



## BUDGET ANALYSIS

### Client Information:

2nd Floor Bedroom - 375 SF

Address:

City, State, Zip:

Phone:

Email:

### Project Description:

Add 375 SF 2nd floor bedroom over attached garage. Remove rubber garage roof and decking. Frame new floor, walls, and rooflines that tie into existing roof. Finish exterior with fiber cement siding, aluminum soffit and 30-year architectural shingles. Includes drywall of interior walls and ceilings, insulation, and solid wood floor. Includes new fiberglass windows. Add electrical to code. NOTE: Assuming existing HVAC systems are adequate for additional load.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.				
	Qty.	Unit	Image	
				Low Budget      High Budget
<b>01. Permits and Design</b>				
<u>Permit.</u>		1 EA		\$ 2,856.00      \$ 3,427.20
<u>Design and Planning Process-</u> see Design and Planning Agreement for details.		1 EA		\$ 4,300.00      \$ 4,300.00

<u>Engineering allowance</u> - remote review, redline, and stamp.	1 EA	\$ 612.00	\$ 734.40
<u>Basic initial site plan.</u>	1 EA	\$ 204.00	\$ 244.80
NOTE: If after receiving this, set backs are in question/property lines very close to proposed addition, locating markers or a survey with a certified land surveyor may be needed.			
<b>Subtotal - Category 1</b>		<b>\$ 7,972.00</b>	<b>\$ 8,706.40</b>
<b>02. Site Prep and Demolition</b>			
<u>Client Responsibilities:</u>	1 EA	\$ 0.00	\$ 0.00
-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.			
<u>Site Prep Large Project or Addition:</u>	1 EA	\$ 1,748.52	\$ 2,098.23
-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.			
<u>Demolition of work area:</u>	375 SF	\$ 2,504.35	\$ 3,005.22
-Prep for 2nd floor addition. -Demo railing on roof. -Remove exterior storm door and exterior door and jamb. -Demo rubber roof, sheathing, and garage plaster ceiling.			
<u>Scaffolding</u> - set up and take down for exterior work or addition.	1 EA	\$ 468.70	\$ 562.43
<u>Tarps- Large 20' x 40'</u> heavy duty green tarps in area where roof is being removed.	1 EA	\$ 1,920.45	\$ 2,304.54
<u>EPA lead compliance small job.</u>	1 EA	\$ 301.13	\$ 361.36
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.			
<b>Subtotal - Category 2</b>		<b>\$ 6,943.15</b>	<b>\$ 8,331.78</b>
<b>03. Landscaping and Fence</b>			
<b>Subtotal - Category 3</b>		<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>			
<b>Subtotal - Category 4</b>		<b>\$ -</b>	<b>\$ -</b>
<b>05. Masonry</b>			
<b>Subtotal - Category 5</b>		<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>			
<u>Exterior wall framing.</u> Includes 1/2" OSB sheathing.	60 LF	\$ 3,145.88	\$ 3,775.05

<b><u>Addition floor framing OR flat roof framing.</u></b> Includes 3/4" tongue and groove plywood subfloor. <b>NOTE:</b> 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.	375 SF	\$ 5,603.09	\$ 6,723.70
<b><u>Interior walls.</u></b>	30 LF	\$ 705.97	\$ 847.16
<b><u>Truss roof.</u></b> 1/2" OSB, "H" clips @ 24" O.C. 2 story or higher, or complicated 1 story.	420 SF	\$ 9,322.54	\$ 11,187.05
<b><u>Misc. addition framing line-</u></b> for unforeseen materials and labor allowance at time of budget analysis.	1 EA	\$ 2,683.48	\$ 3,220.17
<b>Subtotal - Category 6</b>		<b>\$ 21,460.95</b>	<b>\$ 25,753.14</b>
<b>09. Roofing, Flashing, Gutters</b>			
<b><u>Asphalt shingle roofing- for additions.</u></b>	800 SF	\$ 8,062.08	\$ 9,674.50
Manufacturer:			
Type:			
<b><u>Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts.</u></b>	110 LF	\$ 1,870.00	\$ 2,244.00
Color:			
<b>Subtotal - Category 9</b>		<b>\$ 9,932.08</b>	<b>\$ 11,918.50</b>
<b>10. Exterior Trim, Porches and Decks</b>			
<b><u>Trim / Strap Work - Miratec or paint grade:</u></b>	150 LF	\$ 1,337.91	\$ 1,605.49
Width:			
Thickness:			
Profile if backband detail:			
Texture:			
<b>NOTE:</b> double the LF if backband is needed as well.			
<b>Subtotal - Category 10</b>		<b>\$ 1,337.91</b>	<b>\$ 1,605.49</b>
<b>11. Siding, Soffit, and Fascia</b>			
<b><u>House wrap-</u></b> 1 layer Tyvek.	480 SF	\$ 856.80	\$ 1,028.16
<b><u>Siding- Hardie fiber cement board lap:</u></b>	480 SF	\$ 14,361.60	\$ 17,233.92
Color:			
Lap size:			
Texture:			
Corner boards width, texture and color:			
Window and door trim width, texture and color:			
<b><u>Option: Siding- Stucco: Add \$3,000 - \$3,500</u></b>	0 SF	\$ 0.00	\$ 0.00
Manufacturer:			
Color:			
Texture:			
<b><u>Soffits and Fascia - Aluminum:</u></b>	60 LF	\$ 1,799.28	\$ 2,159.14
Color:			
Smooth or texture:			
Vented or non-vented:			
<b>Subtotal - Category 11</b>		<b>\$ 17,017.68</b>	<b>\$ 20,421.22</b>
<b>12. Exterior Doors and Trim</b>			
<b>Subtotal - Category 12</b>		<b>\$ -</b>	<b>\$ -</b>

