

Name:
 Address:
 City, State, Zip:
 Phone:
 Email:



BUDGET ANALYSIS

Project Description:

Date: 2/10/2020

Add an 18' x 6' addition (108 SF) to kitchen and dining room over a crawl space. Includes James Hardie pre-finished fiber cement siding, aluminum soffit and 30 year architectural shingles. The addition will enlarge the kitchen and dining room. Includes removing the wall to adjacent room and installing arch or cased opening. Provide and install 18 linear feet of cabinets, Cambria quartz countertops and undermount double-bowl porcelain sink with single-lever faucet. Includes ventilation system, built-in microwave, appliance install and custom lighting. Includes installing two custom size wood insert type replacement windows, 2 new windows and 1 new patio door in the addition. Add hardwood flooring. Finish with the tile backsplash, painted walls, trim and ceiling. Appliances supplied by owner.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 2,375.68	\$ 2,613.25
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 3,800.00	\$ 3,800.00
Subtotal - Category 1			\$ 6,175.68	\$ 6,413.25
02. Site Prep and Demolition				
Site Prep (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	\$ 383.00	\$ 421.30
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD	1	EA	\$ 0.00	\$ 0.00
ADD: \$110.00				
NOTE: This is priced at our cost with free install. It is a good alternative to having a lock box on your door and you can use it in the future after your project is complete. There are other options that provide "smart" technology as well for a slightly higher cost. Ask your designer for details.				
Kitchen demolition of work area to EPA lead safe work practices: Removal of existing kitchen flooring to the subfloor, countertops, cabinets, sink, and faucet. Gut walls to studs. Gut ceiling to joists. Remove windows and discard.	1	EA	\$ 2,072.00	\$ 2,279.20
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	\$ 132.00	\$ 145.20
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			\$ 2,587.00	\$ 2,845.70
03. Landscaping and Fence - By Field Outdoor Spaces				

Subtotal - Category 3			\$	-	\$	-
04. Concrete and Foundation						
Excavation for crawl space foundation. Assumes 42" deep.	108 SF	\$	1,002.24	\$	1,102.46	
20" X 8" strip Footings w/ (2) - #4 rebar continuous	30 LF	\$	1,044.00	\$	1,148.40	
Block Walls - 12" block at 42" frost depth and 4 courses above grade. Includes core fills, exterior waterproofing and rigid foam on the exterior.	30 LF	\$	2,784.00	\$	3,062.40	
Flat concrete work. 4" slab.	120 SF	\$	1,044.00	\$	1,148.40	
Interior Drain tile and Sump Basket for <u>new</u> crawl space OR full basement walls. Includes new drain tile and sump basket.	30 LF	\$	870.00	\$	957.00	
Cut Foundation For Doorway or window opening	1 EA	\$	290.00	\$	319.00	
Subtotal - Category 4			\$	7,034.24	\$	7,737.66
05. Masonry						
Subtotal - Category 5			\$	-	\$	-
06. Framing						
Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1 EA	\$	354.00	\$	389.40	
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	30 LF	\$	1,475.40	\$	1,622.94	
Addition floor framing OR flat roof framing. Includes 3/4" TandG plywood subfloor	108 SF	\$	1,779.84	\$	1,957.82	
Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above.	1 EA	\$	1,252.00	\$	1,377.20	
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	50 SF	\$	1,054.00	\$	1,159.40	
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	108 SF	\$	1,585.44	\$	1,743.98	
Exterior Landing Framing: Frame landing with treated 2X8, 16" O.C. Includes install of ledger board, rim joist, and header. Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking.	12 SF	\$	345.41	\$	379.95	
Deck Stairs: Frame deck stairs with treated 2X12 stair jacks, 12" O.C.. See Category 10 Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking or	12 LF	\$	267.24	\$	293.96	
Subtotal - Category 6			\$	8,113.33	\$	8,924.66
09. Roofing, Flashing, Gutters						
Subtotal - Category 9			\$	-	\$	-
10. Exterior Trim, Porches and Decks						
DECK SECTION:	1	\$	0.00	\$	0.00	
Decking - 5/4" X 6", Kiln dried, Cedar tone Treated decking with cedar colored top mount screws;	24 SF	\$	360.00	\$	396.00	
Skirting/stair riser - Kiln dried, Cedar tone Treated 1X10 skirting around the perimeter of the framing and stair risers.	20 LF	\$	306.40	\$	337.04	
Railing - Cedar tone treated - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap and aluminum spindles. 1/2" Spindle shape: Spindle finish:	8 LF	\$	472.32	\$	519.55	
Subtotal - Category 10			\$	1,138.72	\$	1,252.59
11. Siding, Soffit, and Fascia						
Demo siding in affected areas	144 SF	\$	459.36	\$	505.30	
Furnish and install 1 layer Tyvek house wrap	342 SF	\$	396.72	\$	436.39	
Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim. Manufacturer: Color: Trim width: Lap size:	342 SF	\$	3,967.20	\$	4,363.92	
Soffits - Plywood smooth or bead board	38 LF	\$	1,013.84	\$	1,115.22	
Subtotal - Category 11			\$	5,837.12	\$	6,420.83
12. Exterior Doors and Trim						

