

Family Room Addition

Address:

City, State, Zip:

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BUDGET ANALYSIS



Project Description:

Date: 3/12/2017

Add 60 SF (6' X 10') mudroom on a crawlspace foundation with steel siding, aluminum soffit and 30-year architectural shingles. Include drywall of interior walls and ceilings, insulation at exterior walls and luxury vinyl tile floor. Includes new wood window and exterior doors. Add electrical system to code. Also include ceiling and exterior lights. Includes built-in pantry cabinet at new entry. NOTE: Assuming existing forced-air heating system is adequate for additional load.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,167.99	\$ 1,284.79
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 1,450.00	\$ 1,450.00
Subtotal - Category 1			\$ 2,617.99	\$ 2,734.79
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	\$ 229.00	\$ 251.90
Demolition of work area to EPA lead safe work practices: Remove storm door and save. Remove back door and save. Remove concrete rear entry steps and railing and discard. Remove siding on back of home where addition will tie in. Remove gutters, soffit, and roofing where new roof will tie in.	1	EA	\$ 2,652.00	\$ 2,917.20
Furnish and install tarps in areas where roof(s) is/are being removed Estimated Days	1	EST DAYS	\$ 247.60	\$ 272.36
Subtotal - Category 2			\$ 3,128.60	\$ 3,441.46
03. Landscaping and Fence - By Field Outdoor Spaces (www.fieldoutdoorspaces.com)				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Excavation for crawl space footings 42" deep.	66	SF	\$ 982.08	\$ 1,080.29
20" X 8" strip Footings w/ (2) - #4 rebar continuous	26	LF	\$ 967.20	\$ 1,063.92
Pier Footings - 8" X42" with 12" bell	2	EA	\$ 550.40	\$ 605.44
Block Walls - 12" block at 42" frost depth and 4 courses above grade. Includes core fills, exterior waterproofing and rigid foam on the exterior.	26	LF	\$ 2,579.20	\$ 2,837.12
Flat concrete work. 4" slab.	50	SF	\$ 465.00	\$ 511.50
Interior Drain tile and Sump Basket for new crawl space OR full basement walls. Includes new drain tile and sump basket.	26	LF	\$ 806.00	\$ 886.60
Cut Foundation For Doorway or window opening	1	EA	\$ 310.00	\$ 341.00
Subtotal - Category 4			\$ 6,659.88	\$ 7,325.87
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	\$ 287.60	\$ 316.36
Addition floor framing. Includes 3/4" TandG plywood subfloor (materials and labor)	60	SF	\$ 1,039.20	\$ 1,143.12
Interior wall framing (materials and labor)	6	LF	\$ 203.76	\$ 224.14
Frame soffits for mechanical (materials and labor)	10	LF	\$ 247.40	\$ 272.14

