



BUDGET ANALYSIS

Client Information:

Second Story Addition- Full Finish - 1,000 SF
 Address:
 City, State, Zip:
 Phone:
 Email:

Project Description:

Add a 1000 SF second story addition which includes 3 bedrooms and 1 bathroom. New high efficiency HVAC system to supply addition and all electrical wiring to code. Includes James Hardie pre-finished fiber cement siding on entire home, hardie soffit and 30 year architectural shingles. Includes 12 3X4 foot double hung insulated clad-wood windows. Bathroom is 5' X 8'. Includes “classic” style finishes with tile tub/shower unit, toilet, vanity, tile flooring and mirrored recessed medicine cabinet. All trim, walls and ceiling to be painted. Carpeting in bedrooms, hall, and stairs. Assumes new stairs are stacked over stairs to the basement. Excludes water heater, laundry, and 2nd bath. Excludes laundry and low voltage electrical.

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	\$ 6,306.82	\$ 7,568.18
Design and Planning Process- see Design and Planning Agreement for details.	1 EA	\$ 14,398.24	\$ 14,398.24
Engineering allowance- more complex project review, redline, and stamp. NOTE: If city requires site inspection of framing by structural engineer with a letter confirming the plan was executed to drawings an additional charge of \$300 - \$500 will be added via Change Order.	1 EA	\$ 2,010.00	\$ 2,412.00
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	\$ 1,608.00	\$ 1,929.60
Subtotal - Category 1		\$ 24,323.06	\$ 26,308.02
02. Site Prep and Demolition			
Client Responsibilities: -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
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	\$ 1,738.52	\$ 2,086.23
Demolition of work area: -Prep for 2nd floor addition. -Demo roof, sheathing, rafters, overhangs, soffit, fascia, gutters, subfloor. -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>	1000 SF	\$ 5,342.61	\$ 6,411.13
Insulation removal- vacuum large amount of blown insulation in attics. Includes 3 yard gathering bags.	1 EA	\$ 1,604.52	\$ 1,925.43
Scaffolding- set up and take down for exterior work or addition.	1 EA	\$ 467.70	\$ 561.23
Vermiculite insulation in attic- 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	\$ 240.42
Tarps- Large 20' x 40' heavy duty green tarps in area where roof is being removed.	1 EA	\$ 1,911.85	\$ 2,294.22
EPA lead compliance large job.	1 EA	\$ 601.26	\$ 721.51
<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		\$ 11,866.81	\$ 14,240.17

03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Crane- rental of overhead crane for lifting beams and trusses on 2nd floor projects.	2 EA	\$ 2,148.69	\$ 2,578.43
Basic interior wall framing:	1 EA	\$ 347.53	\$ 417.04
-Prep walls and ceilings for drywall.			
-Furnish and install backers for rock and accessories.			
Exterior wall framing. Includes 1/2" OSB sheathing.	130 LF	\$ 6,779.67	\$ 8,135.60
Addition floor framing OR flat roof framing.	1000 SF	\$ 14,791.56	\$ 17,749.88
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.			
Interior walls.	150 LF	\$ 3,510.33	\$ 4,212.39
Option: Additional cost if new Stair tread and riser. Includes pine, paint grade treads and risers, 36" wide. 14 Add \$6,750.00.	0 EA	\$ 0.00	\$ 0.00
Truss roof. 1/2" OSB, "H" clips @ 24" O.C. 2 story or higher, or complicated 1 story.	1134 SF	\$ 25,023.43	\$ 30,028.12
Misc. addition framing line- for unforeseen materials and labor allowance at time of budget analysis.	1 EA	\$ 5,346.96	\$ 6,416.35
Subtotal - Category 6		\$ 57,948.17	\$ 69,537.80
09. Roofing, Flashing, Gutters			
Asphalt shingle roofing- for additions.	1344 SF	\$ 13,345.11	\$ 16,014.14
Manufacturer:			
Type:			
Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts.	160 LF	\$ 2,680.00	\$ 3,216.00
Color:			
Subtotal - Category 9		\$ 16,025.11	\$ 19,230.14
10. Exterior Trim, Porches and Decks			
Subtotal - Category 10		\$ -	\$ -
11. Siding, Soffit, and Fascia			
Demo siding in affected areas.	1300 SF	\$ 5,121.48	\$ 6,145.78
House wrap- 1 layer Tyvek.	2700 SF	\$ 4,748.63	\$ 5,698.35

