitions. Moderate.	2 EA	\$	88.00	\$	96.80
Install and finish hardwood floors.	202 SF	\$	3,151.20	\$	3,466.32
24. Painting & Decorating					
Prime and painting ceilings using non-toxic zero VOC Paint.	252 SF	\$	556.42	\$	612.06
Prime and paint walls using non-toxic zero VOC Paint.	1040 SF	\$	1,963.52	\$	2,159.87
Basic stain, seal, sand, and varnish or enamel of base and casing up to 4".	252 SF	\$	1,058.40	\$	1,164.24
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides</u> . INCLUDES CASING OF THE UNIT	1 EA	\$	300.00	\$	330.00
Paint new back door using non-toxic zero VOC Paint.	1 EA	\$	360.00	\$	396.00

25. Clean Up & Debris Removal				\$	-		
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	252 SF	\$	483.84	\$	532.22		
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	396.00	\$	435.60		
26. Project Management			\$	4,849.67	\$	5,334.64	
27. Administrative Fees				\$	2,366.40	\$	2,603.04
28. Designer Oversight				\$	909.31	\$	1,000.24
29. Overhead & Profit				\$	8,486.92	\$	9,335.61
Grand Total**				\$	87,930.98	\$	96,449.08

****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	\$	2,198.27			
2.5%* - Low total					
Check or Cash Discount	\$	2,411.23	Total Project Cost with All Cash	\$	85,732.70
2.5%* - High total			Discount	\$	94,037.85

*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.

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