

BUDGET ANALYSIS

Date: 11/29/2023

All pricing valid 21 days

Client Information:

Mudroom Addition

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Mudroom addition: 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 to code. Also include ceiling and exterior lights. Includes built-in cabinet at new entry.

NOTE: Assuming existing forced-air heating system is adequate for additional load.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.

	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
Permit.	1	EA		\$ 1,783.50	\$ 1,961.85
Design and Planning Process- see Design and Planning Agreement for details.	1	EA		\$ 2,000.00	\$ 2,000.00
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.- surveyor. 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				\$ 5,259.50	\$ 5,585.45
02. Site Prep and Demolition					
Site Prep Large Project or Addition: -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.	1	EA		\$ 1,959.00	\$ 2,154.90
Demolition of work area: - Remove storm door and save. -Remove back door and save. -Remove wood 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		\$ 2,688.00	\$ 2,956.80
Scaffolding- set up and take down for exterior work or addition.	1	EA		\$ 565.50	\$ 622.05
Tarps- heavy duty green tarps in area where roof is being removed.	1	EA		\$ 1,086.00	\$ 1,194.60

Active air filtration- on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.	1 EA	\$ 145.50	\$ 160.05
Subtotal - Category 2		\$ 6,444.00	\$ 7,088.40
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Pier Footing- 12" X 42" with 18" bell.	1 EA	\$ 422.84	\$ 465.12
Excavation for crawl space foundation. Assumes 42" deep.	60 SF	\$ 9,225.00	\$ 10,147.50
Strip footings- 20" X 8" w/ (2) #4 rebar continuous	26 LF	\$ 2,460.00	\$ 2,706.00
Block walls for crawl space - 12" block at 42" frost depth and 4 courses above grade. Core fills, exterior waterproofing and rigid foam on the exterior.	26 LF	\$ 6,150.00	\$ 6,765.00
Interior Drain tile and Sump Basket for new crawl space or full basement walls. -New drain tile and sump basket. -Excludes sump pump.	1 EA	\$ 1,230.00	\$ 1,353.00
Window opening- cut foundation.	1 EA	\$ 307.50	\$ 338.25
Subtotal - Category 4		\$ 19,795.34	\$ 21,774.87
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Basic interior wall framing: -Flatten walls and ceiling. -Fur out as needed. -Furnish and install backers for rock and accessories.	1 EA	\$ 434.40	\$ 477.84
Exterior wall framing. Includes 1/2" OSB sheathing.	26 LF	\$ 1,923.48	\$ 2,115.83
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor. 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.	60 SF	\$ 1,391.04	\$ 1,530.14
Interior walls.	6 LF	\$ 270.36	\$ 297.40
Remove LOAD BEARING wall, frame temp walls, frame a new opening: -Includes new DROPPED HEADERS for the support of the weight above. -Non-steel, 10' or smaller opg. -Post footings/blocking below additional and not included on this line item.	1 EA	\$ 1,477.50	\$ 1,625.25
Gable roof- stick framed. 1/2" OSB, "H" clips @ 24" O.C.	120 SF	\$ 3,112.49	\$ 3,423.74
Exterior Landing Framing: -Floor structure treated 2X8, 16" O.C. -Includes install of ledger board, rim joist. Includes all needed mechanical fasteners (hangers, etc.). -Excludes decking.	25 SF	\$ 819.19	\$ 901.11
Deck Stairs: -Treated 2X12 stair stringers, 12" O.C.. -Includes all needed mechanical fasteners (hangers, etc.). -Assumes 3-4' wide stairs. -Excludes decking and risers.	4 Treads	\$ 596.14	\$ 655.75
Subtotal - Category 6		\$ 10,024.59	\$ 11,027.05
09. Roofing, Flashing, Gutters			
Asphalt shingle roofing. For additions. Manufacturer: Type:	156 SF	\$ 988.18	\$ 1,087.00
Gutters- standard 5" and 3x4 downspouts. Color:	68 LF	\$ 2,091.00	\$ 2,300.10
Subtotal - Category 9		\$ 3,079.18	\$ 3,387.10
10. Exterior Trim, Porches and Decks			
Trim- Miratec or paint grade: Width: Thickness: Profile if backband detail: Texture: NOTE: double the LF if backband is needed as well.	40 LF	\$ 398.20	\$ 438.02

