



BUDGET ANALYSIS

Date: 11/29/2023

All pricing valid 21 days

Client Information:

Second Story Addition- Full Finish

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		\$ 5,124.00	\$ 5,636.40
Design and Planning Process- see Design and Planning Agreement for details.	1	EA		\$ 10,500.00	\$ 10,500.00
Engineering allowance- more complex project review, redline, and stamp.	1	EA		\$ 1,830.00	\$ 2,013.00
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		\$ 1,464.00	\$ 1,610.40
Subtotal - Category 1				\$ 18,918.00	\$ 19,759.80
02. Site Prep and Demolition					
Site Prep Large Project or Addition: -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area. -Poly curtain walls and zipper doors to work area.	1	EA		\$ 1,954.00	\$ 2,149.40

Demolition of work area:	1000 SF	\$ 6,720.00	\$ 7,392.00
-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>			
Insulation removal- vacuum large amount of blown insulation in attics. Includes 3 yard gathering bags.	1 EA	\$ 1,832.00	\$ 2,015.20
Scaffolding- set up and take down for exterior work or addition.	2 EA	\$ 1,130.00	\$ 1,243.00
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	\$ 252.00	\$ 277.20
Tarps- heavy duty green tarps in area where roof is being removed.	1 EA	\$ 2,143.60	\$ 2,357.96
EPA lead compliance large job.	1 EA	\$ 733.00	\$ 806.30
Subtotal - Category 2		\$ 14,764.60	\$ 16,241.06
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Forklift- rental of 4x4 forklift (Lull) for 2 weeks for 2nd floor projects. If needed add \$5,000.00.	0 EA	\$ 0.00	\$ 0.00
Crane- rental of overhead crane for lifting beams and trusses on 2nd floor projects.	2 EA	\$ 1,952.00	\$ 2,147.20
Basic interior wall framing: -Flatten walls and ceiling. -Fur out as needed. -Furnish and install backers for rock and accessories.	1 EA	\$ 433.60	\$ 476.96
Exterior wall framing. Includes 1/2" OSB sheathing.	130 LF	\$ 9,583.60	\$ 10,541.96
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor. NOTE: Open web trusses are included for this line item. See column O and adjust wording and price to what you need/remove this bolded wording.	1000 SF	\$ 23,044.00	\$ 25,348.40
Interior walls.	150 LF	\$ 4,602.00	\$ 5,062.20
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. 2' overhangs.	1134 SF	\$ 23,882.04	\$ 26,270.24
Misc. addition framing line- for unforeseen materials and labor allowance at time of budget analysis.	1 EA	\$ 6,260.00	\$ 6,886.00
Subtotal - Category 6		\$ 69,757.24	\$ 76,732.96
09. Roofing, Flashing, Gutters			
Asphalt shingle roofing. For additions. 5/12 pitch. Manufacturer: Type:	1344 SF	\$ 8,443.03	\$ 9,287.34
Gutters- standard 5" and 3x4 downspouts. Color:	160 LF	\$ 4,880.00	\$ 5,368.00
Subtotal - Category 9		\$ 13,323.03	\$ 14,655.34
10. Exterior Trim, Porches and Decks			
Subtotal - Category 10		\$ -	\$ -
11. Siding, Soffit, and Fascia			
Demo siding in affected areas.	1300 SF	\$ 4,662.84	\$ 5,129.12
House wrap- 1 layer Tyvek.	2700 SF	\$ 4,117.50	\$ 4,529.25