Furnish and install new 6' sliding glass clad/wood patio door; Door allowance: \$1,350.00/set Manufacturer/supplier: Door Size: Operating panel (viewed from exterior): Jamb Depth: Grids: Grid type Hardware Color:	1 EA	\$ 2,187.00	\$ 2,405.70
Subtotal - Category 12		\$ 2,187.00	\$ 2,405.70
13. Windows			
Window install material (flashing, caulk, shims, etc)	2 EA	\$ 116.00	\$ 127.60
Furnish and install new custom size clad/wood pocket window; Window allowance \$500.00/ea. Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Grids:	2 EA	\$ 1,588.00	\$ 1,746.80
Furnish and install new clad/wood full frame window in new window opening; Window allowance \$550.00/ea. Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Jamb size: Exterior trim details: Grids: Stop description:	2 EA	\$ 1,812.80	\$ 1,994.08
Subtotal - Category 13		\$ 3,516.80	\$ 3,868.48
14. Plumbing			
NOTE TO CLIENTS: 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. General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.	1 Note	\$ 0.00	\$ 0.00
Plumbing permit	1 EA	\$ 348.00	\$ 382.80
Furnish and install kitchen sink; Sink allowance \$800.00/ea. Manufacturer: Model #: Finish:	1 EA	\$ 1,392.00	\$ 1,531.20
Furnish and install kitchen faucet; Sink faucet allowance \$500.00/ea. Manufacturer: Model #: Finish:	1 EA	\$ 896.31	\$ 985.94
Install new or re-install existing dishwasher. Model #:	1 EA	\$ 301.60	\$ 331.76

Supply and install a counter top mounted, air gap, for the dishwasher. <u>Allowance: \$25.00</u> NOTE: Required by code for all full kitchen remodels OR countertop replacements.. Manufacturer/model #: Finish:	1 EA	\$	121.80	\$	133.98
Furnish and install new water line to the refrigerator	1 EA	\$	406.00	\$	446.60
Furnish and install Insinkerator Evolution Compact ¾ hp garbage disposal. Location: Single hole, left side, or right side	1 EA	\$	382.80	\$	421.08
Re-plumb kitchen and move rough-in locations	1 EA	\$	1,335.48	\$	1,469.03
Furnish and install new gas line to the range or relocate existing gas line	1 EA	\$	522.00	\$	574.20
Subtotal - Category 14		\$	5,705.99	\$	6,276.59
15. HVAC					
Mechanical permit	1 EA	\$	145.00	\$	159.50
Relocate supply air or return air vent	3 EA	\$	1,392.00	\$	1,531.20
Vent kitchen hood up to 300 CFM Manufacturer: Model #: Finish:	1 EA	\$	638.00	\$	701.80
Subtotal - Category 15		\$	2,175.00	\$	2,392.50
16. Electrical					
Electrical Permit	1 EA	\$	127.60	\$	140.36
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					
<i>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**</i>	1 Note	\$	0.00	\$	0.00
<i>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.</i>	1 Note	\$	0.00	\$	0.00
Large Kitchen: Kitchen price for electrical; includes demo and rewiring of space to code, under cabinet lights, and \$500.00 allowance for light fixtures	1 SF	\$	8,700.00	\$	9,570.00
Relocate electrical service mast	1 EA	\$	1,624.00	\$	1,786.40
Furnish and install new electric sub-panel	1 EA	\$	812.00	\$	893.20
Subtotal - Category 16		\$	11,263.60	\$	12,389.96
17. Insulation					
R-49 Blown fiberglass insulation with poly in the new attic rafters	108 SF	\$	200.45	\$	220.49
R-21 Insulation batts with poly	336 SF	\$	506.69	\$	557.36
1 1/2" Thermax rigid board insulation	120 SF	\$	348.00	\$	382.80
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	30 LF	\$	87.00	\$	95.70
Subtotal - Category 17		\$	1,142.14	\$	1,256.35
18. Drywall					
Furnish and install 5/8" drywall on ceilings with smooth finish	324 SF	\$	1,465.78	\$	1,612.35
Furnish and install 1/2" drywall on walls with smooth finish	432 SF	\$	1,854.14	\$	2,039.56
Drywall or plaster patch	3 EA	\$	313.20	\$	344.52
Subtotal - Category 18		\$	3,633.12	\$	3,996.43
19. Tile and Stone					