Decking - 5/4" X 6" Kiln dried, Cedar tone treated with cedar colored top mount screws.	40 SF	\$ 913.20	\$ 1,004.52
Skirting/stair riser - Kiln dried, Cedar tone treated 1X10 skirting around the perimeter of the framing and stair risers.	30 LF	\$ 679.95	\$ 747.95
Railing- Cedar tone treated: Newel post size: 4X4 Top and bottom rail: vertical 2X4 top and bottom supports with a 5/4 X 6 top cap Spindles: 2x2	13 LF	\$ 1,018.29	\$ 1,120.12
Subtotal - Category 10		\$ 3,009.64	\$ 3,310.60
11. Siding, Soffit, and Fascia			
Demo siding in affected areas.	100 SF	\$ 361.62	\$ 397.78
House wrap- 1 layer Tyvek.	360 SF	\$ 553.50	\$ 608.85
Siding- Aluminum: Manufacturer: Color: Lap Size: Texture:	360 SF	\$ 3,560.11	\$ 3,916.12
Soffits and Fascia - Aluminum: Color: Smooth or texture: Vented or non-vented:	46 LF	\$ 1,188.18	\$ 1,307.00
Subtotal - Category 11		\$ 5,663.41	\$ 6,229.75
12. Exterior Doors and Trim			
Entry door: \$900 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	1 EA	\$ 1,625.40	\$ 1,787.94
Full view storm door: \$600 allowance Manufacturer: Model: Door Color: Hardware Color:	1 EA	\$ 1,051.50	\$ 1,156.65
Deadbolt lock and knob set: \$200 allowance Manufacturer: Model: Color:	1 EA	\$ 328.68	\$ 361.55
Subtotal - Category 12		\$ 3,005.58	\$ 3,306.14
13. Windows			
Vinyl full frame window: \$530 allowance Manufacturer: Line: 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	1 EA	\$ 914.21	\$ 1,005.63

Window install material (flashing, caulk, shims, etc.).	1 EA	\$ 61.50	\$ 67.65
Subtotal - Category 13		\$ 975.71	\$ 1,073.28
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
Mechanical permit.	1 EA	\$ 153.75	\$ 169.13
Register cover- custom color (other than white or beige):	1 EA	\$ 43.08	\$ 47.39
Manufacturer:			
Color:			
Size:			
Type:			
Supply air or return air vent- relocate:	1 EA	\$ 922.50	\$ 1,014.75
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.			
Subtotal - Category 15		\$ 1,119.33	\$ 1,231.26
16. Electrical			
Electrical Permit.	1 EA	\$ 227.55	\$ 250.31
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Light fixture- CBR furnish and elec install:	1 EA	\$ 268.14	\$ 294.95
\$100 allowance			
Manufacturer:			
Model:			
Finish:			
Bulb:			
Sconce- CBR furnish and elec install:	1 EA	\$ 234.93	\$ 258.42
\$75 allowance			
Manufacturer:			
Model:			
Finish:			
Bulb:			
Addition wiring.	60 SF	\$ 774.90	\$ 852.39
Subtotal - Category 16		\$ 1,505.52	\$ 1,656.07
17. Insulation			
Roof insulation:	120 SF	\$ 377.86	\$ 415.64
-R-49 Blown fiberglass insulation with poly in attic rafters.			
-See separate line for air chutes.			
Wall insulation- R-19 Insulation batts with poly.	208 SF	\$ 347.94	\$ 382.74
Rim joists- 3" spray foam insulation.	26 LF	\$ 234.73	\$ 258.21
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			
Subtotal - Category 17		\$ 960.53	\$ 1,056.58
18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	60 SF	\$ 982.08	\$ 1,080.29
Walls- 1/2" drywall with smooth finish.	256 SF	\$ 2,667.72	\$ 2,934.50
Patching and skim coating- plaster walls/ceilings.	2 SF	\$ 15.95	\$ 17.54
Subtotal - Category 18		\$ 3,665.75	\$ 4,032.33
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Base shoe molding:	22 LF	\$ 143.79	\$ 158.17
Manufacturer:			
Model:			
Species:			
Size:			
Location:			