13. Windows			
<b>Option: Add 1 Skylight \$2,300 - \$2,650 + Mgmt Fees</b> - Fresh air curb mounted no leak 0 EA 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.		\$ 0.00	\$ 0.00
<b>Full frame fiberglass window:</b> 8 EA \$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: Allowance for brickmould to be specified below		\$ 11,598.54	\$ 13,918.25
<b>Window Operating Control Device (WOCD)</b> (per window): 6 EA Manufacturer: Color: Note: Reference MN residential building code R312.2: Window fall protection. Needed when the lowest part of the window opening is located 72" or more above grade and within 36" of the finished floor. Exceptions: window replacements.		\$ 612.00	\$ 734.40
<b>Grids between glass (GBG)</b> (per sash): 8 EA Manufacturer: Material: Profile: Color: Size:		\$ 652.80	\$ 783.36
Subtotal - Category 13		\$ 12,863.34	\$ 15,436.01
14. Plumbing			
<p><b>NOTE:</b> 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><b>NOTE:</b> Any new waste or supply lines will be plastic, not copper or galvanized.</p>			

Subtotal - Category 14		\$ 0.00	\$ 0.00
<b>15. HVAC</b>			
<u>Mechanical permit.</u>	1 EA	\$ 170.00	\$ 204.00
<u>Rough in a new "loop" off the existing boiler for new space.</u> Furnish and install a two new cast iron base board radiators.	1 EA	\$ 6,256.00	\$ 7,507.20
<u>Addition high-velocity tube ductwork:</u> Vent cover color: <b>white or beige</b> <b>NOTE:</b> if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.	375 SF	\$ 3,060.00	\$ 3,672.00
Subtotal - Category 15		\$ 9,486.00	\$ 11,383.20
<b>16. Electrical</b>			
<i><b>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.</b></i>			
<i><b>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.</b></i>			
Device color: <b>White, light almond, or ivory are standard</b> Switch style: <b>Pole or Decora</b> Outlet style: <b>Decora or Standard</b>	1 EA	\$ 0.00	\$ 0.00
<i><b>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.</b></i>			
<u>Addition wiring.</u>	375 SF	\$ 5,355.00	\$ 6,426.00
<u>Electrical service mast-</u> relocate. Add \$1,845 - \$2,121 if needed. Client to look into burying electrical lines.	0 EA	\$ 0.00	\$ 0.00
<u>Sub-panel.</u>	1 EA	\$ 952.00	\$ 1,142.40
<u>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</u>	6 EA	\$ 1,428.00	\$ 1,713.60
Subtotal - Category 16		\$ 7,735.00	\$ 9,282.00
<b>17. Insulation</b>			
<i><b>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.</b></i>			

<b><u>Roof insulation:</u></b>	420 SF	\$	1,462.27	\$	1,754.73
-R-49 Blown fiberglass insulation with poly in attic rafters.					
-See separate line for air chutes.					
<b><u>Wall insulation-</u></b> R-19 Insulation batts with poly.	480 SF	\$	887.81	\$	1,065.37
<b><u>Floors and overhangs-</u></b> 5" closed cell spray foam insulation.	375 SF	\$	5,100.00	\$	6,120.00
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.					
<b>Subtotal - Category 17</b>		\$	<b>7,450.08</b>	\$	<b>8,940.10</b>
<b>18. Drywall</b>					
<b><u>Ceilings-</u></b> 1/2" or 5/8" drywall with smooth finish.	375 SF	\$	2,422.50	\$	2,907.00
<b><u>Walls-</u></b> 1/2" drywall with smooth finish.	704 SF	\$	4,308.48	\$	5,170.18
<b><u>Garage Ceiling - Fire taped only-</u></b> Install drywall in attic crawl space to cover up spray foam per code.	375 SF	\$	1,530.00	\$	1,836.00
<b><u>Boom/cartage fee</u></b> - all projects.	1 EA	\$	360.40	\$	432.48
<b>Subtotal - Category 18</b>		\$	<b>8,621.38</b>	\$	<b>10,345.66</b>
<b>19. Tile and Stone</b>					
<b>Subtotal - Category 19</b>		\$	-	\$	-
<b>20. Millwork, Doors, Hardware</b>					
<b><u>Pre-hung closet door:</u></b>	2 EA	\$	2,275.40	\$	2,730.48
Manufacturer:					
Model: Miracle Door					
Species:					
Style: Miracle					
Core: solid or hollow					
Finish hinge:					
Bore: single					
<b><u>Door knob/handle hardware:</u></b>	1 EA	\$	73.23	\$	87.88
\$30 allowance					
Manufacturer:					
Model:					
Type: privacy, passage, dummy					
Finish:					
<b><u>Door stop:</u></b>	2 EA	\$	31.18	\$	37.41
\$5 allowance					
Manufacturer:					
Model:					
Type: wall mount, hinge mount, etc.					
Finish:					

