

**Second Story Addition- Shell Only**

**Address:**

**City, State, Zip:**

**Phone:**

**Email:**



**BUDGET ANALYSIS**

**Project Description:**

**Date: 4/25/2023**

Add a 1000 SF second story addition which includes 3 bedrooms and 1 bathroom. New heating/ac 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 is 5' X 8'. Stop at drywall. Owner to complete remaining finishes. Excludes water heater, laundry, and 2nd bath. Excludes laundry and low voltage electrical.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 5,625.00	\$ 6,468.75
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 16,000.00	\$ 16,000.00
Engineering allowance- more complex project review, redline, and stamp.	1	EA	\$ 1,875.00	\$ 2,156.25
Have a surveyor 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. <b>NOTE:</b> 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	\$ 1,500.00	\$ 1,725.00
<b>Subtotal - Category 1</b>			<b>\$ 25,000.00</b>	<b>\$ 26,350.00</b>
<b>02. Site Prep and Demolition</b>				
Site Prep Large Project or Addition (Includes floor protection, poly curtain walls, and delivery of tools/equipment and set up of job site). Place yard sign and order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 1,786.20	\$ 2,054.13
Demolition of work area to EPA lead safe work practices. Prep for 2nd floor addition: removing roof, sheathing, rafters, overhangs, soffit, fascia, gutters, subfloor, and ceiling of main floor. See other lines for insulation removal or interior finish removal- not included. <i>Note- if drywall below and existing joists are not removed, a substantial amount of drywall patching and repainting of the entire floor below the addition is necessary and costs will be added in below sections. Allowances for applicable crown and cove repairs, textures, etc. will be noted and added as well.</i>	1000	SF	\$ 7,056.00	\$ 8,114.40
Insulation vacuum for removing large amount of blown insulation in attics. Includes 3 yard gathering bags.	1	EA	\$ 2,616.80	\$ 3,009.32
Charge to set up and take down scaffolding for exterior work or addition.	1	EA	\$ 591.70	\$ 680.46
For 2nd floor addition projects: rental of 4x4 forklift (Lull) for 2 weeks	1	EA	\$ 2,500.00	\$ 2,875.00
Furnish and install tarps in area where roof is being removed.	1	EA	\$ 3,021.00	\$ 3,474.15

<p><i>NOTE: Although care is taken to carefully remove materials from wall and floor surfaces, 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 and can be handled with a Change Order. 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 some of the existing finish off. Any additional repairs will be an additional charge and dealt with via Change Order.</i></p>		1 Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			\$ 17,571.70	\$ 20,207.46
<b>03. Landscaping and Fence - By Field Outdoor Spaces or homeowner</b>				
<b>Subtotal - Category 3</b>			\$ -	\$ -
<b>04. Concrete and Foundation</b>				
<b>Subtotal - Category 4</b>			\$ -	\$ -
<b>05. Masonry</b>				
Extend chimney	1 EA		\$ 12,500.00	\$ 14,375.00
<b>Subtotal - Category 5</b>			\$ 12,500.00	\$ 14,375.00
<b>06. Framing</b>				
Basic interior wall framing: Flatten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1 EA		\$ 452.80	\$ 520.72
Frame a recessed medicine cabinet or custom shower niche or custom shower bench .	1 EA		\$ 224.53	\$ 258.20
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	130 LF		\$ 11,993.48	\$ 13,792.50
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	1000 SF		\$ 28,699.70	\$ 33,004.66
NOTE: Open web trusses are included for this line item. <b>See column O and adjust wording and price to what you need/remove this bolded wording.</b>				
Interior wall framing (materials and labor)	150 LF		\$ 4,785.60	\$ 5,503.44
Stair framing (Materials and labor) Includes stair framing and pine, paint grade treads and risers, 36" wide	14 Treads		\$ 4,569.60	\$ 5,255.04
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor) 2 story or higher, or complicated 1 story.	1200 SF		\$ 50,544.00	\$ 58,125.60
Misc. addition framing line- for unforeseen materials and labor allowance at time of budget analysis.	1 EA		\$ 7,792.00	\$ 8,960.80
<b>Subtotal - Category 6</b>			\$ 109,061.70	\$ 125,420.96
<b>09. Roofing, Flashing, Gutters</b>				
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs)	1560 SF		\$ 12,675.00	\$ 14,576.25
Shingle manufacturer:				
Shingle type:				
Furnish and install new 5" standard gutters and 3x4 downspouts	160 LF		\$ 4,000.00	\$ 4,600.00
Color:				
<b>Subtotal - Category 9</b>			\$ 16,675.00	\$ 19,176.25
<b>10. Exterior Trim, Porches and Decks</b>				
<b>Subtotal - Category 10</b>			\$ -	\$ -
<b>11. Siding, Soffit, and Fascia</b>				
Demo siding in affected areas	1300 SF		\$ 4,777.50	\$ 5,494.13
Furnish and install 1 layer Tyvek house wrap	2700 SF		\$ 4,218.75	\$ 4,851.56
Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim.	2700 SF		\$ 42,525.00	\$ 48,903.75
Manufacturer:				
Color:				
Trim width:				
Lap size:				
Soffits - Hardie Panels	160 LF		\$ 3,982.00	\$ 4,579.30
Primed and pre-painted with standard color. Color:				
<b>Subtotal - Category 11</b>			\$ 55,503.25	\$ 63,828.74
<b>12. Exterior Doors and Trim</b>				
<b>Subtotal - Category 12</b>			\$ -	\$ -