Siding- Hardie fiber cement board lap:	2700 SF	\$ 41,504.40	\$ 45,654.84
Color:			
Lap size:			
Texture:			
Corner boards width, texture and color:			
Window and door trim width, texture and color:			
Soffits- Hardie Panels:	160 LF	\$ 3,803.10	\$ 4,183.41
Primed and pre-painted with standard color. Color:			
Vented or non-vented:			
Subtotal - Category 11		\$ 54,087.84	\$ 59,496.63
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -
13. Windows			
Full frame fiberglass window:	13 EA	\$ 16,436.21	\$ 18,079.83
\$800 allowance			
Manufacturer:			
Line:			
Operation type, size, jamb, tempering, egress notes: see plan/schedule			
Exterior color:			
Interior color:			
Glass: clear Low E2 w/ Argon is standard- modify if something else desired			
Grids (type, size, pattern, color):			
Weather strip color:			
Hardware type/color:			
WOCD: Y or N (and specify color, if diff. from hardware)			
Screen surround material/color:			
Screen color:			
Exterior Brickmould profile/material/color/size: if comes with window, if not specify under			
Window install material (flashing, caulk, shims, etc.).	13 EA	\$ 793.00	\$ 872.30
Window Operating Control Device (WOCD) (per window):	3 EA	\$ 274.50	\$ 301.95
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.			
Additional Cost: Simulated divided lite (SDL) (per sash): Add \$3,600.00 Qty 13.	0 EA	\$ 0.00	\$ 0.00
Manufacturer:			
Material:			
Profile:			
Color:			
Size:			
Subtotal - Category 13		\$ 17,503.71	\$ 19,254.08
14. Plumbing			
Plumbing Permit.	1 EA	\$ 335.50	\$ 369.05
Under mount vanity sink:	1 EA	\$ 571.89	\$ 629.08
\$160 allowance			
Manufacturer:			
Model:			
Lav faucet:	1 EA	\$ 747.47	\$ 822.22
\$300 allowance			
Manufacturer:			
Model:			
Finish:			
5' cast iron tub:	1 EA	\$ 1,918.42	\$ 2,110.26
\$500 allowance			
Drain side:			
Manufacturer:			
Model:			
Finish:			
Tub waste and overflow:	1 EA	\$ 266.17	\$ 292.78
\$85 allowance			
Manufacturer:			
Model:			
Finish:			

Tub filler faucet, valve, trim, and rough-in valve: \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 906.08	\$ 996.69
Toilet: \$300 allowance Manufacturer: Model: Color:	1 EA	\$ 747.48	\$ 822.23
Attic or 2nd floor bathroom rough-in.	1 EA	\$ 5,422.90	\$ 5,965.19
Roof jack on new plumbing vent penetrations.	1 EA	\$ 400.10	\$ 440.11
Extnd venting for other existing fixtures.	1 EA	\$ 1,220.00	\$ 1,342.00
Subtotal - Category 14		\$ 12,536.01	\$ 13,789.61
15. HVAC			
Mechanical permit.	1 EA	\$ 152.50	\$ 167.75
Bathroom fan- install and vent to the exterior.	2 EA	\$ 2,074.00	\$ 2,281.40
New 2nd floor addition: -Various hvac work necessary- furnace, a/c, duct runs, extending fan/hood vents, etc. -Add additional work for 1st floor if needed.	1 EA	\$ 26,840.00	\$ 29,524.00
Subtotal - Category 15		\$ 29,066.50	\$ 31,973.15
16. Electrical			
Electrical Permit.	1 EA	\$ 225.70	\$ 248.27
Device color: White, light almond, or ivory are standard Switch style: Pole or Decora	1 EA	\$ 0.00	\$ 0.00
Bathroom price for electrical: -GFCI receptacle to code -Switches and wiring in bath -Lutron push button timer switch for the bath fan	1 EA	\$ 1,830.00	\$ 2,013.00
Sconce- CBR furnish and elec install: \$75 allowance Manufacturer: Model: Finish: Bulb:	2 EA	\$ 466.04	\$ 512.64
Light fixture- CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	5 EA	\$ 1,659.20	\$ 1,825.12
Light fixture- CBR furnish and elec install: \$250 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$ 463.60	\$ 509.96
Bath fan- CBR furnish, HVAC install, and Elec wire: Manufacturer: Panasonic Model: FV-0510VS1 NOTE: see hvac for install/venting.	1 EA	\$ 306.24	\$ 336.87
Addition wiring.	1000 SF	\$ 12,810.00	\$ 14,091.00
Relocate electrical service mast, temp disconnect	1 EA	\$ 3,050.00	\$ 3,355.00
Electrical panel- 200 Amp, 30 circuit. May be eligible for IRA tax credit	1 EA	\$ 2,318.00	\$ 2,549.80
5" recessed LED light, 6" disk LED light, or 6" wafer LED light.	4 EA	\$ 854.00	\$ 939.40
Subtotal - Category 16		\$ 23,982.78	\$ 26,381.06
17. Insulation			