<u>Siding- Hardie fiber cement board lap:</u> Color: Lap size: Texture: Corner boards width, texture and color: Window and door trim width, texture and color:	2700 SF	\$ 68,742.00	\$ 82,490.40
<u>Soffits- Hardie Panels:</u> Primed and pre-painted with standard color. Color: Vented or non-vented:	160 LF	\$ 3,181.58	\$ 3,817.89
Subtotal - Category 11		\$ 81,793.68	\$ 98,152.42
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -
13. Windows			
<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: All windows in bathrooms must be tempered glass	13 EA	\$ 18,602.37	\$ 22,322.85
<u>Window Operating Control Device (WOCD)(per window):</u> 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.	3 EA	\$ 301.50	\$ 361.80
Additional Cost: Simulated divided lite (SDL)(per sash): Add \$3,600.00 Qty 13. Manufacturer: Material: Profile: Color:	0 EA	\$ 0.00	\$ 0.00
Subtotal - Category 13		\$ 18,903.87	\$ 22,684.65
14. Plumbing			

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.

NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.

<u>Plumbing Permit.</u>	1 EA	\$ 368.50	\$ 442.20
<u>Under mount vanity sink:</u> \$160 allowance Manufacturer: Model:	1 EA	\$ 628.14	\$ 753.77
<u>Lav faucet:</u> \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 830.37	\$ 996.45
<u>5' cast iron tub:</u> \$500 allowance Drain side: Manufacturer: Model: Finish:	1 EA	\$ 2,055.24	\$ 2,466.29
<u>Tub waste and overflow:</u> \$85 allowance Manufacturer: Model: Finish:	1 EA	\$ 292.35	\$ 350.82
<u>Tub filler faucet, valve, trim, and rough-in valve:</u> \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 934.90	\$ 1,121.89
<u>Toilet:</u> \$300 allowance Manufacturer: Model: Color:	1 EA	\$ 1,001.90	\$ 1,202.29
<u>Attic or 2nd floor bathroom rough-in.</u>	1 EA	\$ 6,402.52	\$ 7,683.02
<u>Roof jack</u> on new plumbing vent penetrations.	1 EA	\$ 335.70	\$ 402.85
<u>Move other venting.</u> For 2nd floor addition projects or when completing attic finishes.	1 EA	\$ 871.00	\$ 1,045.20
Subtotal - Category 14		\$ 13,720.63	\$ 16,464.76
15. HVAC			
<u>Mechanical permit.</u>	1 EA	\$ 167.50	\$ 201.00

<p>Bath fan- CBR furnish, HVAC install, and Elec wire: Manufacturer: Panasonic Model: FV-0510VS1 NOTE: see hvac for install/venting.</p>	1 EA	\$ 336.37	\$ 403.64
<p>New 2nd floor addition: -Variou hvac work necessary- furnace, a/c, duct runs, extending fan/hood vents, etc. -Add additional work for 1st floor if needed.</p>	1 EA	\$ 29,480.00	\$ 35,376.00
Subtotal - Category 15		\$ 29,983.87	\$ 35,980.64
16. Electrical			
<p><i>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.</i></p>			
<p><i>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.</i></p>			
<p>Electrical Permit.</p>	1 EA	\$ 247.90	\$ 297.48
<p>Device color: White, light almond, or ivory are standard</p>	1 EA	\$ 0.00	\$ 0.00
<p>Switch style: Pole or Decora</p>			
<p>Outlet style: Decora or Standard</p>			
<p>Bathroom price for electrical:</p>	1 EA	\$ 2,010.00	\$ 2,412.00
<p>-GFCI receptacle to code -Switches and wiring in bath -Lutron push button timer switch for the bath fan</p>			
<p>Sconce- CBR furnish and elec install: \$200 allowance Manufacturer: Model: Finish: Bulb:</p>	2 EA	\$ 924.60	\$ 1,109.52
<p>Light fixture- CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:</p>	6 EA	\$ 2,186.88	\$ 2,624.26
<p><i>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.</i></p>			