Tile edging Manufacturer: Schluter or ? Style: Size: Finish:	3 LF	\$	54.84	\$	60.32
Furnish and install tile backsplash; Tile allowance \$4.00/SF Supplier: Spec#/description:	36 SF	\$	2,048.54	\$	2,253.40
Subtotal - Category 19		\$	2,103.38	\$	2,313.72
20. Millwork, Doors, Hardware					
Base shoe molding - Species: Supplier:	30 LF	\$	138.84	\$	152.72
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X height: Top cap profile #: Supplier:	30 LF	\$	576.60	\$	634.26
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows Species: 1X width: Backband profile #: Supplier:	100 LF	\$	1,600.00	\$	1,760.00
Subtotal - Category 20		\$	2,315.44	\$	2,546.98
21. Cabinetry, Countertops and Appliances					
Knobs and pulls will be installed on all cabinet doors and drawers. Allowance: \$7.00/ea. Manufacturer: Model/spec #: Finish color: Supplier:	32 EA	\$	401.92	\$	442.11
Meet delivery, unload, and unpack cabinets.	1 EA	\$	222.00	\$	244.20
CABINET SPECS:	1 EA	\$	0.00	\$	0.00
Cabinet Line: Box Type: Frameless or Framed Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc) Crown:					
Crystal - Keyline line: Furnish and install base cabinets -stained or painted wood	20 LF	\$	7,696.40	\$	8,466.04
Crystal - Keyline line: Furnish and install upper cabinets - stained or painted wood	18 LF	\$	6,050.88	\$	6,655.97
Crystal - Keyline line: Furnish and install pantry/linen cabinets - stained or painted wood	4 LF	\$	3,849.52	\$	4,234.47
Cambria quartz countertops will be installed. Color: Edge profile: Thickness: undermount sink (Y or N):	52 SF	\$	6,333.60	\$	6,966.96
APPLIANCES: <i>NOTE: Client to do communication of appliance delivery for appliances they purchase. The project manager will be in communication as to when that should be.</i>	1 Note	\$	0.00	\$	0.00

Microwave Non-vented: CBR to install non-vented microwaves. Make/model #: Dimensions:	1 EA	\$	148.00	\$	162.80
Hood Vented: CBR. Venting into cabinet and to exterior by HVAC Trade Partner. CBR to do final hook-ups to venting in cabinet. Make/model #: Dimensions:	1 EA	\$	159.60	\$	175.56
Refrigerator - Water: CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up. Make/model #: Dimensions:	1 EA	\$	293.00	\$	322.30
Range: Dual fuel free standing: Electrician to install plug (if needed). Plumber to move to hole, do gas hook-up, install, level, and install anti tip range. Make/model #: Dimensions:	1 EA	\$	249.40	\$	274.34
Subtotal - Category 21		\$	25,404.32	\$	27,944.75
22. Specialties					
Subtotal - Category 22		\$	-	\$	-
23. Flooring					
Furnish and install custom wood thresholds (stained and finished to match). Wood Species:	1 EA	\$	134.20	\$	147.62
Install and finish hardwood floors. Species: Grade: Plank width: Sheen: Satin	252 SF	\$	3,800.16	\$	4,180.18
Flush vents 4x12 will be installed	3 EA	\$	174.00	\$	191.40
Subtotal - Category 23		\$	4,108.36	\$	4,519.20
24. Painting and Decorating					
Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white	324 SF	\$	539.14	\$	593.05
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	432 SF	\$	857.43	\$	943.18
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. Manufacturer: Color name and #: Sheen: (satiin is standard)	130 LF	\$	1,052.48	\$	1,157.73
Finishing of an EXTERIOR door. 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. Manufacturer: Color name and #: Sheen: (satiin is standard)	1 EA	\$	355.10	\$	390.61
Priming and painting on interior side of window, one side . 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. Manufacturer: Color name and #: Sheen: (satiin is standard)	4 EA	\$	1,323.20	\$	1,455.52
Paint match	1 EA	\$	174.00	\$	191.40

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				\$ 4,301.35	\$ 4,731.48	
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	\$	296.00	\$	325.60
St. Paul Daily street use permit for dumpster - Charged per day. <u>Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too.</u> 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>		104 Day	\$	832.00	\$	832.00
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>		0 MO	\$	-	\$	-
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>		74 DAYS	\$	518.00	\$	518.00
DUMPSTER NOTE: If the dumpster is placed on the the street, and the city calls a snow emergency or street cleaning, there will be an additional \$200 charge 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
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days		1 EA	\$	313.20	\$	344.52
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days		2 EA	\$	777.20	\$	854.92
Subtotal - Category 25				\$ 2,736.40	\$ 2,875.04	
Project Subtotal				\$ 101,694.99	\$ 111,111.88	
26. Project Management				\$ 6,915.26	\$ 7,606.78	
27. Administrative Fees and Sales Tax Paid on Material Purchases				\$ 2,161.02	\$ 2,377.12	
28. Designer Oversight				\$ 1,296.61	\$ 1,426.27	
29. Overhead and Profit				\$ 12,101.70	\$ 13,311.87	
Grand Total**				\$ 124,169.58	\$ 136,586.54	
<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%*	\$ 3,104.24	Check or Cash Discount High 2.5%*	\$ 3,414.66	\$ 121,065.34	\$ 133,171.87	

*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 Showrooms



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



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



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



4020 Minnehaha Ave
Minneapolis, MN 55406
P) P) 612-789-8509

Showroom maps & hours can be found on our website at www.CASTLEBRI.com



Need Help with Financing Options?

guaranteedRateSM

ALERUS
MORTGAGE

Financial
ONE
CREDIT UNION



DEERWOOD
BANK

<https://www.castlebri.com/financing-options/>