Roof insulation: -R-49 Blown fiberglass insulation with poly in attic rafters. -See separate line for air chutes.	1134 SF	\$ 3,541.71	\$ 3,895.88
Wall insulation- R-19 Insulation batts with poly.	1040 SF	\$ 1,725.57	\$ 1,898.12
Rim joists- 3" spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	130 LF	\$ 1,164.12	\$ 1,280.54
Subtotal - Category 17		\$ 6,431.40	\$ 7,074.54
18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	1000 SF	\$ 5,795.00	\$ 6,374.50
Walls- 1/2" drywall with smooth finish.	3440 SF	\$ 18,885.60	\$ 20,774.16
Patching and skim coating- main floor plaster walls/ceilings.	200 SF	\$ 1,403.00	\$ 1,543.30
Access panel: Size: Manufacturer: Model: Type:	1 EA	\$ 298.50	\$ 328.35
Boom/cartage fee - all projects.	1 EA	\$ 323.30	\$ 355.63
Subtotal - Category 18		\$ 26,705.40	\$ 29,375.94
19. Tile and Stone			
Tile backer underlayment- on floor - thickness decided on-site.	40 SF	\$ 399.00	\$ 438.90
Floor: \$6.50/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.	40 SF	\$ 1,453.06	\$ 1,598.37
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	\$ 96.45	\$ 106.10
Tile backer. Standard for shower or wet walls.	64 SF	\$ 612.86	\$ 674.15
Subway tile on shower surround walls. Castle standard. Manufacturer: American Olean Line: Size: 3"x 6" Color: Ice white Thickness: Pattern:	64 SF	\$ 3,376.64	\$ 3,714.30
NOTE: Tile extends to ceiling on shower walls. While ceiling furring is included to avoid slivers/wedges of tile, due to the nature of existing older homes, some may be unavoidable. Castle will minimize them as much as possible.			
Accent tile: \$16.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern:	2 SF	\$ 166.67	\$ 183.34

Bullnose tile: <i>\$4.50/lf allowance</i>	21 LF	\$ 342.01	\$ 376.21
Manufacturer:			
Line:			
Size:			
Color:			
Thickness:			
Pattern:			
Grout - Custom Building Products:	1 EA	\$ 40.46	\$ 44.50
Color:			
Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints)			
Size:			
Location:			
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$ 616.42	\$ 678.06
Subtotal - Category 19		\$ 7,103.57	\$ 7,813.92
20. Millwork, Doors, Hardware			
Base shoe molding:	14 LF	\$ 91.37	\$ 100.50
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Base molding - moderate 1 piece shorter base:	430 LF	\$ 4,995.74	\$ 5,495.31
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Casing - moderate 1 piece:	580 LF	\$ 6,738.44	\$ 7,412.28
Manufacturer:			
Model:			
Species:			
Size:			
Picture framed: Y or N			
Stool detail (thickness/extension) and apron detail (height, profile #): or NA			
Location:			
Jamb:	60 LF	\$ 1,320.12	\$ 1,452.13
Species:			
Size:			
Location:			
NOTE: The casing for the opening is on the casing line.			
Skirt board - 1 piece:	32 LF	\$ 1,062.98	\$ 1,169.28
Manufacturer:			
Model:			
Species:			
Size:			
Top cap and cove:	32 LF	\$ 1,016.38	\$ 1,118.02
Manufacturer:			
Model cove:			
Species:			
Size 1x:			
Size cove:			
Edges: eased or x			
Location:			
Set up fee and delivery - for custom millwork profile.	2 EA	\$ 388.07	\$ 426.88
Pre-hung door:	5 EA	\$ 3,479.85	\$ 3,827.84
Manufacturer:			
Model:			
Species:			
Style:			
Core: solid or hollow			
Finish hinge:			
Bore: single			

