



BUDGET ANALYSIS

Client Information:

Second Story Addition- 875 SF

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Add a 875 SF second story addition which includes 3 bedrooms and 1 bathroom. Extend ducting for for upper level. Includes James Hardie pre-finished fiber cement siding on entire home, aluminum soffit and 30 year architectural shingles. Includes 12 3X4 foot double hung insulated clad-wood windows. Bathroom includes tub, shower, toilet, and two sinks. Bathroom includes “classic” style finishes with tile tub/shower unit, toilet, vanity, tile flooring and medicine cabinet. All trim, walls and ceiling to be painted. Carpeting in bedrooms, hall, and stairs. Assumes existing stairs are adequate. Includes plumbing, electric, and HVAC final install and fixtures.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.				
	Qty.	Unit	Image	
				Low BudgetHigh 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	\$ 10,769.23	\$ 10,769.23
<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		\$ 17,670.23	\$ 18,705.38
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> -Prep for 2nd floor addition. -Demo roof, sheathing, rafters, overhangs, soffit, fascia, gutters, subfloor. -Demo ceiling of rooms on main floor: all rooms. -See other lines for insulation removal or interior finish removal. <i>Reminder- add drywall and painting for ceiling of 1st floor under those sections.</i>	875 SF	\$ 4,674.78	\$ 5,376.00
<u>Insulation removal-</u> vacuum large amount of blown insulation in attics. Includes 3 yard gathering bags.	1 EA	\$ 1,604.52	\$ 1,845.20
<u>Scaffolding-</u> set up and take down for exterior work or addition.	1 EA	\$ 467.70	\$ 537.85
<u>Vermiculite insulation in attic-</u> removal BY CLIENT. Clients may look into the zonolite attic insulation trust with their subcontractor. The cost included here is for project manager to coordinate this work with the client.	1 EA	\$ 200.35	\$ 230.40
<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>EPA lead compliance small job.</u>	1 EA	\$ 300.63	\$ 345.72
<i>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.</i>			
Subtotal - Category 2		\$ 10,898.35	\$ 12,533.10
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			

Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
<u>Exterior wall framing.</u> Includes 1/2" OSB sheathing.	120 LF	\$ 6,258.16	\$ 7,196.88
<u>Pocket door frame.</u>	2 EA	\$ 843.33	\$ 969.83
<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.	875 SF	\$ 12,942.62	\$ 14,884.01
<u>Interior walls.</u>	120 LF	\$ 2,808.26	\$ 3,229.50
<u>Stair tread and riser.</u> Includes pine, paint grade treads and risers, 36" wide.	1 EA	\$ 281.03	\$ 323.18
<u>Truss roof.</u> 1/2" OSB, "H" clips @ 24" O.C. 2 story or higher, or complicated 1 story.	1064 SF	\$ 16,373.11	\$ 18,829.07
<u>Crane rental.</u>	1 DAY	\$ 1,072.00	\$ 1,232.80
<u>Misc. addition framing line-</u> for unforeseen materials and labor allowance at time of budget analysis.	1 EA	\$ 4,345.22	\$ 4,997.00
Subtotal - Category 6		\$ 44,923.72	\$ 51,662.28
09. Roofing, Flashing, Gutters			
<u>Asphalt shingle roofing- for additions.</u>	1234 SF	\$ 12,255.26	\$ 14,093.55
Manufacturer: Type:			
<u>Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts.</u>	160 LF	\$ 2,680.00	\$ 3,082.00
Color:			
Subtotal - Category 9		\$ 14,935.26	\$ 17,175.55
10. Exterior Trim, Porches and Decks			
<u>Trim- Hardie prefinished:</u>	280 LF	\$ 2,227.57	\$ 2,561.71
Width: Standard Pre-Finished Color or primed: Profile: Texture:			
Subtotal - Category 10		\$ 2,227.57	\$ 2,561.71
11. Siding, Soffit, and Fascia			
<u>House wrap-</u> 1 layer Tyvek.	1320 SF	\$ 2,321.55	\$ 2,669.78
<u>Siding- Hardie fiber cement board lap:</u>	1320 SF	\$ 33,607.20	\$ 38,648.28
Color: Prefinished Color Lap size: Texture: Corner boards width, texture and color: Window and door trim width, texture and color:			