<u>Addition wiring.</u>	1000 SF	\$ 14,070.00	\$ 16,884.00
<u>Electrical service mast</u> - relocate.	1 EA	\$ 2,010.00	\$ 2,412.00
<u>Electrical panel</u> - 200 Amp, 30 circuit. May be eligible for IRA tax credit	1 EA	\$ 4,891.00	\$ 5,869.20
<u>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</u>	4 EA	\$ 938.00	\$ 1,125.60
Subtotal - Category 16		\$ 27,278.38	\$ 32,734.06
17. Insulation			
<i>NOTE: if insulation is replacing vermiculite insulation, part of the replacement cost may be eligible for reimbursement via the zonalite 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>Roof insulation:</u> -R-49 Blown fiberglass insulation with poly in attic rafters. -See separate line for air chutes.	1134 SF	\$ 3,890.07	\$ 4,668.09
<u>Wall insulation</u> - R-19 Insulation batts with poly.	1040 SF	\$ 1,895.30	\$ 2,274.36
<u>Exterior walls</u> - 3" closed spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	130 SF	\$ 1,045.20	\$ 1,254.24
Subtotal - Category 17		\$ 6,830.57	\$ 8,196.68
18. Drywall			
<u>Ceilings</u> - 1/2" or 5/8" drywall with smooth finish.	1000 SF	\$ 6,365.00	\$ 7,638.00
<u>Walls</u> - 1/2" drywall with smooth finish.	3440 SF	\$ 20,743.20	\$ 24,891.84
<u>Patching and skim coating</u> - plaster walls/ceilings.	200 SF	\$ 1,541.00	\$ 1,849.20
<u>Access panel:</u> Size: Manufacturer: Model: Type:	1 EA	\$ 282.11	\$ 338.53
<u>Boom/cartage fee</u> - all projects.	1 EA	\$ 355.10	\$ 426.12
Subtotal - Category 18		\$ 29,286.41	\$ 35,143.69
19. Tile and Stone			
<u>Tile backer underlayment</u> - on floor - thickness decided on-site.	40 SF	\$ 339.86	\$ 407.83

<p>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.</p>	40 SF	\$	1,860.98	\$	2,233.18
<p>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.</p>	1 EA	\$	87.84	\$	105.41
<p>Tile backer. Standard for shower or wet walls.</p>	64 SF	\$	522.02	\$	626.43
<p>Subway tile on shower surround walls. Castle standard. Manufacturer: American Olean Line: Size: 3"x 6" Color: Ice white Thickness: Pattern: NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions.</p>	64 SF	\$	2,953.16	\$	3,543.79
<p>Accent tile: <i>\$16.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern:</p>	2 SF	\$	153.55	\$	184.26
<p>Bullnose tile: <i>\$4.50/lf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern:</p>	21 LF	\$	326.06	\$	391.27
<p>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:</p>	1 EA	\$	77.50	\$	93.00

Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$ 944.32	\$ 1,133.18
Subtotal - Category 19		\$ 7,265.29	\$ 8,718.35
20. Millwork, Doors, Hardware			
Pre-hung door:	5 EA	\$ 3,280.20	\$ 3,936.24
Manufacturer:			
Model:			
Species:			
Style:			
Core: solid or hollow			
Finish hinge:			
Bore: single			
Bi-pass door:	3 EA	\$ 3,293.55	\$ 3,952.26
Manufacturer:			
Model:			
Species:			
Style:			
Jamb: wood w stop or sheetrock opening			
Core: solid or hollow			
Finish hinge:			
Bore: single or none			
NOTE: 2 door slabs are included on this line.			
Door knob/handle hardware:	5 EA	\$ 362.96	\$ 435.55
\$30 allowance			
Manufacturer:			
Model:			
Type: privacy, passage, dummy			
Finish:			
Door stop:	5 EA	\$ 77.34	\$ 92.81
\$5 allowance			
Manufacturer:			
Model:			
Type: wall mount, hinge mount, etc.			
Finish:			
Jamb:	60 LF	\$ 1,137.82	\$ 1,365.38
Species:			
Size:			
Location:			
NOTE: The casing for the opening is on the casing line.			
Casing - moderate 1 piece:	580 LF	\$ 5,389.60	\$ 6,467.52
Manufacturer:			
Model:			
Species:			
Size:			
Picture framed: Y or N			
Stool detail (thickness/extension) and apron detail (height, profile #): or NA			
Location:			

