

BUDGET ANALYSIS

Client Information:

One Story Owner Suite and Rear Entry Addition - 380 SF

Address:

City, State, Zip:

Phone:

Email:

Project Description:

1st Floor Addition- Rear Entry, Owner Suite, and Powder Room on crawl space foundation. Stucco exterior. Landscape BY OWNER. 20'x19' addition.

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		\$ 4,690.00	\$ 5,393.50
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.	1	EA		\$ 6,500.00	\$ 6,500.00
<u>Engineering allowance</u> - remote review, redline, and stamp.	1	EA		\$ 603.00	\$ 693.45
<u>Locate and mark all 4 property corners with new monuments and draw a full site plan</u> - 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		\$ 1,608.00	\$ 1,849.20
Subtotal - Category 1				\$ 13,401.00	\$ 14,436.15
02. Site Prep and Demolition					
<u>Client Responsibilities:</u> -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.	1	EA		\$ 0.00	\$ 0.00
<u>Site Prep Large Project or Addition:</u> -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		\$ 1,738.52	\$ 1,999.30
<u>Demolition of work area:</u> -Remove existing rear landing/stairs -Remove roofing -Remove overhang -Remove siding as necessary.	1	EA		\$ 2,671.30	\$ 3,072.00
<u>Scaffolding</u> - set up and take down for exterior work or addition.	1	EA		\$ 467.70	\$ 537.85
<u>Tarps- Large 20' x 40'</u> heavy duty green tarps in area where roof is being removed.	1	EA		\$ 1,911.85	\$ 2,198.63

<u>Active air filtration</u> - on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.		1 EA	\$ 133.78	\$ 153.85
<p>NOTE: Client demolition: -If client demo work is not completed by construction start date Castle will complete demo at additional charge. -If Castle does site prep, but client does demo, Castle is not liable for damage done by client.</p>				
<p>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.</p>				
Subtotal - Category 2			\$ 6,923.16	\$ 7,961.63
03. Landscaping and Fence				
Any/all landscaping work to be done by others after the conclusion of the project. No landscaping work included in this project.				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
<u>Pier Footing</u> - 8" X 42" with 12" bell.		2 EA	\$ 571.89	\$ 657.67
<u>Excavation for crawl space foundation.</u> Assumes 42" deep. Note: Minimum Job Size Applies up to about 250 SF.		380 SF	\$ 15,276.00	\$ 17,567.40
<u>Strip footings</u> - 20" X 8" w/ (2) #4 rebar continuous Note: Minimum Job Size Applies up to about 28 LF.		59 LF	\$ 5,534.20	\$ 6,364.33
<u>Block walls for crawl space</u> - 12" block at 42" frost depth and 4 courses above grade. Core fills, exterior waterproofing and rigid foam on the exterior. Note: Minimum Job Size Applies up to about 27 LF.		59 LF	\$ 14,230.80	\$ 16,365.42
<u>Interior Drain tile and Sump Basket for new crawl space or full basement walls:</u> -New drain tile and sump basket. -Excludes sump pump.		1 EA	\$ 1,340.00	\$ 1,541.00
<u>Window opening</u> - cut foundation.		1 EA	\$ 335.00	\$ 385.25
Subtotal - Category 4			\$ 37,287.89	\$ 42,881.07
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				
<u>Basic interior wall framing:</u> -Prep walls and ceilings for drywall. -Furnish and install backers for rock and accessories.		1 EA	\$ 347.53	\$ 399.66
<u>Bath detail</u> - recessed medicine cabinet or custom shower niche or custom shower bench.		1 EA	\$ 167.07	\$ 192.12
<u>Exterior wall framing.</u> Includes 1/2" OSB sheathing.		59 LF	\$ 3,076.93	\$ 3,538.47
<u>Pocket door frame.</u>		1 EA	\$ 421.67	\$ 484.91
<u>Addition floor framing OR flat roof framing.</u> 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.		380 SF	\$ 5,620.79	\$ 6,463.91
<u>Interior walls.</u>		29 LF	\$ 678.66	\$ 780.46
<u>Remove LOAD BEARING wall, frame temp walls, frame a new opening:</u> -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	\$ 949.01	\$ 1,091.36
<u>Overlay/Cricket dormer roof:</u> stick framed. 1/2" OSB, "H" clips @ 24" O.C.		180 SF	\$ 3,852.16	\$ 4,429.98
<u>Truss roof.</u> 1/2" OSB, "H" clips @ 24" O.C. 1 story, non complicated.		380 SF	\$ 7,370.18	\$ 8,475.71
<u>Soffits/fascia/overhangs - 1st floor.</u> NOTE: add additional costs for complicated or 2nd/3rd stories.		40 LF	\$ 4,595.69	\$ 5,285.04
<u>Ridge Beam</u> - 1 3/4" X 11 7/8" LVL. NOTE: add wall framing or post footing for support below- not included on this line.		19 LF	\$ 2,286.44	\$ 2,629.41
Subtotal - Category 6			\$ 29,366.12	\$ 33,771.04
09. Roofing, Flashing, Gutters				