Remove LOAD BEARING wall and frame doorway, cased opening, or arch. Includes new headers for the support of the roof above.	1 EA	\$ 1,194.00	\$ 1,313.40
Frame a hip roof and overhangs to match style of existing home. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	204 SF	\$ 3,949.44	\$ 4,344.38
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.)	25 SF	\$ 544.40	\$ 598.84
Deck Stairs: Frame deck stairs with treated 2X12 stair jacks, 12" O.C.. DOES NOT include decking or risers. See Category 10 Includes all needed mechanical fasteners (hangers, etc.)	16 LF	\$ 303.84	\$ 334.22
Subtotal - Category 6		\$ 7,769.64	\$ 8,546.60
09. Roofing, Flashing, Gutters			
Roofing - Furnish and install architectural designer asphalt shingles (Includes tear-off and disposal)	204 SF	\$ 885.36	\$ 973.90
Furnish and install new 4" standard gutters and 3x4 downspouts	98 LF	\$ 850.64	\$ 935.70
Subtotal - Category 9		\$ 1,736.00	\$ 1,909.60
10. Exterior Trim, Porches and Decks			
Decking - 5/4" X 6", Cedar tone Treated decking with cedar colored top mount screws.	41 SF	\$ 543.35	\$ 597.68
Railing - Cedar OR Cedar tone treated - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap. <u>2X2 spindles</u>	13 LF	\$ 540.06	\$ 594.06
Subtotal - Category 10		\$ 1,083.40	\$ 1,191.75
11. Siding, Soffit, and Fascia			
Furnish and install 1 layer Tyvek house wrap	360 SF	\$ 334.08	\$ 367.49
Siding - Steel	360 SF	\$ 2,120.40	\$ 2,332.44
Soffits and Fascia - Aluminum	46 LF	\$ 1,140.80	\$ 1,254.88
Subtotal - Category 11		\$ 3,595.28	\$ 3,954.81
12. Exterior Doors and Trim			
Install new wood exterior door. Door allowance \$700.00	1 EA	\$ 1,412.00	\$ 1,553.20
Install new full view storm door. Door allowance \$300.00	1 EA	\$ 610.00	\$ 671.00
Furnish and install deadbolt lock and passage set on new doors; Handle set allowance: \$80.00/ea.	1 EA	\$ 139.40	\$ 153.34
Subtotal - Category 12		\$ 2,161.40	\$ 2,377.54
13. Windows			
Furnish and install new clad/wood full frame window in new window opening; Window allowance \$550.00/ea.	1 EA	\$ 969.60	\$ 1,066.56
Subtotal - Category 13		\$ 969.60	\$ 1,066.56
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
Mechanical permit	1 EA	\$ 148.80	\$ 163.68
Main floor ducting to add one heating and cooling supply.	1 EA	\$ 1,736.00	\$ 1,909.60
Subtotal - Category 15		\$ 1,884.80	\$ 2,073.28
16. Electrical			
Electrical Permit	1 EA	\$ 136.40	\$ 150.04
Price for electrical (Includes GFI Outlet to code, new switches and wiring for exterior and interior lights).	1 EA	\$ 1,023.00	\$ 1,125.30
Furnish and install light fixture; Fixture allowance \$200.00/ea.	1 EA	\$ 359.60	\$ 395.56
Subtotal - Category 16		\$ 1,519.00	\$ 1,670.90
17. Insulation			
R-44 Blown fiberglass insulation with poly in the new attic rafters	304 SF	\$ 452.35	\$ 497.59
R-19 Insulation batts with poly	208 SF	\$ 232.13	\$ 255.34
1 1/2" Thermax rigid board insulation - Foundation	104 SF	\$ 283.71	\$ 312.08
24" OC vent chutes - attic rafters	26 LF	\$ 112.84	\$ 124.12
Subtotal - Category 17		\$ 1,081.03	\$ 1,189.14
18. Drywall			
Furnish and install 1/2" drywall on walls and overlay ceilings with smooth finish.	428 SF	\$ 1,326.80	\$ 1,459.48

Subtotal - Category 18		\$ 1,326.80	\$ 1,459.48
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Furnish and install mudroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 back band casing with larger base.	1 EA	\$ 776.40	\$ 854.04
Subtotal - Category 20		\$ 776.40	\$ 854.04
21. Cabinetry, Countertops and Appliances			
Furnish and install Waypoint pantry cabinet with roll out shelves.	3 LF	\$ 1,584.60	\$ 1,743.06
Subtotal - Category 21		\$ 1,584.60	\$ 1,743.06
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Floor prep. Smoothing, leveling, etc.	1 MH	\$ 68.00	\$ 74.80
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	60 SF	\$ 196.80	\$ 216.48
Furnish and install luxury vinyl tile on floor. Moderate - Mannington Adura Non-grouted. Allowance \$4.50 sf	60 SF	\$ 620.40	\$ 682.44
Floor transitions. Moderate.	1 EA	\$ 46.40	\$ 51.04
Subtotal - Category 23		\$ 931.60	\$ 1,024.76
24. Painting and Decorating			
Prime and painting ceilings using non-toxic zero VOC Paint.	60 SF	\$ 139.92	\$ 153.91
Prime and paint walls using non-toxic zero VOC Paint.	360 SF	\$ 717.12	\$ 788.83
Prime and enamel or stain one side of door, (1) double-hung window, and baseboard / casing - Moderate and Classic using non-toxic zero VOC Paint.	1 EA	\$ 714.20	\$ 785.62
Subtotal - Category 24		\$ 1,571.24	\$ 1,728.36
25. Clean Up and Debris Removal			
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	60 SF	\$ 122.40	\$ 134.64
Minneapolis daily street use permit for dumpster - Charged per 30 days. If dumpster can be placed on driveway or lawn this cost can be saved.	2 Month	\$ 160.00	\$ 160.00
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	\$ 322.40	\$ 354.64
Subtotal - Category 25		\$ 604.80	\$ 649.28
Project Subtotal		\$ 41,002.07	\$ 44,941.28
26. Project Management		\$ 2,624.13	\$ 2,886.55
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$ 1,025.05	\$ 1,127.56
28. Designer Oversight		\$ 615.03	\$ 676.53
29. Overhead and Profit		\$ 5,740.29	\$ 6,314.32
Grand Total**		\$ 51,006.58	\$ 55,946.23
<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%*	\$ 1,275.16	Check or Cash Discount High 2.5%*	\$ 1,398.66
			\$ 49,731.41 \$ 54,547.58

*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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