<u>Soffits and Fascia - Aluminum:</u> Color: Smooth or texture: Vented or non-vented:	120 LF	\$ 3,545.64	\$ 4,077.49
Subtotal - Category 11		\$ 39,474.39	\$ 45,395.55
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -
13. Windows			
<u>Option: Add 1 Skylight \$2,300 - \$2,650 + Mgmt Fees</u> - Fresh air curb mounted no leak skylight with manual blind, blackout blinds flat: Model: VCM-2234-477 + FHCC 1025 Inside Curb size code: 22.5 x 22.5 Glass: VCM – 2234 Laminated Low E3: 477 Blind: FHCC, Essentials 1025White Flashing: Step Flashing with adhesive underlayment: ECL 0000C-90 NOTE: Includes drywall returns into the window- see drywall section.	0 EA	\$ 0.00	\$ 0.00
<u>Full frame fiberglass window:</u> \$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* NOTE: Full frame window includes screen and screen surround.	12 EA	\$ 17,171.42	\$ 19,747.13
Subtotal - Category 13		\$ 17,171.42	\$ 19,747.13
14. Plumbing			
<p><u>NOTE:</u> 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><u>NOTE:</u> Any new waste or supply lines will be plastic, not copper or galvanized.</p>			
<u>Plumbing Permit.</u>	1 EA	\$ 368.50	\$ 423.78

<u>Under mount vanity sink:</u>	1 EA	\$ 628.14	\$ 722.36
<i>\$160 allowance</i>			
Manufacturer:			
Model:			
<u>Pedestal sink with a chrome P-trap:</u>	1 EA	\$ 1,068.41	\$ 1,228.67
<i>\$390 allowance</i>			
Manufacturer:			
Model:			
Faucet spread:			
<u>Lav faucet:</u>	2 EA	\$ 1,660.74	\$ 1,909.85
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<u>Freestanding tub:</u>	1 EA	\$ 6,215.94	\$ 7,148.33
<i>\$3000 allowance</i>			
Drain side:			
Manufacturer:			
Model:			
Finish:			
<u>Tub waste and overflow:</u>	1 EA	\$ 292.35	\$ 336.20
<i>\$85 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<u>Tub filler faucet, valve, trim, and rough-in valve:</u>	1 EA	\$ 1,850.46	\$ 2,128.03
<i>\$850 allowance</i>			
Mount: deck or floor			
Manufacturer:			
Model:			
Finish:			
<u>P-trap and drain collar at shower drain for tile shower pan</u> (Schluter adapter and drain cover by Castle)- see tile section.	1 EA	\$ 643.20	\$ 739.68
<u>Finished drain cover for a prefab shower pan (non-tile):</u>	1 EA	\$ 752.83	\$ 865.75
<i>\$90 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<u>Shower faucet, diverter and controller:</u>	1 EA	\$ 995.20	\$ 1,144.49
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<u>Toilet:</u>	1 EA	\$ 1,001.90	\$ 1,152.19
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Color:			