<u>Asphalt shingle roofing- for additions.</u>	728 SF	\$	7,228.60	\$	8,312.89
Manufacturer:					
Type:					
<u>Asphalt shingle roofing- for existing- includes tear off.</u>	472 SF	\$	5,581.64	\$	6,418.88
Manufacturer:					
Type:					
<u>Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts.</u>	68 LF	\$	1,139.00	\$	1,309.85
Color:					
Subtotal - Category 9		\$	13,949.24	\$	16,041.63
10. Exterior Trim, Porches and Decks					
<u>Deck Framing Posts:</u>	2 EA	\$	504.32	\$	579.96
-Treated 6x6's (up to 8' height), as per building code.					
-Includes all needed mechanical fasteners (bases, anchors, caps, etc.).					
<u>Exterior Landing Framing:</u>	12 SF	\$	421.27	\$	484.45
-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>	4 Treads	\$	525.80	\$	604.67
-Treated 2X12 stair stringers, 12" O.C..					
-Includes all needed mechanical fasteners (hangers, etc.).					
-Assumes 3-4' wide stairs.					
-Excludes decking and risers.					
<u>EXTERIOR TRIM:</u>	0 EA	\$	-	\$	-
<u>Trim- Miratec or paint grade:</u>	140 LF	\$	1,241.35	\$	1,427.56
Width:					
Thickness:					
Profile if backband detail:					
Texture:					
NOTE: double the LF if backband is needed as well.					
<u>DECK SECTION:</u>				\$	-
<u>Decking - 5/4" X 6" Cedar-</u> with cedar colored top mount screws.	28 SF	\$	561.95	\$	646.24
<u>Stair riser, stair string fascia, deck apron - Cedar.</u> 1X10 around the perimeter of the framing and stair risers.	36 LF	\$	770.59	\$	886.18
<u>Railing - Cedar:</u>	16 LF	\$	1,346.36	\$	1,548.32
Newel post size: 4x4					
Top and bottom rail: vertical 2X4 top and bottom supports with a 5/4 X 6 top cap					
Spindles: 2x2					
<u>Handrail- Gripable with mounting hardware:</u>	10 LF	\$	147.25	\$	169.33
Rail manufacturer:					
Rail model:					
Rail wood species:					
Hardware manufacturer:					
Hardware model:					
Hardware finish					
Subtotal - Category 10		\$	5,518.88	\$	6,346.72
11. Siding, Soffit, and Fascia					
<u>Demo siding</u> in affected areas.	190 SF	\$	748.52	\$	860.80
<u>House wrap-</u> 1 layer Tyvek.	590 SF	\$	1,037.66	\$	1,193.31
<u>Siding- Stucco:</u>	590 SF	\$	18,974.40	\$	21,820.56
Manufacturer:					
Color:					
Texture:					
<u>Soffits and Fascia - Aluminum:</u>	80 LF	\$	2,363.76	\$	2,718.32
Color:					
Smooth or texture:					
Vented or non-vented:					
Subtotal - Category 11		\$	23,124.35	\$	26,593.00
12. Exterior Doors and Trim					

Entry door: \$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	1 EA	\$ 1,712.77	\$ 1,969.69
Full view storm door: \$630 allowance Manufacturer: Model: Door Color: Hardware Color:	1 EA	\$ 1,114.90	\$ 1,282.13
Deadbolt lock and knob set: \$210 allowance Manufacturer: Model: Color:	1 EA	\$ 354.00	\$ 407.10
Subtotal - Category 12		\$ 3,181.67	\$ 3,658.92
13. Windows			
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*	6 EA	\$ 8,585.71	\$ 9,873.57
Subtotal - Category 13		\$ 8,585.71	\$ 9,873.57
14. Plumbing			
<p>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.</p> <p>NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.</p>			
Plumbing Permit.	1 EA	\$ 368.50	\$ 423.78
BATHROOMS:	0 EA	\$ -	\$ -
Under mount vanity sink: \$160 allowance Manufacturer: Model:	1 EA	\$ 628.14	\$ 722.36
Lav faucet: \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 830.37	\$ 954.93
P-trap and drain collar at shower drain for tile shower pan (Schluter adapter and drain cover by Castle)- see tile section.	1 EA	\$ 643.20	\$ 739.68