13. Windows			
Furnish and install new full frame <b>top of line vinyl or fiberglass</b> window; <u>Window allowance \$825.00/ea.</u> <b>Manufacturer:</b> <b>Line:</b> Operation type, size, jamb, tempering, egress notes: see plan/schedule <b>Exterior material /color:</b> <b>Interior material /color:</b> <b>Glass: clear Low E2 w/ Argon is standard- modify if something else desired</b> <b>Grids (type, size, pattern, color):</b> <b>Interior weather Strip color: ???</b> <b>Hardware type/color:</b> <b>WOCD: Y or N (and specify color, if diff. from hardware)</b> <b>Screen surround material/color:</b> <b>Screen color:</b> <b>Exterior Brickmould profile/material/color/size:</b>	13 EA	\$ 17,345.25	\$ 19,947.04
Window install material (flashing, caulk, shims, etc.)	13 EA	\$ 812.50	\$ 934.38
Add Window Operating Control Device (WOCD). Per window. 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. <b>Manufacturer:</b>	3 EA	\$ 281.25	\$ 323.44
OPTION Add simulated divided lite (SDL). Add \$2,857.50 <b>Manufacturer:</b> <b>Color:</b> <b>Material:</b> <b>Size:</b> <b>Profile:</b>	0 OPT	\$ 0.00	\$ 0.00
<b>Subtotal - Category 13</b>		<b>\$ 18,439.00</b>	<b>\$ 21,204.85</b>
14. Plumbing			
<b><u>NOTE TO CLIENTS:</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.</b>  <b><u>General Plumbing Note:</u> Any new waste or supply lines will be plastic, not copper or galvanized.</b>	1 Note	\$ 0.00	\$ 0.00
Plumbing permit	1 EA	\$ 343.75	\$ 395.31
New attic or 2nd floor bathroom rough-in	1 EA	\$ 5,556.25	\$ 6,389.69
Install a new roof jack on new plumbing vent penetrations.	1 EA	\$ 384.05	\$ 441.66
Extend venting for other existing fixtures.	1 EA	\$ 1,062.50	\$ 1,221.88
<b>Subtotal - Category 14</b>		<b>\$ 7,346.55</b>	<b>\$ 8,448.53</b>
15. HVAC			
Mechanical permit	1 EA	\$ 312.50	\$ 359.38
Install new bathroom vent fan and vent to the exterior.	2 EA	\$ 1,875.00	\$ 2,156.25
Vent kitchen hood up to 300 CFM and do final hook up. Extend existing. <b>Manufacturer:</b> <b>Model #:</b> <b>Finish:</b>	1 EA	\$ 1,375.00	\$ 1,581.25
Addition ductwork Vent cover color: <b>white or beige</b> Note if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.	1000 SF	\$ 8,750.00	\$ 10,062.50
Furnish and install new furnace and A/C	1 EA	\$ 15,000.00	\$ 17,250.00
Extend chimney liner and redo cap for existing system	1 EA	\$ 1,250.00	\$ 1,437.50
<b>Subtotal - Category 15</b>		<b>\$ 28,562.50</b>	<b>\$ 32,846.88</b>

