



BUDGET ANALYSIS

Client Information:

Family Room Addition Crawl Space Vault - 256 SF

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Add 256 SF (16' X 16') room with vaulted ceiling 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
01. Permits and Design				
<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

Engineering allowance- remote review, redline, and stamp.	1 EA	\$ 607.50	\$ 729.00
Basic initial site plan.	1 EA	\$ 202.50	\$ 243.00
NOTE: 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.			
Subtotal - Category 1		\$ 8,125.38	\$ 8,827.38
02. Site Prep and Demolition			
Client Responsibilities:	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.			
Site Prep:	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.			
Demolition of work area:	1 EA	\$ 541.79	\$ 650.14
-Remove storm door and save.			
-Demo rear concrete stairs.			
-Remove bathroom window or frost?			
EPA lead compliance small job.	1 EA	\$ 304.64	\$ 365.57
<i>NOTE: 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.</i>			
Subtotal - Category 2		\$ 1,454.82	\$ 1,745.79
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Pier Footing- 8" X 42" with 12" bell.	2 EA	\$ 579.25	\$ 695.11
Excavation for crawl space foundation. Assumes 42" deep.	256 SF	\$ 10,368.00	\$ 12,441.60
Note: Minimum Job Size Applies up to about 250 SF.			
Strip footings- 20" X 8" w/ (2) #4 rebar continuous	48 LF	\$ 4,536.00	\$ 5,443.20
Note: Minimum Job Size Applies up to about 28 LF.			
Block walls for crawl space- 12" block at 42" frost depth and 4 courses above grade.	48 LF	\$ 11,664.00	\$ 13,996.80
Core fills, exterior waterproofing and rigid foam on the exterior.			
Note: Minimum Job Size Applies up to about 27 LF.			
Interior Drain tile and Sump Basket for new crawl space or full basement walls:	1 EA	\$ 1,350.00	\$ 1,620.00
-New drain tile and sump basket.			
-Excludes sump pump.			
Parge foundation wall- over rigid insulation, above grade.	48 LF	\$ 1,467.07	\$ 1,760.49
Window opening- 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> Includes 3/4" tongue and groove plywood subfloor. 256 SF		\$ 3,822.94	\$ 4,587.52
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.			
<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 vault.</u> 1/2" OSB, "H" clips @ 24" O.C. 1 story, non complicated. 306 SF		\$ 6,310.70	\$ 7,572.84
Subtotal - Category 6		\$ 16,161.55	\$ 19,393.86
09. Roofing, Flashing, Gutters			
<u>Asphalt shingle roofing- for additions.</u> 600 SF		\$ 6,002.10	\$ 7,202.52
Manufacturer:			
Type:			
<u>Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts.</u> 72 LF		\$ 1,215.00	\$ 1,458.00
Color:			
Subtotal - Category 9		\$ 7,217.10	\$ 8,660.52
10. Exterior Trim, Porches and Decks			
<u>Exterior Landing Framing:</u> 12 SF		\$ 426.11	\$ 511.33
-Floor structure treated 2X8, 16" O.C.			
-Includes install of ledger board, rim joist.			
Includes all needed mechanical fasteners (hangers, etc.).			
-Excludes decking.			
<u>Deck Stairs:</u> 2 Treads		\$ 265.97	\$ 319.16
-Treated 2X12 stair stringers, 12" O.C..			
-Includes all needed mechanical fasteners (hangers, etc.).			
-Assumes 3-4' wide stairs.			
-Excludes decking and risers.			
<u>Trim- Miratec or paint grade:</u> 200 LF		\$ 1,793.67	\$ 2,152.41
Width:			
Thickness:			
Profile if backband detail:			
Texture:			
NOTE: double the LF if backband is needed as well.			
<u>Decking - 5/4" X 6" Composite-</u> with top mount screws and color matched screw hole plugs: 18 SF		\$ 438.12	\$ 525.75
Manufacturer: TimberTech			
Line: Edge Prime Plus			
Color: 3 Colors to Choose From			
Subtotal - Category 10		\$ 2,923.87	\$ 3,508.64
11. Siding, Soffit, and Fascia			

Demo siding in affected areas.	128 SF	\$ 508.03	\$ 609.64
House wrap- 1 layer Tyvek.	528 SF	\$ 935.55	\$ 1,122.66
Siding- Hardie fiber cement board lap:	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:			
Soffits and Fascia - Aluminum:	48 LF	\$ 1,428.84	\$ 1,714.61
Color:			
Smooth or texture:			
Vented or non-vented:			
Subtotal - Category 11		\$ 16,415.62	\$ 19,698.75
12. Exterior Doors and Trim			
Entry door:	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			
Re-Install Full view storm door:	1 EA	\$ 203.17	\$ 243.80
Manufacturer:			
Model:			
Door Color:			
Hardware Color:			
Smart lock and deadbolt:	1 EA	\$ 724.10	\$ 868.93
\$462 allowance			
Manufacturer:			
Model:			
Color:			
Subtotal - Category 12		\$ 2,655.04	\$ 3,186.05
13. Windows			

Option: Add 1 Skylight \$2,300 - \$2,650 + Mgmt Fees - 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
Full frame fiberglass window: \$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 windows are to be installed with a minimum 1/4" gap between the window and the rough opening.	6 EA	\$ 8,656.42	\$ 10,387.70
Subtotal - Category 13		\$ 8,656.42	\$ 10,387.70
14. Plumbing			
<i>NOTE: 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.</i>			
<i>NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.</i>			
Plumbing Permit.	1 EA	\$ 371.25	\$ 445.50
Sillcock- new.	1 EA	\$ 553.50	\$ 664.20
Subtotal - Category 14		\$ 924.75	\$ 1,109.70
15. HVAC			
Mechanical permit.	1 EA	\$ 168.75	\$ 202.50
Move exhaust for furnace.	1 EA	\$ 1,296.00	\$ 1,555.20
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.	256 SF	\$ 1,520.64	\$ 1,824.77
Supply air- add to crawl space.	1 EA	\$ 540.00	\$ 648.00