Toilet:	1 EA	\$ 1,001.90	\$ 1,152.19
\$300 allowance			
Manufacturer:			
Model:			
Color:			
Main floor bathroom rough-in.	1 EA	\$ 4,480.96	\$ 5,153.10
1/2 bath rough-in price.	1 EA	\$ 3,417.00	\$ 3,929.55
Roof jack on new plumbing vent penetrations.	1 EA	\$ 335.70	\$ 386.06
ADDITIONAL ITEMS:	0 EA	\$ -	\$ -
Sillcock- new.	1 EA	\$ 549.40	\$ 631.81
50 gallon power vented hot water heater (when replacing existing power vent hot water heater).	1 EA	\$ 3,644.80	\$ 4,191.52
May be eligible for IRA tax rebate.			
Subtotal - Category 14		\$ 15,899.98	\$ 18,284.98
15. HVAC			
Mechanical permit.	1 EA	\$ 167.50	\$ 192.63
Bathroom fan- install and vent to the exterior.	1 EA	\$ 1,139.00	\$ 1,309.85
Bath fan- CBR furnish, HVAC install, and Elec wire:	1 EA	\$ 336.37	\$ 386.82
Manufacturer: Panasonic			
Model: FV-0510VS1			
NOTE: see hvac for install/venting.			
Move an existing A/C condenser.	1 EA	\$ 1,286.40	\$ 1,479.36
Addition ductwork:	380 SF	\$ 2,240.48	\$ 2,576.55
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		\$ 5,169.75	\$ 5,945.21
16. Electrical			
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.			
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.			
Electrical Permit.	1 EA	\$ 247.90	\$ 285.09
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			
Bathroom price for electrical:	1 EA	\$ 2,010.00	\$ 2,311.50
-GFCI receptacle to code			
-Switches and wiring in bath			
-Lutron push button timer switch for the bath fan			
Light fixture- CBR furnish and elec install:	2 EA	\$ 584.24	\$ 671.88
\$100 allowance			
Manufacturer:			
Model:			
Finish:			
Bulb:			
Sconce- CBR furnish and elec install:	2 EA	\$ 924.60	\$ 1,063.29
\$200 allowance			
Manufacturer:			
Model:			
Finish:			
Bulb:			
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.			

<u>Addition wiring.</u>	380 SF	\$ 5,346.60	\$ 6,148.59
<u>Electrical service mast</u> - relocate.	1 EA	\$ 2,010.00	\$ 2,311.50
<u>Sub-panel.</u>	1 EA	\$ 938.00	\$ 1,078.70
Subtotal - Category 16		\$ 12,061.34	\$ 13,870.54
17. Insulation			
<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>			
<u>Insulated access panel</u> - for crawl spaces and attic access: -Includes an unfinished face frame and a flat, smooth plywood, access door with 2" rigid foam attached to the back, tightly fit.	1 EA	\$ 461.54	\$ 530.77
<u>Roof insulation:</u> -R-49 Blown fiberglass insulation with poly in attic rafters. -See separate line for air chutes.	380 SF	\$ 1,303.55	\$ 1,499.08
<u>Wall insulation</u> - R-19 Insulation batts with poly.	472 SF	\$ 860.17	\$ 989.20
<u>Rim joists</u> - 3" spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	59 LF	\$ 580.30	\$ 667.35
<u>Basementcrawlspac energy walls</u> - 2" spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	236 SF	\$ 1,502.14	\$ 1,727.46
<u>Air chutes</u> - per rafter space.	20 EA	\$ 160.80	\$ 184.92
Subtotal - Category 17		\$ 4,868.50	\$ 5,598.78
18. Drywall			
<u>Ceilings</u> - 1/2" or 5/8" drywall with smooth finish.	380 SF	\$ 2,418.70	\$ 2,781.51
<u>Walls</u> - 1/2" drywall with smooth finish.	936 SF	\$ 5,644.08	\$ 6,490.69
<u>Drywall or plaster patch.</u>	2 EA	\$ 804.00	\$ 924.60
<u>Boom/cartage fee</u> - all projects.	1 EA	\$ 355.10	\$ 408.37
Subtotal - Category 18		\$ 9,221.88	\$ 10,605.16
19. Tile and Stone			
<u>Bathroom</u>			\$ -
<u>FLOORS</u>			\$ -
<u>Tile backer underlayment</u> - on floor - thickness decided on-site.	80 SF	\$ 679.72	\$ 781.68
<u>Floor:</u> \$15.00/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning which causes lippage.	80 SF	\$ 3,586.02	\$ 4,123.92
<u>Threshold</u> - Furnish and install new wood threshold, stained and finished to match existing wood floors. NOTE: There will be an elevation difference between xxxx floor and hallway floor. We will do our best to minimize this.	1 EA	\$ 232.26	\$ 267.10
<u>Prep for tiled shower floor</u> (includes packing pan and waterproofing). Drain info: Schluter- point drain- classic, 4", square, stainless is the standard that is included unless otherwise specified. KD4 GRK E Manufacturer: Model: Finish: Type: Shape: Cover: Curb or curbless: NOTE: If curbless and linear drain is not at shower entrance, framing must be modified- see framing section	1 EA	\$ 809.16	\$ 930.54