<b>Casing-</b> classic 1X with a backband:	160 LF	\$ 2,741.83	\$ 3,290.19
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:			
<b>Base molding</b> - classic 1X and top cap:	86 LF	\$ 1,649.17	\$ 1,979.01
Manufacturer:			
Model top cap:			
Species:			
Size of 1x:			
Size of top cap:			
Location:			
<b>Base shoe molding:</b>	86 LF	\$ 431.69	\$ 518.02
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
<b>Closet rod and shelf:</b>	12 LF	\$ 492.12	\$ 590.54
Manufacturer:			
Material/model rod:			
Material/model shelf:			
Color rod:			
Color shelf:			
Brackets shelf:			
Mounting hardware for rod:			
Location:			
<b>Subtotal - Category 20</b>		\$ 7,694.62	\$ 9,233.54
<b>21. Cabinetry, Countertops and Appliances</b>			
<b>Subtotal - Category 21</b>		\$ -	\$ -
<b>22. Specialties</b>			
<b>Subtotal - Category 22</b>		\$ -	\$ -
<b>23. Flooring</b>			
<b>Floor prep.</b> Smoothing, flattening, etc.	1 HR	\$ 136.00	\$ 163.20
<b>Carpet and pad:</b>	375 SF	\$ 2,805.00	\$ 3,366.00
\$4.50 allowance			
Manufacturer:			
Line/series:			
Color:			
Pad:			

<p><i>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.</i></p>		
Subtotal - Category 23	\$ 2,941.00	\$ 3,529.20
<b>24. Painting and Decorating</b>		
<u>Ceilings</u> - prime and painting: 375 SF Color: Standard flat ceiling white Rooms:	\$ 851.70	\$ 1,022.04
<u>Walls</u> - prime and paint: 704 SF Manufacturer: Color name and #: Sheen: Rooms:	\$ 1,579.78	\$ 1,895.73
<u>Molding (base, casing)</u> - staining and sealing: 246 LF Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	\$ 1,304.78	\$ 1,565.74
<u>Exterior Painting</u> - Siding and Strap work 1 EA	\$ 2,176.00	\$ 2,611.20
<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>  <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	\$ 5,912.26	\$ 7,094.71
<b>25. Clean Up and Debris Removal</b>		
<u>Disposal and clean-up:</u> 1 EA -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.	\$ 563.65	\$ 676.38
<u>Street permit:</u> 90 DAY -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.	\$ 1,468.80	\$ 1,762.56



<p><i><b>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.</b></i></p>							
<p><b><u>30 Yard roll-off dumpster:</u></b> -10 ton maximum <b>NOTE:</b> For 30 days only. See line below for additional months.</p>		1 EA		\$ 763.61		\$ 916.34	
<p><b><u>Portable restroom: Add \$300 per month if needed.</u></b> -Regular. <b>NOTE:</b> This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.</p>		0 MO		\$ 0.00		\$ 0.00	
<b>Subtotal - Category 25</b>				<b>\$ 2,796.07</b>		<b>\$ 3,355.28</b>	
<b>Project Subtotal</b>				<b>\$ 130,163.51</b>		<b>\$ 155,336.21</b>	
<b>26. Designer Oversight &amp; Project Management</b>				<b>\$ 12,300.45</b>		<b>\$ 14,760.54</b>	
<b>27. Overhead and Profit</b>				<b>\$ 19,329.28</b>		<b>\$ 23,195.14</b>	
<b>Grand Total**</b>				<b>\$ 161,793.24</b>		<b>\$ 194,151.89</b>	
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><b>**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.</b></p>							
<b>Check or Cash Discount Low 2.5%*</b>	<b>\$ 4,044.83</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 4,853.80</b>		<b>\$ 157,748.41</b>	<b>\$ 189,298.09</b>	

\*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

## Need Help with Financing Options?



[HTTPS://WWW.CASTLEBRI.COM/FINANCING-OPTIONS/](https://www.castlebri.com/financing-options/)