



## BUDGET ANALYSIS

### Client Information:

Family Room Addition Crawl Space - 256 SF

Address:

City, State, Zip:

Phone:

Email:

### Project Description:

Add 256 SF (16' X 16') 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 fiberglass windows and exterior door. Add electrical to code. Space includes entry area with LVT 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
<b>01. Permits and Design</b>					
<u>Permit.</u>		1 EA		\$ 2,700.00	\$ 3,240.00
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 4,615.38	\$ 4,615.38

<b><u>Engineering allowance-</u></b> remote review, redline, and stamp.	1 EA	\$ 607.50	\$ 729.00
<b><u>Basic initial site plan.</u></b>	1 EA	\$ 202.50	\$ 243.00
<b>NOTE:</b> If after receiving this, set backs are in question/property lines very close to proposed addition, locating markers or a survey with a certified land surveyor may be needed.			
<b>Subtotal - Category 1</b>		<b>\$ 8,125.38</b>	<b>\$ 8,827.38</b>
<b>02. Site Prep and Demolition</b>			
<b><u>Client Responsibilities:</u></b>	1 EA	\$ 0.00	\$ 0.00
-Remove personal items from work areas including food, appliances, furniture, and valuables. -Remove valuables, art, and personal items from walking paths to restrooms and entry/exit and the other side of walls adjacent to work area.			
<b><u>Site Prep:</u></b>	1 EA	\$ 608.39	\$ 730.07
-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.			
<b><u>Demolition of work area:</u></b>	1 EA	\$ 541.79	\$ 650.14
-Remove storm door and save. -Demo rear concrete stairs. -Remove bathroom window or frost?			
<b><u>EPA lead compliance small job.</u></b>	1 EA	\$ 304.64	\$ 365.57
<b>NOTE:</b> Although care is taken to carefully complete demolition, 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. 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 off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.			
<b>Subtotal - Category 2</b>		<b>\$ 1,454.82</b>	<b>\$ 1,745.79</b>
<b>03. Landscaping and Fence</b>			
<b>Subtotal - Category 3</b>		<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>			
<b><u>Pier Footing-</u></b> 8" X 42" with 12" bell.	2 EA	\$ 579.25	\$ 695.11
<b><u>Excavation for crawl space foundation.</u></b> Assumes 42" deep. Note: Minimum Job Size Applies up to about 250 SF.	256 SF	\$ 10,368.00	\$ 12,441.60
<b><u>Strip footings-</u></b> 20" X 8" w/ (2) #4 rebar continuous Note: Minimum Job Size Applies up to about 28 LF.	48 LF	\$ 4,536.00	\$ 5,443.20
<b><u>Block walls for crawl space-</u></b> 12" block at 42" frost depth and 4 courses above grade. Core fills, exterior waterproofing and rigid foam on the exterior. Note: Minimum Job Size Applies up to about 27 LF.	48 LF	\$ 11,664.00	\$ 13,996.80
<b><u>Interior Drain tile and Sump Basket for new crawl space or full basement walls:</u></b>	1 EA	\$ 1,350.00	\$ 1,620.00
-New drain tile and sump basket. -Excludes sump pump.			
<b><u>Parge foundation wall-</u></b> over rigid insulation, above grade.	48 LF	\$ 1,467.07	\$ 1,760.49
<b><u>Window opening-</u></b> cut foundation.	1 EA	\$ 337.50	\$ 405.00

Subtotal - Category 4		\$	30,301.83	\$	36,362.19
05. Masonry					
Subtotal - Category 5		\$	-	\$	-
06. Framing					
<u>Exterior wall framing.</u> Includes 1/2" OSB sheathing. 48 LF		\$	2,532.56	\$	3,039.07
<u>Addition floor framing OR flat roof framing.</u> 256 SF Includes 3/4" tongue and groove plywood subfloor. <b>NOTE:</b> 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.		\$	3,822.94	\$	4,587.52
<u>Interior walls.</u> 10 LF		\$	263.83	\$	316.60
<u>Tie In Old and New roof-</u> Hand framed. 1/2" OSB, "H" clips @ 24" O.C. 140 SF		\$	3,231.53	\$	3,877.83
<u>Truss roof.</u> 1/2" OSB, "H" clips @ 24" O.C. 1 story, non complicated. 306 SF		\$	6,000.88	\$	7,201.05
Subtotal - Category 6		\$	15,851.73	\$	19,022.07
09. Roofing, Flashing, Gutters					
<u>Asphalt shingle roofing- for additions.</u> 600 SF <b>Manufacturer:</b> <b>Type:</b>		\$	6,002.10	\$	7,202.52
<u>Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts.</u> 72 LF <b>Color:</b>		\$	1,215.00	\$	1,458.00
Subtotal - Category 9		\$	7,217.10	\$	8,660.52
10. Exterior Trim, Porches and Decks					
<u>Exterior Landing Framing:</u> 12 SF -Floor structure treated 2X8, 16" O.C. -Includes install of ledger board, rim joist. Includes all needed mechanical fasteners (hangers, etc.). <i>-Excludes decking.</i>		\$	426.11	\$	511.33
<u>Deck Stairs:</u> 2 Treads -Treated 2X12 stair stringers, 12" O.C.. -Includes all needed mechanical fasteners (hangers, etc.). -Assumes 3-4' wide stairs. <i>-Excludes decking and risers.</i>		\$	265.97	\$	319.16
<u>Trim- Miratec or paint grade:</u> 200 LF <b>Width:</b> <b>Thickness:</b> <b>Profile if backband detail:</b> <b>Texture:</b> <b>NOTE:</b> double the LF if backband is needed as well.		\$	1,793.67	\$	2,152.41
<u>Decking - 5/4" X 6" Composite-</u> with top mount screws and color matched screw hole plugs: 18 SF <b>Manufacturer:</b> TimberTech <b>Line:</b> Edge Prime Plus <b>Color:</b> 3 Colors to Choose From		\$	438.12	\$	525.75
Subtotal - Category 10		\$	2,923.87	\$	3,508.64
11. Siding, Soffit, and Fascia					