Base molding - moderate 1 piece shorter base:	430 LF	\$	3,995.74	\$	4,794.89
Manufacturer:					
Model:					
Species:					
Size:					
Location:					
Base shoe molding:	13 LF	\$	65.01	\$	78.01
Manufacturer:					
Model:					
Species:					
Size:					
Location:					
Skirt board - 1 piece:	32 LF	\$	959.44	\$	1,151.33
Manufacturer:					
Model:					
Species:					
Size:					
Top cap and cove:	32 LF	\$	949.88	\$	1,139.85
Manufacturer:					
Model cove:					
Species:					
Size 1x:					
Size cove:					
Edges: eased or x					
Location:					
Set up fee and delivery - for custom millwork profile.	2 EA	\$	412.37	\$	494.84
Handrail - basic gripable handrail with mounting hardware:	16 LF	\$	340.47	\$	408.57
Manufacturer:					
Model:					
Species:					
Model hardware:					
Finish hardware:					
Closet rod and shelf:	15 LF	\$	610.20	\$	732.24
Manufacturer:					
Material/model rod:					
Material/model shelf:					
Color rod:					
Color shelf:					
Brackets shelf:					
Mounting hardware for rod:					
Location:					
Subtotal - Category 20		\$	20,874.57	\$	25,049.49
21. Cabinetry, Countertops and Appliances					
Medicine Cabinet - wall-mounted mirror/medicine cabinet:	2 EA	\$	617.56	\$	741.07
Allowance. \$150.00					
Manufacturer:					
Model:					

<p><u>Knobs and pulls:</u> <i>\$7 allowance</i> Manufacturer: Model: Size- center set: Projection: Finish: Location:</p>	10 EA	\$	174.78	\$	209.74
<p><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.</p>	1 EA	\$	0.00	\$	0.00
<p><u>Prep for Cabinet install.</u> Meet delivery truck, unload, unbox cabinets, breakdown cardboard.</p>	7 LF	\$	171.59	\$	205.90
<p><u>Pantry/Linen cabinets:</u> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.</p>	2 LF	\$	1,912.79	\$	2,295.35
<p><u>Vanity base cabinets:</u> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.</p>	5 LF	\$	1,760.30	\$	2,112.36

<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	\$ 2,211.00
Subtotal - Category 21		\$ 6,479.52	\$ 7,775.42
22. Specialties			
<u>Bathroom accessories-</u> 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: <u>Shower curtain rod-</u> permanent/screw in: Manufacturer: Model: Finish:	1 EA	\$ 198.52	\$ 238.22
	1 EA	\$ 139.04	\$ 166.85
Subtotal - Category 22		\$ 337.56	\$ 405.08
23. Flooring			
<u>Carpet and pad-</u> upgraded: \$5.75 allowance Manufacturer: Line/series: Color: Pad:	930 SF	\$ 8,411.85	\$ 10,094.22
<u>Carpet on stairs-</u> per set of tread/riser. Assumes full width of stairs, not a runner.	14 EA	\$ 517.78	\$ 621.33
<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		\$ 8,929.63	\$ 10,715.55
24. Painting and Decorating			
<u>Ceilings-</u> prime and painting: Color: Standard flat ceiling white Rooms:	1200 SF	\$ 2,685.36	\$ 3,222.43

<u>Walls</u> - prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	3440 SF	\$ 7,605.84	\$ 9,127.01
<u>Molding (base, casing)</u> - priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	1010 LF	\$ 4,736.90	\$ 5,684.28
<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.	11 EA	\$ 1,916.20	\$ 2,299.44
<u>Paint or stain match by Sub.</u> Take sample to store, get matched, and approved by client.	1 EA	\$ 67.00	\$ 80.40
<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		\$ 17,011.30	\$ 20,413.56
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	\$ 1,479.75	\$ 1,775.71
<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.	5 MO	\$ 871.00	\$ 1,045.20
<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>			

20 Yard roll-off dumpster: -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	4 EA	\$ 2,600.46	\$ 3,120.55
Portable restroom: 5 Months. Add \$1,400.00 if needed. -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.	0 MO	\$ 0.00	\$ 0.00
Subtotal - Category 25		\$ 4,951.21	\$ 5,941.45
Project Subtotal		\$ 383,809.65	\$ 457,691.93
26. Designer Oversight & Project Management		\$ 33,247.51	\$ 39,897.01
27. Overhead and Profit		\$ 52,246.09	\$ 62,695.31
Grand Total**		\$ 469,303.25	\$ 563,163.90
<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%*	\$ 11,732.58	Check or Cash Discount High 2.5%*	\$ 14,079.10
			\$ 457,570.67
			\$ 549,084.80

*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?



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