

Name: Family Room Addition

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 11/5/2021

Family room addition: Add 252 SF (14' X 18') room on a crawlspace foundation with pre-finished 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 system to code. Also include 4 ceiling lights. Space includes entry area with tile flooring and a closet. NOTE: Assuming existing forced-air heating system is adequate for additional load. Exterior landing/steps BY OWNER. Excludes new electrical panel, and relocating of a/c or electrical meter, etc.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 2,337.00	\$ 2,570.70
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 5,500.00	\$ 5,500.00
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	\$ 1,476.00	\$ 1,623.60
Subtotal - Category 1			\$ 9,313.00	\$ 9,694.30
02. Site Prep and Demolition				
Site Prep Small to Medium Project (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	\$ 786.30	\$ 864.93
Demolition of work area to EPA lead safe work practices. Demo exterior wall, overhang and roofing as needed.	1	EA	\$ 2,394.00	\$ 2,633.40
Furnish and install tarps in areas where roof(s) is/are being removed Estimated Days	5	EST DAYS	\$ 896.40	\$ 986.04
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	\$ 141.30	\$ 155.43
NOTE: Although care is taken to carefully remove tile from walls and floor occasionally screw pops, hairline cracks, and 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 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 in a non-chargeable change order.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 4,218.00	\$ 4,639.80
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Excavation for crawl space foundation. Assumes 42" deep.	252	SF	\$ 9,298.80	\$ 10,228.68

20" X 8" strip Footings w/ (2) - #4 rebar continuous	50 LF	\$	3,321.00	\$	3,653.10
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	\$	5,535.00	\$	6,088.50
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	\$	2,152.50	\$	2,367.75
Cut foundation for Doorway or window opening	1 EA	\$	984.00	\$	1,082.40
Flat concrete work. 4" slab. Basement or Crawl Space.	0 SF	\$	-	\$	-
Flat concrete work. 4" slab. Patio / Driveway / Sidewalk	80 SF	\$	2,460.00	\$	2,706.00
Subtotal - Category 4		\$	23,751.30	\$	26,126.43
05. Masonry					
Subtotal - Category 5		\$	-	\$	-
06. Framing					
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	50 LF	\$	2,917.50	\$	3,209.25
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	252 SF	\$	5,387.26	\$	5,925.98
Interior wall framing (materials and labor)	10 LF	\$	355.08	\$	390.59
Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above.	1 EA	\$	1,529.40	\$	1,682.34
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	150 SF	\$	3,675.60	\$	4,043.16
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	300 SF	\$	5,640.30	\$	6,204.33
Subtotal - Category 6		\$	19,505.14	\$	21,455.65
09. Roofing, Flashing, Gutters					
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	455 SF	\$	2,658.34	\$	2,924.17
Furnish and install new 5" standard gutters and 3x4 downspouts Color:	68 LF	\$	585.48	\$	644.03
Subtotal - Category 9		\$	3,243.82	\$	3,568.20
10. Exterior Trim, Porches and Decks					
Subtotal - Category 10		\$	-	\$	-
11. Siding, Soffit, and Fascia					
Demo siding in affected areas	144 SF	\$	487.08	\$	535.79
Furnish and install 1 layer Tyvek house wrap	440 SF	\$	541.20	\$	595.32
Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim. Manufacturer: Color: Trim width: Lap size:	440 SF	\$	8,426.48	\$	9,269.13
Siding - Stucco - to cover foundation insulation	114 SF	\$	2,103.30	\$	2,313.63
Soffits and Fascia - Aluminum Color:	60 LF	\$	1,476.00	\$	1,623.60
Subtotal - Category 11		\$	13,034.06	\$	14,337.47
12. Exterior Doors and Trim					
Furnish and install new 6' French doors; Door allowance: \$2,150.00/set Manufacturer/supplier: Door Size: Operating panel (viewed from exterior): Jamb Depth: Grids: Grid type Hardware Color:	1 EA	\$	3,473.25	\$	3,820.58

Furnish and install deadbolt lock and passage set on new doors; Handle set allowance: \$80.00/ea. Hardware Color: Manufacturer: Style/model #:	1 EA	\$	144.45	\$	158.90
Subtotal - Category 12			\$ 3,617.70	\$	3,979.47
13. Windows					
Furnish and install new vinyl full frame window in new window opening; Window allowance \$375.00/ea. Manufacturer: Richlin Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: Jamb size: standard is 4 9/16" for 2x4 construction and 6 9/16" for 2x6 construction or custom (PM to verify at tpsv) Exterior trim details: Grids:	6 EA	\$	4,810.99	\$	5,292.08
Window install material (flashing, caulk, shims, etc.)	6 EA	\$	435.42	\$	478.96
Subtotal - Category 13			\$ 5,246.41	\$	5,771.05
14. Plumbing					
Subtotal - Category 14			\$ -	\$	-
15. HVAC					
Mechanical permit	1 EA	\$	153.75	\$	169.13
Addition ductwork	252 SF	\$	1,549.80	\$	1,704.78
Subtotal - Category 15			\$ 1,703.55	\$	1,873.91
16. Electrical					
Electrical Permit	1 EA	\$	135.30	\$	148.83
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
Furnish and install wall sconces on sides of exterior door; Fixture allowance \$150.00/set Manufacturer: Model #: Finish:	1 EA	\$	430.50	\$	473.55
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	2 EA	\$	615.00	\$	676.50
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
Finished addition price for electrical. Excludes service upgrade.	252 SF	\$	4,649.40	\$	5,114.34