<b>Demo siding</b> in affected areas.	128 SF	\$ 508.03	\$ 609.64
<b>House wrap-</b> 1 layer Tyvek.	528 SF	\$ 935.55	\$ 1,122.66
<b>Siding- Hardie fiber cement board lap:</b>	528 SF	\$ 13,543.20	\$ 16,251.84
Color:			
Lap size:			
Texture:			
Corner boards width, texture and color:			
Window and door trim width, texture and color:			
<b>Soffits and Fascia - Aluminum:</b>	48 LF	\$ 1,428.84	\$ 1,714.61
Color:			
Smooth or texture:			
Vented or non-vented:			
<b>Subtotal - Category 11</b>		<b>\$ 16,415.62</b>	<b>\$ 19,698.75</b>
<b>12. Exterior Doors and Trim</b>			
<b>Entry door:</b>	1 EA	\$ 1,727.77	\$ 2,073.32
\$945 allowance			
Manufacturer:			
Model:			
Type:			
Exterior color:			
Interior color:			
Glass:			
Grids (type, size, pattern, color):			
Interior weather strip color:			
Sill/threshold color:			
Bore (single or double):			
Exterior Brickmould profile/material/color/size: if comes with door, if not specify under section 10			
<b>Re-Install Full view storm door:</b>	1 EA	\$ 203.17	\$ 243.80
Manufacturer:			
Model:			
Door Color:			
Hardware Color:			
<b>Smart lock and deadbolt:</b>	1 EA	\$ 724.10	\$ 868.93
\$462 allowance			
Manufacturer:			
Model:			
Color:			
<b>Subtotal - Category 12</b>		<b>\$ 2,655.04</b>	<b>\$ 3,186.05</b>
<b>13. Windows</b>			

<b>Option: Add 1 Skylight \$2,300 - \$2,650 + Mgmt Fees</b> - Fresh air curb mounted no leak skylight with manual blind, blackout blinds flat: Model: VCM-2234-477 + FHCC 1025 Inside Curb size code: 22.5 x 22.5 Glass: VCM – 2234 Laminated Low E3: 477 Blind: FHCC, Essentials 1025White Flashing: Step Flashing with adhesive underlayment: ECL 0000C-90 NOTE: Includes drywall returns into the window- see drywall section.		0 EA	\$ 0.00	\$ 0.00
<b>Full frame fiberglass window:</b> \$840 allowance Manufacturer: Marvin Line: Elevate 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 section 10 *for budget analysis add separate line item* NOTE: All window and door items are standard unless otherwise noted.		6 EA	\$ 8,656.42	\$ 10,387.70
Subtotal - Category 13			\$ 8,656.42	\$ 10,387.70
<b>14. Plumbing</b>				
<p><b>NOTE:</b> 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><b>NOTE:</b> Any new waste or supply lines will be plastic, not copper or galvanized.</p>				
<b>Plumbing Permit.</b>		1 EA	\$ 371.25	\$ 445.50
<b>Sillcock- new.</b>		1 EA	\$ 553.50	\$ 664.20
Subtotal - Category 14			\$ 924.75	\$ 1,109.70
<b>15. HVAC</b>				
<b>Mechanical permit.</b>		1 EA	\$ 168.75	\$ 202.50
<b>Move exhaust for furnace.</b>		1 EA	\$ 1,296.00	\$ 1,555.20
<b>Addition ductwork:</b>		256 SF	\$ 1,520.64	\$ 1,824.77
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.				
<b>Supply air-</b> add to crawl space.		1 EA	\$ 540.00	\$ 648.00