Shower floor: <i>\$15.00/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. NOTE: Recommended to chose tile 3x3 or smaller to allow for slope. If upgrade to line drain, larger tiles can be used.	20 SF	\$	913.50	\$	1,050.52
WALLS				\$	-
Tile backer. Standard for shower or wet walls.	96 SF	\$	783.04	\$	900.49
Large format tile on shower surround walls using spacers. <i>\$4.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern: NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions. NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning which causes lippage.	96 SF	\$	4,051.74	\$	4,659.50
Accent tile: <i>\$16.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern:	4 SF	\$	307.10	\$	353.16
Niche-stock size: Size: 6"x12", 12"x12", 20"x12", or 28"x12" pre-made niches. See plan. NOTE: These are meant to fit btw 16" o.c. framing. NOTE: Tile material cost is in the sf above.	1 EA	\$	481.38	\$	553.59
Edging- (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Thickness: x to match tile	5 EA	\$	291.77	\$	335.53
Rear Entry				\$	-
FLOORS				\$	-
Tile backer underlayment- on floor - thickness decided on-site.	20 SF	\$	169.93	\$	195.42
Floor: <i>\$6.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning which causes lippage.	20 SF	\$	716.15	\$	823.57
Grout and Caulk - Laticrete: Castle Standard Color: Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints) Size: Location:	4 EA	\$	310.00	\$	356.50
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$	1,918.67	\$	2,206.47
Subtotal - Category 19		\$	15,250.43	\$	17,537.99
20. Millwork, Doors, Hardware					

<u>Pre-hung door:</u>	4 EA	\$	2,624.16	\$	3,017.79
Manufacturer:					
Model:					
Species:					
Style:					
Core: solid or hollow					
Finish hinge:					
Bore: single					
<u>Pocket door:</u>	1 EA	\$	546.92	\$	628.96
Manufacturer:					
Model:					
Species:					
Style:					
Jamb and stop: included					
Core: solid or hollow					
Finish hinge:					
NOTE: see pocket door frame in framing.					
<u>Door knob/handle hardware:</u>	4 EA	\$	290.37	\$	333.92
\$30 allowance					
Manufacturer:					
Model:					
Type: privacy, passage, dummy					
Finish:					
<u>Door stop:</u>	4 EA	\$	61.87	\$	71.15
\$5 allowance					
Manufacturer:					
Model:					
Type: wall mount, hinge mount, etc.					
Finish:					
<u>Pocket door hardware:</u>	1 EA	\$	147.98	\$	170.18
\$50 allowance					
Manufacturer:					
Model:					
Type: passage or privacy					
Finish:					
<u>Jamb:</u>	20 LF	\$	379.27	\$	436.16
Species:					
Size:					
Location:					
NOTE: The casing for the opening is on the casing line.					
<u>Casing-</u> classic 1X with a backband:	340 LF	\$	5,788.98	\$	6,657.33
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:					
<u>Base molding</u> - classic 1X and top cap:	82 LF	\$	1,560.99	\$	1,795.13
Manufacturer:					
Model top cap:					
Species:					
Size of 1x:					
Size of top cap:					
Location:					
<u>Base shoe molding:</u>	117 LF	\$	585.05	\$	672.81
Manufacturer:					
Model:					
Species:					
Size:					
Location:					