<u>Attic or 2nd floor bathroom rough-in.</u>	1 EA	\$ 6,402.52	\$ 7,362.90
<u>Roof jack</u> on new plumbing vent penetrations.	1 EA	\$ 335.70	\$ 386.06
Subtotal - Category 14		\$ 22,215.90	\$ 25,548.28
15. HVAC			
<u>Mechanical permit.</u>	1 EA	\$ 167.50	\$ 192.63
<u>Bathroom fan</u> - install and vent to the exterior.	2 EA	\$ 2,278.00	\$ 2,619.70
<u>Bath fan</u> - CBR furnish, HVAC install, and Elec wire:	1 EA	\$ 398.76	\$ 458.57
Manufacturer: Panasonic			
Model: FV-08VRE1			
NOTE: See hvac for install/venting.			
<u>Register cover</u> - custom color (other than white or beige):	6 EA	\$ 251.46	\$ 289.18
Manufacturer:			
Color:			
Size:			
Type:			
<u>Addition ductwork:</u>	875 SF	\$ 5,159.00	\$ 5,932.85
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		\$ 8,254.72	\$ 9,492.93
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.			
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			
<u>Bathroom price for electrical:</u>	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			
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>Option: Add \$1,400 - \$1,650 + Mgmt Fees. Electric floor warming w. programmable thermostat- bathroom:</u>	0 EA	\$ 0.00	\$ 0.00
NOTE: If option is selected, do not turn on in-floor heat for 60 days after install of tile thin-set for floor to cure properly. Also, no rubber backed floor mats should be used with electrical in-floor heat as it shortens life-span of floor wires.			
<u>Addition wiring.</u>	840 SF	\$ 11,818.80	\$ 13,591.62
<u>Electrical service mast-</u> relocate.	1 EA	\$ 2,010.00	\$ 2,311.50
<u>Electrical panel-</u> 200 Amp, 30 circuit. May be eligible for IRA tax credit	1 EA	\$ 4,891.00	\$ 5,624.65
<u>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</u>	12 EA	\$ 2,814.00	\$ 3,236.10
Subtotal - Category 16		\$ 23,543.80	\$ 27,075.37
17. Insulation			
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.			
<u>Roof insulation:</u> -R-49 Blown fiberglass insulation with poly in attic rafters. -See separate line for air chutes.	1064 SF	\$ 3,649.95	\$ 4,197.44
<u>Wall insulation-</u> R-19 Insulation batts with poly.	960 SF	\$ 1,749.50	\$ 2,011.93
<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.	120 LF	\$ 1,180.27	\$ 1,357.31
Subtotal - Category 17		\$ 6,579.72	\$ 7,566.68
18. Drywall			
<u>Ceilings-</u> 1/2" or 5/8" drywall with smooth finish.	1700 SF	\$ 10,820.50	\$ 12,443.58
<u>Walls-</u> 1/2" drywall with smooth finish.	2560 SF	\$ 15,436.80	\$ 17,752.32
<u>Access panel:</u> Size: Manufacturer: Model: Type:	2 EA	\$ 564.22	\$ 648.85
<u>Boom/cartage fee</u> - all projects.	1 EA	\$ 355.10	\$ 408.37
Subtotal - Category 18		\$ 27,176.62	\$ 31,253.11
19. Tile and Stone			
<u>Tile backer underlayment-</u> on floor - thickness decided on-site.	40 SF	\$ 339.86	\$ 390.84

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: 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.	40 SF	\$	1,860.98	\$	2,140.13
Threshold- Corian single bevel- 36" long, approx. 1 3/4" wide: Color: glacier white or bisque Thickness: 1/4" or 1/2" NOTE: There will be an elevation difference between xxxx floor and hallway floor. We will do our best to minimize this.	1 EA	\$	87.84	\$	101.02
Prep for tiled shower floor (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.	15 SF	\$	697.87	\$	802.55
Tile backer. Standard for shower or wet walls.	77 SF	\$	628.06	\$	722.27