Subtotal - Category 16			\$	5,830.20	\$	6,413.22
17. Insulation						
R-49 Blown fiberglass insulation with poly in the new attic rafters	252 SF	\$	495.94	\$	545.53	
R-21 Insulation batts with poly	400 SF	\$	639.60	\$	703.56	
Rim joists 2" 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	\$	738.00	\$	811.80	
Subtotal - Category 17			\$	1,873.54	\$	2,060.89
18. Drywall						
Furnish and install 5/8" drywall on the ceilings with smooth finish	252 SF	\$	1,485.54	\$	1,634.09	
Furnish and install 1/2" drywall on walls with smooth finish	1040 SF	\$	5,172.96	\$	5,690.26	
Subtotal - Category 18			\$	6,658.50	\$	7,324.35
19. Tile and Stone						
Install 1/2" ceramic tile backer on floor	50 SF	\$	259.35	\$	285.29	
Install tile on floor; - Base Price:	50 SF	\$	1,303.65	\$	1,434.02	
<u>Tile allowance: \$6.00/SF</u>						
Supplier:						
Spec#/description:						
Tile edging - (figured per 8' stick - link to different types of Schluter profiles)	1 EA	\$	46.71	\$	51.38	
Manufacturer: Schluter						
Style: Jolly						
Thickness: to match tile						
Finish: Satin Nickel / Chrome / Painted Included (Others at Upgrade)						
GROUT - Sanded (# of 25 lb. bags). Standard grout is Custom Building Products. Grout per specs from builder above. No Laticrete.	1 EA	\$	30.75	\$	33.83	
Stock Material Costs - Denshield, Hardi Board, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. Include on all Tile projects.	1 EA	\$	213.72	\$	235.09	
Subtotal - Category 19			\$	1,854.18	\$	2,039.59
20. Millwork, Doors, Hardware						
Base shoe molding -	50 LF	\$	248.70	\$	273.57	
Species:						
Supplier:						
Moderate base molding - NOTE: Assumes 1 piece shorter base	50 LF	\$	543.60	\$	597.96	
Species:						
Size:						
Profile #:						
Supplier:						
Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows	140 LF	\$	1,410.36	\$	1,551.40	
Species:						
Size:						
Profile #:						
"Picture framed" OR sill/stool detail:						
Supplier:						
Furnish and install a pre-hung door.	2 EA	\$	1,383.00	\$	1,521.30	
Size:						
Swing:						
Jamb size:						
Hinge finish:						
Species/paint grade:						
Style:						

Furnish and install door knob/handle hardware	2 EA	\$	137.64	\$	151.40
Allowance: \$30.00					
Manufacturer:					
Style (locking, passage, etc.):					
spec #:					
Finish color:					
Subtotal - Category 20		\$	3,723.30	\$	4,095.63
21. Cabinetry, Countertops and Appliances					
Subtotal - Category 21		\$	0.00	\$	0.00
22. Specialties					
Subtotal - Category 22		\$	-	\$	-
23. Flooring					
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	202 SF	\$	843.55	\$	927.91
Floor transitions.	2 EA	\$	104.40	\$	114.84
Description					
Type:					
Finish:					
Install and finish 3/4" solid hardwood floors.	202 SF	\$	3,229.98	\$	3,552.98
Species:					
Grade:					
Plank width:					
Sheen: Satin					
Subtotal - Category 23		\$	4,177.93	\$	4,595.73
24. Painting and Decorating					
Prime and painting ceilings using low VOC Paint.	252 SF	\$	450.35	\$	495.38
COLOR: Standard flat ceiling white					
Prime and paint walls using low VOC Paint.	1040 SF	\$	2,222.06	\$	2,444.27
Manufacturer:					
Color name and #:					
Sheen:					
Priming and painting of base molding and/or casing. NOTE: 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.	190 LF	\$	1,656.42	\$	1,822.06
Manufacturer:					
Color name and #:					
Sheen: (satin is standard)					
Staining and finishing of a door both sides. Includes the jamb of the unit. NOTE: 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.	2 EA	\$	592.50	\$	651.75
Manufacturer:					
Color name and #:					
Sheen: (satin is standard)					
Finishing of an EXTERIOR door both sides. Includes the jamb of the unit. And exterior brickmould of windows/door. NOTE: 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.	4 EA	\$	1,528.80	\$	1,681.68
Manufacturer:					
Color name and #:					
Sheen: (satin is standard)					
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		\$	6,450.13	\$	7,095.15

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	\$	319.20	\$	351.12
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. <u>NOTE: If the dumpster is required to be moved for plowing or street cleaning, there will be additional charges for moving it and replacing it after the street work is complete.</u>	3 MO	\$	240.00	\$	240.00
<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	1 EA	\$	412.05	\$	453.26
Regular portable restroom (one month) NOTE: This cost can be saved if homeowner is ok with making a bathroom in the house available to Castle and it's trade partners	3 EA	\$	627.30	\$	690.03
Subtotal - Category 25		\$	2,018.55	\$	2,154.41
Project Subtotal		\$	116,371.10	\$	127,225.23
26. Designer Oversight & Project Management		\$	9,396.97	\$	10,336.66
27. Overhead and Profit		\$	16,321.05	\$	17,953.15
Grand Total**		\$	142,089.11	\$	156,298.03
<p>MN License # BC005657</p> <p>**Important Notice**</p> <p>**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.</p>					
Check or Cash Discount Low 2.5%*	\$	3,552.23	Check or Cash Discount High 2.5%*	\$	3,907.45
				\$	138,536.89
				\$	152,390.57

*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



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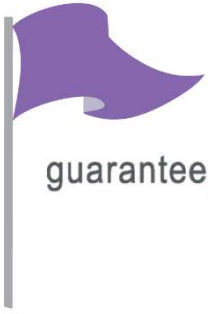
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