<u>Closet organizational system.</u> -Hanging rods -Laminated melamine adjustable shelving- assumes floor to ceiling sides, no backs, for at least part of the system. Manufacturer: Model: Color: Standard colors. Details: Size/shape: see plan Location:	8 LF	\$ 1,243.27	\$ 1,429.76
Subtotal - Category 20		\$ 13,228.86	\$ 15,213.19
21. Cabinetry, Countertops and Appliances			
<u>Medicine Cabinet:</u> recessed medicine cabinet (includes all hardware): Manufacturer: Model: RO: Species: Color:	1 EA	\$ 628.85	\$ 723.18
<u>Knobs and pulls:</u> \$7 allowance Manufacturer: Model: Size- center set: Projection: Finish: Location:	4 EA	\$ 69.91	\$ 80.40
<u>CABINET SPECS:</u> 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, finished tops, etc. If not on drawing, or details not listed here, not included.	1 EA	\$ 0.00	\$ 0.00
<u>Prep for Cabinet install.</u> Meet delivery truck, unload, unbox cabinets, breakdown cardboard.	4 LF	\$ 98.05	\$ 112.76
<u>Vanity base cabinets:</u> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	4 LF	\$ 1,408.24	\$ 1,619.48
<u>Quartz vanity top:</u> 24-60" mid range quartz vanity countertop with under mount sink cut-out. Color: Edge profile: Thickness: Undermount sink (Y or N): Front overhang: 1 1/4" from box is standard for framed and frameless, 1" from box is standard for inset Side overhang: 1" from box is standard Corner radius: 1/2" is standard	1 EA	\$ 1,842.50	\$ 2,118.88
Subtotal - Category 21		\$ 4,047.55	\$ 4,654.68
22. Specialties			

Bathroom accessories- moderate- 3 items: \$60 allowance (20ea) Manufacturer: Towel bar size/model: Towel bar size/model: Towel ring size/model: Toilet paper holder size/model: Robe hook size/model: Finish: Grab bar: \$100 allowance Manufacturer: Model: Finish: Shower curtain rod- permanent/screw in: Manufacturer: Model: Finish:	1 EA	\$ 198.52	\$ 228.30
Grab bar: \$100 allowance Manufacturer: Model: Finish:	1 EA	\$ 211.57	\$ 243.31
Shower curtain rod- permanent/screw in: Manufacturer: Model: Finish:	1 EA	\$ 139.04	\$ 159.90
Subtotal - Category 22		\$ 549.14	\$ 631.51
23. Flooring			
Floor transitions: Manufacturer: Type: t mold, reducer, etc. Finish: Locations:	2 EA	\$ 107.20	\$ 123.28
Hardwood flooring- 3/4" solid: Species: Grade: Plank width: Finish: natural or stain color Sheen: Oil or water based:	260 SF	\$ 5,170.26	\$ 5,945.79
Subtotal - Category 23		\$ 5,277.46	\$ 6,069.07
24. Painting and Decorating			
In house set up, prep, clean up- 3 or more rooms.	3 EA	\$ 1,518.16	\$ 1,745.88
Ceilings- prime and painting: Color: Standard flat ceiling white Rooms:	380 SF	\$ 702.19	\$ 807.52
Walls- prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	936 SF	\$ 1,299.85	\$ 1,494.82
Molding (base, casing)- priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	422 LF	\$ 2,991.25	\$ 3,439.94
Interior door- priming and painting of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	5 EA	\$ 1,146.99	\$ 1,319.04
Exterior door- 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	\$ 478.72	\$ 550.53
Paint or stain match by Castle. Take sample to store, get matched, and approved by client.	1 EA	\$ 162.22	\$ 186.55

*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				\$	8,299.38	\$	9,544.29
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. <u>Street permit:</u> -Minneapolis street use permit for dumpster or unit temp storage . NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	1 EA	\$	1,197.59	\$	1,377.23		
	4 MO	\$	696.80	\$	801.32		
<i>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.</i>							
<u>20 Yard roll-off dumpster:</u> -10 ton maximum. NOTE: for 30 days only. See line below for additional months. <u>Additional months dumpster is needed.</u> <u>Portable restroom:</u> -Regular. NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	3 EA	\$	1,950.34	\$	2,242.89		
	1 MO	\$	100.50	\$	115.58		
	4 MO	\$	1,331.42	\$	1,531.14		
Subtotal - Category 25				\$	5,276.66	\$	6,068.16
Project Subtotal				\$	240,488.94	\$	275,587.29
26. Designer Oversight & Project Management				\$	21,463.64	\$	24,683.18
27. Overhead and Profit				\$	33,728.57	\$	38,787.86
Grand Total**				\$	295,681.16	\$	340,033.33
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% *	\$	7,392.03	Check or Cash Discount High 2.5% *	\$	8,500.83		
						\$	288,289.13
						\$	331,532.50

*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.
St. Paul, MN 55105
P) 651-699-4164



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



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



6480 Wayzata Blvd.
Golden Valley, MN 55426
P) 763-333-0750

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