<u>Large format tile on shower surround walls using spacers.</u> <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.	77 SF	\$	3,380.06	\$	3,887.07
<u>Accent tile:</u> <i>\$16.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern:	2 SF	\$	153.55	\$	176.58
<u>Niche-stock size:</u> 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
<u>Edging-</u> (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Thickness: x, to match tile	2 EA	\$	116.71	\$	134.21
<u>Glass shelves- standard:</u> 14" standard glass shelf available at Tile Shop. Custom glass shelf available from Northwest Glass Fab- increase cost if this option chosen and specify size.	1 EA	\$	90.10	\$	103.62
<u>Corner shelves- Corian:</u> Color: Glacier white or Bisque	1 EA	\$	111.67	\$	128.42
<u>Grout and Caulk - Laticrete: Castle Standard</u> Color: Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints) Size: Location:	2 EA	\$	155.00	\$	178.25
<u>Stock Material Costs</u> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$	1,514.78	\$	1,742.00
Subtotal - Category 19		\$	10,427.03	\$	11,991.08
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>Bi-fold door:</u>	3 EA	\$	2,692.86	\$	3,096.79
Manufacturer:					
Model:					
Species:					
Style:					
Jamb: wood w stop or sheetrock opening					
Core: solid or hollow					
Finish hinge:					
Bore: single or none					
NOTE: Assumes a 42" wide opening or smaller. If larger than that, enter as quantity 2.					
<u>Pocket door:</u>	2 EA	\$	1,093.84	\$	1,257.92
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
<i>\$30 allowance</i>					
Manufacturer:					
Model:					
Type: privacy, passage, dummy					
Finish:					
<u>Door stop:</u>	4 EA	\$	61.87	\$	71.15
<i>\$5 allowance</i>					
Manufacturer:					
Model:					
Type: wall mount, hinge mount, etc.					
Finish:					
<u>Bi-fold knob/handle hardware:</u>	3 EA	\$	177.58	\$	204.21
<i>\$20 allowance</i>					
Manufacturer:					
Model:					
Type: passage or dummy					
Finish:					

<u>Pocket door hardware:</u>	2 EA	\$	295.96	\$	340.35
<i>\$50 allowance</i>					
Manufacturer:					
Model:					
Type: passage or privacy					
Finish:					
<u>Jamb and stop:</u>	2 EA	\$	520.70	\$	598.81
Species:					
Brande/stop profile #: or standard will be provided					
Jamb depth:					
Location: on x pocket or x bi-fold door					
<u>Casing</u> - moderate 1 piece:	600 LF	\$	5,575.45	\$	6,411.77
Manufacturer:					
Model:					
Species:					
Size:					
Picture framed: Y or N					
Stool detail (thickness/extension) and apron detail (height, profile #): or NA					
Location:					
<u>Base molding</u> - moderate 1 piece shorter base:	260 LF	\$	2,416.03	\$	2,778.43
Manufacturer:					
Model:					
Species:					
Size:					
Location:					
<u>Handrail</u> - basic gripable handrail with mounting hardware:	13 LF	\$	276.63	\$	318.13
Manufacturer:					
Model:					
Species:					
Model hardware:					
Finish hardware:					
<u>Closet organizational system.</u>	12 LF	\$	1,864.90	\$	2,144.63
-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:					

<u>Closet rod and shelf:</u>	12 LF	\$ 488.16	\$ 561.38
Manufacturer:			
Material/model rod:			
Material/model shelf:			
Color rod:			
Color shelf:			
Brackets shelf:			
Mounting hardware for rod:			
Location:			
Subtotal - Category 20		\$ 18,378.51	\$ 21,135.29
21. Cabinetry, Countertops and Appliances			
<u>Medicine Cabinet-</u> wall-mounted mirror/medicine cabinet:	1 EA	\$ 308.78	\$ 355.10
Allowance. \$150.00			
Manufacturer:			
Model:			
<u>Knobs and pulls:</u>	4 EA	\$ 69.91	\$ 80.40
\$7 allowance			
Manufacturer:			
Model:			
Size- center set:			
Projection:			
Finish:			
Location:			
<u>Knobs and pulls:</u>	6 EA	\$ 104.87	\$ 120.60
\$7 allowance			
Manufacturer:			
Model:			
Size- center set:			
Projection:			
Finish:			
Location:			
<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>	4 LF	\$ 1,408.24	\$ 1,619.48
Manufacturer: Crystal Cabinets			
Model: Current or frameless current			
NOTE: see specs above.			
<u>Quartz vanity top:</u>	1 EA	\$ 1,842.50	\$ 2,118.88
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			
Subtotal - Category 21		\$ 3,832.35	\$ 4,407.20