<b>16. Electrical</b>			
Electrical Permit	1 EA	\$ 231.25	\$ 265.94
<b>Specify device color:</b>	1 EA	\$ 0.00	\$ 0.00
<b>White, light almond, or ivory are standard. PICK ONE</b>			
<b>Specify switch style</b>			
<b>Pole or Decora. PICK ONE</b>			
Bathroom price for electrical (Includes GFCI Outlet to code, new switches and wiring in bath, and Lutron push button timer switch for the bath fan).	1 EA	\$ 1,875.00	\$ 2,156.25
<b>NOTE: Battery operated smoke detector and CO by homeowner. Will all need to be functional and placed per code. Code requires each floor have one smoke detector. In addition, any bedroom needs a smoke detector. Also there must be a carbon monoxide detector within 10 feet of each bedroom. **If the rest of the home does not meet the above code, homeowner will be responsible to update or if homeowner prefers, Castle will perform updates and a change order will be issued**</b>	1 Note	\$ 0.00	\$ 0.00
<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>	1 Note	\$ 0.00	\$ 0.00
<b>NOTE: For all home owner 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 owner are the responsibility of the owner to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</b>	1 Note	\$ 0.00	\$ 0.00
CBR furnish, HVAC install, and Elec wire bath fan: Panasonic, • FV-0510VS1 Whisper Value 50/80/100 CFM Low Profile, 0.3-1.3 sones, 3 3/8" Housing Depth - UL listed for wall and ceiling installation, Energy Star Qualified - DC Fan Motor See hvac for install/venting.	1 EA	\$ 313.78	\$ 360.84
Addition price for electrical	1000 SF	\$ 16,250.00	\$ 18,687.50
Relocate electrical service mast, temp disconnect	1 EA	\$ 3,125.00	\$ 3,593.75
Furnish and install new electric panel. 200 Amp - 30 circuit panel	1 EA	\$ 2,375.00	\$ 2,731.25
Furnish and install 5" recessed LED light, 6" disk LED light, or 6" wafer LED light	10 EA	\$ 2,187.50	\$ 2,515.63
<b>Subtotal - Category 16</b>		<b>\$ 26,357.53</b>	<b>\$ 30,311.15</b>
<b>17. Insulation</b>			
R-49 Blown fiberglass insulation with poly in the new attic rafters	1000 SF	\$ 3,750.00	\$ 4,312.50
R-19 Insulation batts with poly	1040 SF	\$ 1,950.00	\$ 2,242.50
Rim joists 3" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	130 LF	\$ 1,300.00	\$ 1,495.00
<b>Subtotal - Category 17</b>		<b>\$ 7,000.00</b>	<b>\$ 8,050.00</b>
<b>18. Drywall</b>			
Furnish and install 1/2" or 5/8" drywall on ceilings with smooth finish	2000 SF	\$ 10,000.00	\$ 11,500.00
Furnish and install 1/2" drywall on walls with smooth finish	3440 SF	\$ 17,200.00	\$ 19,780.00
Drywall or plaster patch	5 EA	\$ 2,500.00	\$ 2,875.00
Boom/cartage fee - all projects	1 EA	\$ 331.25	\$ 380.94
<b>Subtotal - Category 18</b>		<b>\$ 30,031.25</b>	<b>\$ 34,535.94</b>
<b>19. Tile and Stone</b>			
<b>Subtotal - Category 19</b>		<b>\$ -</b>	<b>\$ -</b>
<b>20. Millwork, Doors, Hardware</b>			
<b>Subtotal - Category 20</b>		<b>\$ -</b>	<b>\$ -</b>

<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>Subtotal - Category 23</b>			\$ -	\$ -	
<b>24. Painting and Decorating</b>					
<p><i>NOTE: Please note that when the homeowner 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>		1 Note	\$ 0.00	\$ 0.00	
<b>Subtotal - Category 24</b>			\$ 0.00	\$ 0.00	
<b>25. Clean Up and Debris Removal</b>					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area. Haul all extra material off site.		1 EA	\$ 2,456.81	\$ 2,825.33	
Minneapolis street use permit for dumpster - Charged per 30 days. If dumpster can be placed on driveway or lawn this can cost can be saved.		4 MO	\$ 475.00	\$ 546.25	
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>		3 MO	\$ 375.00	\$ 431.25	
<p><b>DUMPSTER NOTE:</b> 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.</p>		0 EA	\$ 0.00	\$ 0.00	
20 Yard roll-off dumpster - 10 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days		3 EA	\$ 1,605.00	\$ 1,845.75	
Regular portable restroom (one month) <b>NOTE:</b> This cost can be saved if home owner is ok with making a bathroom in the house available to Castle and it's trade partners		4 EA	\$ 1,015.00	\$ 1,167.25	
<b>Subtotal - Category 25</b>			\$ 5,926.81	\$ 6,815.83	
<b>Project Subtotal</b>			\$ 359,975.29	\$ 411,571.58	
<b>26. Designer Oversight &amp; Project Management</b>			\$ 39,327.30	\$ 45,226.40	
<b>27. Overhead and Profit</b>			\$ 56,426.13	\$ 64,890.05	
<b>Grand Total**</b>			\$ 455,728.71	\$ 524,088.02	
<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>					
Check or Cash Discount Low 2.5%*	\$ 11,393.22	Check or Cash Discount High 2.5%*	\$ 13,102.20	\$ 444,335.49	\$ 510,985.82

\*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

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## Need Help with Financing Options?



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## Castle Offers Financing

Up to \$25k or 50% of project cost	7% interest rate	Up to 60 month term
Completely unsecured loan	No fees, closing costs or prepayment penalties	On approved credit Requires ACH payment

Find out if you qualify

Call or email Tandra Heine, Financial Controller at 612.877.8374 or [Tandra@castlebri.com](mailto:Tandra@castlebri.com) to schedule your 10 minute no obligation consultation.