Subtotal - Category 15		\$ 3,525.39	\$ 4,230.47
<b>16. Electrical</b>			
<p><i>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</i></p>			
<p><i>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.</i></p>			
<b>Electrical Permit.</b>	1 EA	\$ 249.75	\$ 299.70
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Outlet style: Decora or Standard			
<b>Sconce</b> - CBR furnish and elec install: \$200 allowance	2 EA	\$ 931.50	\$ 1,117.80
Manufacturer:			
Model:			
Finish:			
Bulb:			
<b>Exterior Light fixture</b> - CBR furnish and elec install: \$150 allowance	1 EA	\$ 367.20	\$ 440.64
Manufacturer:			
Model:			
Finish:			
Bulb:			
<b>Ceiling fan</b> - CBR furnish and elec install: \$300 allowance	1 EA	\$ 600.75	\$ 720.90
Manufacturer:			
Model:			
Finish:			
Bulb:			
<p><i>NOTE: For all home client 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 client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</i></p>			
<b>Addition wiring.</b>	352 SF	\$ 4,989.60	\$ 5,987.52
Subtotal - Category 16		\$ 7,138.80	\$ 8,566.56
<b>17. Insulation</b>			

<p><i><b>NOTE: if insulation is replacing vermiculite insulation, part of the replacement cost may be eligible for reimbursement via the zonolite attic insulation trust. In that case, client can subcontract work directly. This cost is for project manager to coordinate scheduling/misc. with client only.</b></i></p>			
<p><b>Roof insulation:</b> 360 SF</p> <p>-R-49 Blown fiberglass insulation with poly in attic rafters.</p> <p>-See separate line for air chutes.</p>		\$ 1,244.16	\$ 1,492.99
<p><b>Wall insulation-</b> R-19 Insulation batts with poly. 384 SF</p>		\$ 705.02	\$ 846.03
<p><b>Rim joists-</b> 3" spray foam insulation. 48 LF</p> <p><b>NOTE:</b> spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.</p>		\$ 475.63	\$ 570.76
<b>Subtotal - Category 17</b>		<b>\$ 2,424.82</b>	<b>\$ 2,909.78</b>
<b>18. Drywall</b>			
<p><b>Ceilings-</b> 1/2" or 5/8" drywall with smooth finish. 256 SF</p>		\$ 1,641.60	\$ 1,969.92
<p><b>Walls-</b> 1/2" drywall with smooth finish. 544 SF</p>		\$ 3,304.80	\$ 3,965.76
<p><b>Boom/cartage fee</b> - all projects. 1 EA</p>		\$ 357.75	\$ 429.30
<b>Subtotal - Category 18</b>		<b>\$ 5,304.15</b>	<b>\$ 6,364.98</b>
<b>19. Tile and Stone</b>			
<b>Subtotal - Category 19</b>		<b>\$ -</b>	<b>\$ -</b>
<b>20. Millwork, Doors, Hardware</b>			
<p><b>Bi-fold door:</b> 1 EA</p> <p>Manufacturer:</p> <p>Model:</p> <p>Species:</p> <p>Style:</p> <p>Jamb: wood w stop or sheetrock opening</p> <p>Core: solid or hollow</p> <p>Finish hinge:</p> <p>Bore: single or none</p> <p><b>NOTE:</b> Assumes a 42" wide opening or smaller. If larger than that, enter as quantity 2.</p>		\$ 905.30	\$ 1,086.36
<p><b>Door knob/handle hardware:</b> 1 EA</p> <p>\$30 allowance</p> <p>Manufacturer:</p> <p>Model:</p> <p>Type: privacy, passage, dummy</p> <p>Finish:</p>		\$ 73.33	\$ 88.00
<p><b>Jamb:</b> 20 LF</p> <p>Species:</p> <p>Size:</p> <p>Location:</p> <p><b>NOTE:</b> The casing for the opening is on the casing line.</p>		\$ 383.28	\$ 459.94

<b>Casing-</b> moderate 1 piece: Manufacturer: Model: Species: Size: Picture framed: Y or N Stool detail (thickness/extension) and apron detail (height, profile #): or NA Location:		220 LF	\$ 2,068.24	\$ 2,481.89
<b>Base molding</b> - moderate 1 piece shorter base: Manufacturer: Model: Species: Size: Location:		68 LF	\$ 741.72	\$ 890.06
<b>Closet rod and shelf:</b> Manufacturer: Material/model rod: Material/model shelf: Color rod: Color shelf: Brackets shelf: Mounting hardware for rod: Location:		5 LF	\$ 205.53	\$ 246.64
<b>Subtotal - Category 20</b>			<b>\$ 4,377.41</b>	<b>\$ 5,252.90</b>
<b>21. Cabinetry, Countertops and Appliances</b>				
<b>CABINET SPECS:</b> Cabinet Line: Crystal Current, Keyline, or Encore Box Type: Framed, Inset, or Frameless Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: current- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate available current frameless, all plywood green core box with natural maple veneer available 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. Crystal accessories (location noted on plan): Other accessories provided by Castle (location noted on plan):: Other modifications will be noted on plan- examples: finished bottoms, recessed bottoms.		1 EA	\$ 0.00	\$ 0.00