22. Specialties			
Bathroom accessories- moderate- 3 items:	1 EA	\$ 198.52	\$ 228.30
<i>\$60 allowance (20ea)</i> Manufacturer: Towel bar size/model: Towel bar size/model: Towel ring size/model: Toilet paper holder size/model: Robe hook size/model: Finish:			
Shower curtain rod- permanent/screw in:	1 EA	\$ 139.04	\$ 159.90
Manufacturer: Model: Finish:			
Option: Shower door and panel: Add \$2,037 - \$2,343 plus mgmt fees	0 EA	\$ 0.00	\$ 0.00
<i>Size: stock size 28"x80" door hinged off wall and remainder and approximately 32"x80" custom panel attached with u channel at the side and curb</i> <i>Style: frameless</i> <i>Glass: 3/8"</i> <i>Handle style: 8" tubular stock handle</i> <i>Finish hardware:</i> <i>Handle/hinge finish:</i> NOTE: if door hinges off panel, and panel doesn't go all the way to the ceiling, a header will go wall to wall above door and panel			
Subtotal - Category 22		\$ 337.57	\$ 388.20
23. Flooring			
Floor prep. Smoothing, flattening, etc.	2 HR	\$ 268.00	\$ 308.20
Carpet and pad:	825 SF	\$ 6,080.25	\$ 6,992.29
<i>\$4.50 allowance</i> Manufacturer: Line/series: Color: Pad:			
NOTE: New and existing hardwood flooring will not match exactly. Even when adjacent existing hardwoods are refinished or stained to achieve a closer match, differences will be apparent due to the varying grains and ages of the wood.			
Subtotal - Category 23		\$ 6,348.25	\$ 7,300.49
24. Painting and Decorating			
Ceilings- prime and painting:	1700 SF	\$ 3,804.26	\$ 4,374.90
Color: Standard flat ceiling white Rooms:			

<u>Walls-</u> prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	2560 SF	\$ 5,660.16	\$ 6,509.18
<u>Molding (base, casing)-</u> priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	860 LF	\$ 4,033.40	\$ 4,638.41
<u>Interior door-</u> priming and painting of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	9 EA	\$ 1,567.80	\$ 1,802.97
<p><i>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.</i></p> <p><i>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.</i></p>			
<p><i>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.</i></p>			
Subtotal - Category 24		\$ 15,065.62	\$ 17,325.46
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.	1 EA	\$ 1,179.22	\$ 1,356.10
<u>Street permit:</u> -St. Paul daily street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved. NOTE: For Unit temp storage, owner is responsible for own street permits in St. Paul.	60 DAY	\$ 964.80	\$ 1,109.52
<p><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></p>			

<u>30 Yard roll-off dumpster:</u> -10 ton maximum NOTE: For 30 days only. See line below for additional months.				2 EA	\$	1,504.77	\$	1,730.48	
<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.				2 MO	\$	665.71	\$	765.57	
Subtotal - Category 25						\$	4,314.50	\$	4,961.67
Project Subtotal						\$	293,775.53	\$	336,226.48
26. Designer Oversight & Project Management						\$	25,448.31	\$	29,265.55
27. Overhead and Profit						\$	39,990.19	\$	45,988.72
Grand Total**						\$	359,214.03	\$	413,096.13
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%*		\$ 8,980.35		Check or Cash Discount High 2.5%*	\$ 10,327.40		\$ 350,233.68	\$ 402,768.73	

*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.
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5 W. Diamond Lake Rd
Minneapolis, MN 55419
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2600 Johnson St. NE
Minneapolis, MN 55418
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6480 Wayzata Blvd.
Golden Valley, MN 55426
P) 763-333-0750

Need Help with Financing Options?



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