Subtotal - Category 15		\$ 3,525.39	\$ 4,230.47
16. Electrical			
<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>			
<u>Electrical Permit.</u>	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			
<u>Sconce</u> - CBR furnish and elec install: \$200 allowance Manufacturer: Model: Finish: Bulb:	2 EA	\$ 931.50	\$ 1,117.80
<u>Exterior Light fixture</u> - CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$ 367.20	\$ 440.64
<u>Ceiling fan</u> - CBR furnish and elec install: \$300 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$ 600.75	\$ 720.90
<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>			
<u>Addition wiring.</u>	352 SF	\$ 5,464.80	\$ 6,557.76
Subtotal - Category 16		\$ 7,614.00	\$ 9,136.80
17. Insulation			

<p><i>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.</i></p>			
<p>Roof insulation: 300 SF</p> <p>-R-49 Blown fiberglass insulation with poly in attic rafters.</p> <p>-See separate line for air chutes.</p>		\$ 1,036.80	\$ 1,244.16
<p>Wall insulation- R-19 Insulation batts with poly. 384 SF</p>		\$ 705.02	\$ 846.03
<p>Flat roofs- 7" closed cell spray foam insulation. 360 SF</p> <p>NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.</p>		\$ 7,805.16	\$ 9,366.19
<p>Rim joists- 3" spray foam insulation. 48 LF</p> <p>NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.</p>		\$ 475.63	\$ 570.76
Subtotal - Category 17		\$ 10,022.62	\$ 12,027.14
18. Drywall			
<p>Ceilings- 1/2" or 5/8" drywall with smooth finish. 350 SF</p>		\$ 2,362.50	\$ 2,835.00
<p>Walls- 1/2" drywall with smooth finish. 544 SF</p>		\$ 3,304.80	\$ 3,965.76
<p>Boom/cartage fee - all projects. 1 EA</p>		\$ 357.75	\$ 429.30
Subtotal - Category 18		\$ 6,025.05	\$ 7,230.06
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
<p>Bi-fold door: 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>NOTE: Assumes a 42" wide opening or smaller. If larger than that, enter as quantity 2.</p>		\$ 905.30	\$ 1,086.36
<p>Door knob/handle hardware: 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>Jamb: 20 LF</p> <p>Species:</p> <p>Size:</p> <p>Location:</p> <p>NOTE: The casing for the opening is on the casing line.</p>		\$ 383.28	\$ 459.94

<u>Casing</u> - 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
<u>Base molding</u> - moderate 1 piece shorter base: Manufacturer: Model: Species: Size: Location:	68 LF	\$ 741.72	\$ 890.06
<u>Closet rod and shelf</u> : Manufacturer: Material/model rod: Material/model shelf: Color rod: Color shelf: Brackets shelf: Mounting hardware for rod: Location: Wrapped faux beams - Wood	5 LF	\$ 205.53	\$ 246.64
	5 EA	\$ 2,778.26	\$ 3,333.92
Subtotal - Category 20		\$ 7,155.68	\$ 8,586.81
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ -	\$ -
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
<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> : Manufacturer: Type: t mold, reducer, etc. Finish: Locations:	1 EA	\$ 54.00	\$ 64.80

<u>Luxury vinyl tile:</u> \$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>	16 SF	\$ 182.52	\$ 219.02
Species: Grade: Plank width: Finish: natural or stain color Sheen: Oil or water based:	240 SF	\$ 4,808.16	\$ 5,769.79
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
24. Painting and Decorating			
<u>Ceilings-</u> prime and painting: Color: Standard flat ceiling white Rooms:	256 SF	\$ 577.15	\$ 692.58
<u>Walls-</u> prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	544 SF	\$ 1,211.76	\$ 1,454.11
<u>Molding (base, casing)-</u> 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
<u>Molding (beams)-</u> staining and sealing: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	300 LF	\$ 1,579.50	\$ 1,895.40

<u>Interior door-</u> 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
<u>Exterior door-</u> 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
<u>Window-</u> priming and painting on interior side of window: Manufacturer: Color name and #: Sheen: satin is standard	6 EA	\$ 1,822.50	\$ 2,187.00
<u>Exterior Painting-</u> 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		\$ 13,072.21	\$ 15,686.65
25. Clean Up and Debris Removal			
<u>Disposal and clean-up:</u> -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	\$ 404.17	\$ 485.00
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.			
<u>20 Yard roll-off dumpster:</u> -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	1 EA	\$ 654.97	\$ 785.96

30 Yard roll-off dumpster: -10 ton maximum NOTE: For 30 days only. See line below for additional months.		1 EA	\$ 758.00	\$ 909.60
Subtotal - Category 25			\$ 1,817.13	\$ 2,180.56
Project Subtotal			\$ 149,188.74	\$ 178,103.41
26. Designer Oversight & Project Management			\$ 14,098.34	\$ 16,918.00
27. Overhead and Profit			\$ 22,154.53	\$ 26,585.43
Grand Total**			\$ 185,441.60	\$ 222,529.92
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%*	\$ 4,636.04	Check or Cash Discount High 2.5%*	\$ 5,563.25	
				\$ 180,805.56 \$ 216,966.68

*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.
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P) 651-699-4164



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



2600 Johnson St. NE
Minneapolis, MN 55418
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6480 Wayzata Blvd.
Golden Valley, MN 55426
P) 763-333-0750

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