Subtotal - Category 21		\$ 0.00	\$ 0.00
<b>22. Specialties</b>			
Subtotal - Category 22		\$ -	\$ -
<b>23. Flooring</b>			
<u>Underlayment</u> - 1/4" plywood- for vinyl, Marmoleum, or other flooring requiring a smooth underlayment.	16 SF	\$ 75.60	\$ 90.72
<u>Floor transitions:</u>	1 EA	\$ 54.00	\$ 64.80
Manufacturer:			
Type: t mold, reducer, etc.			
Finish:			
Locations:			
<u>Luxury vinyl tile:</u>	16 SF	\$ 182.52	\$ 219.02
\$4.90/sf			
Manufacturer: Mannington			
Line/series: Adura flex			
Style: plank or tile			
Type: glue down or floating (glue down is castle standard)			
Size:			
Color:			
Pattern:			
NOTE: non grouted			
<u>Hardwood flooring- 3/4" solid:</u>	240 SF	\$ 4,808.16	\$ 5,769.79
Species:			
Grade:			
Plank width:			
Finish: natural or stain color			
Sheen:			
Oil or water based:			
NOTE: New and existing hardwood flooring will not match exactly. Even when adjacent existing hardwoods are refinished or stained to achieve a closer match, differences will be apparent due to the varying grains and ages of the wood.			
Subtotal - Category 23		\$ 5,120.28	\$ 6,144.34
<b>24. Painting and Decorating</b>			
<u>Ceilings</u> - prime and painting:	256 SF	\$ 577.15	\$ 692.58
Color: Standard flat ceiling white			
Rooms:			
<u>Walls</u> - prime and paint:	544 SF	\$ 1,211.76	\$ 1,454.11
Manufacturer:			
Color name and #:			
Sheen:			
Rooms:			

<b><u>Molding (base, casing)-</u></b> priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	288 LF	\$ 1,360.80	\$ 1,632.96
<b><u>Interior door-</u></b> priming and painting of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	1 EA	\$ 175.50	\$ 210.60
<b><u>Exterior door-</u></b> finish: Manufacturer: Color name and # door: Color name and # jamb: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	1 EA	\$ 270.00	\$ 324.00
<b><u>Window-</u></b> priming and painting on interior side of window: Manufacturer: Color name and #: Sheen: satin is standard	6 EA	\$ 1,822.50	\$ 2,187.00
<b><u>Exterior Painting-</u></b> Exterior Siding	1 EA	\$ 6,075.00	\$ 7,290.00
NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design. 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.			
NOTE: Please note that when the client 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.			
Subtotal - Category 24		\$ 11,492.71	\$ 13,791.25
<b>25. Clean Up and Debris Removal</b>			
<b><u>Disposal and clean-up:</u></b> -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.	1 EA	\$ 387.23	\$ 464.68

<p><i><b>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.</b></i></p>						
<p><b>20 Yard roll-off dumpster:</b> -10 ton maximum. <b>NOTE:</b> for 30 days only. See line below for additional months.</p>	1 EA	\$ 654.97	\$ 785.96			
<p><b>30 Yard roll-off dumpster:</b> -10 ton maximum <b>NOTE:</b> For 30 days only. See line below for additional months.</p>	1 EA	\$ 758.00	\$ 909.60			
<b>Subtotal - Category 25</b>		<b>\$ 1,800.20</b>	<b>\$ 2,160.24</b>			
<b>Project Subtotal</b>		<b>\$ 135,710.32</b>	<b>\$ 161,929.31</b>			
<b>26. Designer Oversight &amp; Project Management</b>		<b>\$ 14,046.02</b>	<b>\$ 16,855.22</b>			
<b>27. Overhead and Profit</b>		<b>\$ 20,152.98</b>	<b>\$ 24,183.58</b>			
<b>Grand Total**</b>		<b>\$ 169,909.32</b>	<b>\$ 203,891.18</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>						
<p><b>Check or Cash Discount Low 2.5%*</b></p>	<b>\$ 4,247.73</b>	<p><b>Check or Cash Discount High 2.5%*</b></p>	<b>\$ 5,097.28</b>		<b>\$ 165,661.59</b>	<b>\$ 198,793.90</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 the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

## Custom Design Studio Locations



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



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



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



6480 Wayzata Blvd.  
Golden Valley, MN 55426  
P) 763-333-0750

## Need Help with Financing Options?

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