Bi-pass door:	3 EA	\$ 3,146.63	\$ 3,461.29
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	\$ 409.40	\$ 450.34
\$30 allowance			
Manufacturer:			
Model:			
Type: privacy, passage, dummy			
Finish:			
Door stop:	5 EA	\$ 90.15	\$ 99.17
\$5 allowance			
Manufacturer:			
Model:			
Type: wall mount, hinge mount, etc.			
Finish:			
Handrail- basic gripable handrail with mounting hardware:	16 LF	\$ 354.19	\$ 389.61
Manufacturer:			
Model:			
Species:			
Model hardware:			
Finish hardware:			
Closet rod and shelf:	15 LF	\$ 703.58	\$ 773.93
Manufacturer:			
Material/model rod:			
Material/model shelf:			
Color rod:			
Color shelf:			
Brackets shelf:			
Mounting hardware for rod:			
Location:			
Subtotal - Category 20		\$ 23,796.90	\$ 26,176.59
21. Cabinetry, Countertops and Appliances			
Medicine Cabinet- wall-mounted mirror/medicine cabinet:	1 EA	\$ 320.60	\$ 352.66
Allowance. \$150.00			
Manufacturer:			
Model:			
Knobs and pulls:	10 EA	\$ 198.60	\$ 218.46
\$7 allowance			
Manufacturer:			
Model:			
Size- center set:			
Projection:			
Finish:			
Location:			

CABINET SPECS: Cabinet Line: Crystal Current, Keyline, or Encore Box Type: Framed, Inset, or Frameless Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: current- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate available current frameless, all plywood green core box with natural maple veneer available if keyline; finished interiors of any cabinets would be noted on plans. Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown: Shoe: Yes Finished end: Furniture groove finished end (standard) or optional upgrade to flush finished Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included. Crystal accessories (location noted on plan): Other accessories provided by Castle (location noted on plan): Other modifications will be noted on plans, examples: finished bottoms, recessed bottoms	1 EA	\$	0.00	\$	0.00
Prep for Cabinet install. Meet delivery truck, unload, unbox cabinets, breakdown cardboard.	7 LF	\$	247.40	\$	272.14
Pantry/Linen cabinets:	2 LF	\$	1,821.77	\$	2,003.95
Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.					
Vanity base cabinets:	5 LF	\$	1,803.98	\$	1,984.37
Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.					
Quartz vanity top:	1 EA	\$	1,677.50	\$	1,845.25
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 line 1/2" inset					
Subtotal - Category 21		\$	6,069.85	\$	6,676.83
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:	1 EA	\$	239.95	\$	263.95
Shower curtain rod- permanent/screw in: Manufacturer: Model: Finish:	1 EA	\$	162.12	\$	178.33
Subtotal - Category 22		\$	402.07	\$	442.27
23. Flooring					
Carpet and pad- upgraded: \$5.75 allowance Manufacturer: Line/series: Color: Pad:	930 SF	\$	7,658.55	\$	8,424.41
Carpet on stairs- per set of tread/riser. Assumes full width of stairs, not a runner.	14 EA	\$	471.41	\$	518.55

Subtotal - Category 23		\$	8,129.96	\$	8,942.95
24. Painting and Decorating					
Ceilings- prime and painting: Color: Standard flat ceiling white Rooms:	1200 SF	\$	2,868.60	\$	3,155.46
Walls- prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	3440 SF	\$	6,068.85	\$	6,675.73
Molding (base, casing)- priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	1010 LF	\$	9,673.28	\$	10,640.60
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.	11 EA	\$	2,858.63	\$	3,144.49
Paint or stain match by Castle. Take sample to store, get matched, and approved by client.	1 EA	\$	231.00	\$	254.10
Subtotal - Category 24		\$	21,700.35	\$	23,870.38
25. Clean Up and Debris Removal					
Disposal and clean-up: -Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project. Street permit: -Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	1 EA	\$	2,018.06	\$	2,219.86
20 Yard roll-off dumpster: -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	4 EA	\$	2,156.96	\$	2,372.66
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		\$	4,754.52	\$	5,229.97
Project Subtotal		\$	359,033.72	\$	393,887.09
26. Designer Oversight & Project Management		\$	37,698.54	\$	41,468.39
27. Overhead and Profit		\$	59,240.56	\$	65,164.62
Grand Total**		\$	455,972.83	\$	501,570.11
<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%*	\$	11,399.32	Check or Cash Discount High 2.5%*	\$	12,539.25
		\$	444,573.51	\$	489,030.86

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