Base molding - classic 1X and top cap: Manufacturer: Model top cap: Species: Size of 1x: Size of top cap: Location:		22 LF	\$ 542.85	\$ 597.14
Casing - classic 1X with a backband: Manufacturer: Model backband: Model 1x: Species: Size overall: Picture framed: Y or N Stool detail (thickness/extension) and apron detail (height, model #): or NA Location:		68 LF	\$ 1,479.61	\$ 1,627.57
Jamb: Species: Size: Location: NOTE: The casing for the opening is on the casing line.		20 LF	\$ 441.54	\$ 485.69
Subtotal - Category 20			\$ 2,607.79	\$ 2,868.57
21. Cabinetry, Countertops and Appliances				
CABINET SPECS: 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
Prep for Cabinet install. Meet delivery truck, unload, unbox cabinets, breakdown cardboard.		4 LF	\$ 141.37	\$ 155.51
Mudroom Cabinets- Custom built-in bench seat with upper storage and hook strip.		4 LF	\$ 3,247.20	\$ 3,571.92
Subtotal - Category 21			\$ 3,388.57	\$ 3,727.43
22. Specialties				
Subtotal - Category 22			\$ -	\$ -
23. Flooring				
Underlayment- 1/4" plywood- for vinyl, Marmoleum, or other flooring requiring a smooth underlayment.		60 SF	\$ 258.30	\$ 284.13
Floor transitions: Manufacturer: Type: t mold, reducer, etc. Finish: Locations:		1 EA	\$ 49.20	\$ 54.12

Luxury vinyl tile: <i>\$4.90/sf</i> Manufacturer: Mannington Line/series: Adura flex Style: plank or tile Type: glue down or floating (glue down is castle standard) Size: Color: Pattern: NOTE:	60 SF	\$ 623.61	\$ 685.97
Subtotal - Category 23		\$ 931.11	\$ 1,024.22
24. Painting and Decorating			
In house set up, prep, clean up- one room.	1 EA	\$ 492.75	\$ 542.03
Ceilings- prime and painting:	62 SF	\$ 234.36	\$ 257.80
Color: Standard flat ceiling white			
Rooms:			
Walls- prime and paint:	256 SF	\$ 452.43	\$ 497.67
Manufacturer:			
Color name and #:			
Sheen:			
Rooms:			
Molding (base, casing)- priming and painting:	90 LF	\$ 994.28	\$ 1,093.70
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Items: base, casing, crown, etc.			
Rooms or locations:			
Exterior door- finish:	1 EA	\$ 613.88	\$ 675.26
Manufacturer:			
Color name and # door:			
Color name and # jamb:			
Sheen: satin is standard			
Locations:			
NOTE: includes both sides and jamb of unit.			
Subtotal - Category 24		\$ 2,787.69	\$ 3,066.46
25. Clean Up and Debris Removal			
Disposal and clean-up:	1 EA	\$ 503.01	\$ 553.31
-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.			
Street permit:	3 MO	\$ 350.55	\$ 385.61
-Minneapolis street use permit for dumpster.			
NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.			
20 Yard roll-off dumpster:	1 EA	\$ 543.66	\$ 598.03
-10 ton maximum.			
NOTE: for 30 days only. See line below for additional months.			
Portable restroom:	0 MO	\$ 0.00	\$ 0.00
-Regular. Add \$900.00 for three months if needed.			
NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.			
Subtotal - Category 25		\$ 1,397.22	\$ 1,536.95
Project Subtotal		\$ 75,620.47	\$ 82,982.52
26. Designer Oversight & Project Management		\$ 7,940.15	\$ 8,734.16
27. Overhead and Profit		\$ 12,477.38	\$ 13,725.12
Grand Total**		\$ 96,038.00	\$ 105,641.80
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%*	\$ 2,400.95	Check or Cash Discount High 2.5%*	\$ 2,641.04		\$ 93,637.05	\$ 103,000.75
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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

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

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