

Second Story Addition- Shell Only

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/8/2022

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
01. Permits and Design				
Permit	1	EA	\$ 5,000.00	\$ 6,000.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 16,000.00	\$ 16,000.00
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. 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	\$ 1,500.00	\$ 1,800.00
Subtotal - Category 1			\$ 22,500.00	\$ 23,800.00
02. Site Prep and Demolition				
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	\$ 2,143.44
Demolition of work area to EPA lead safe work practices. Prep for 2nd floor addition: removing roof, sheathing, top chords rafters, overhangs, etc., subfloor to remain (verify- add cost if it is to be removed during design). <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	\$ 5,292.00	\$ 6,350.40
Insulation vacuum for removing large amount of blown insulation in attics. Includes 3 yard gathering bags.	3	EA	\$ 1,521.90	\$ 1,826.28
Charge to set up and take down scaffolding for exterior work or addition. And rental of 4x4 forklift for 2 weeks.	1	EA	\$ 3,091.70	\$ 3,710.04
Furnish and install tarps in area where roof is being removed.	1	EA	\$ 3,021.00	\$ 3,625.20
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.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 14,712.80	\$ 17,655.36
03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				

Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Extend chimney	1 EA	\$ 12,500.00	\$ 15,000.00
Subtotal - Category 5		\$ 12,500.00	\$ 15,000.00
06. Framing			
Basic interior wall framing: Flatten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1 EA	\$ 367.80	\$ 441.36
Frame a recessed medicine cabinet or custom shower niche or custom shower bench .	1 EA	\$ 224.53	\$ 269.43
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	130 LF	\$ 8,983.00	\$ 10,779.60
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	1000 SF	\$ 27,237.00	\$ 32,684.40
Interior wall framing (materials and labor)	150 LF	\$ 5,910.60	\$ 7,092.72
Stair framing (Materials and labor) Includes stair framing and pine, paint grade treads and risers, 36" wide	14 Treads	\$ 4,024.16	\$ 4,828.99
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	1200 SF	\$ 26,950.80	\$ 32,340.96
Subtotal - Category 6		\$ 73,697.89	\$ 88,437.46
09. Roofing, Flashing, Gutters			
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs)	1560 SF	\$ 13,650.00	\$ 16,380.00
Shingle manufacturer:			
Shingle type:			
Furnish and install new 5" standard gutters and 3x4 downspouts	160 LF	\$ 4,400.00	\$ 5,280.00
Color:			
Subtotal - Category 9		\$ 18,050.00	\$ 21,660.00
10. Exterior Trim, Porches and Decks			
Subtotal - Category 10		\$ -	\$ -
11. Siding, Soffit, and Fascia			
Demo siding in affected areas	1300 SF	\$ 3,250.00	\$ 3,900.00
Furnish and install 1 layer Tyvek house wrap	1400 SF	\$ 1,750.00	\$ 2,100.00
Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim.	2700 SF	\$ 33,750.00	\$ 40,500.00
Manufacturer:			
Color:			
Trim width:			
Lap size:			
Soffits - Hardie Panels	160 LF	\$ 3,982.00	\$ 4,778.40
Primed and pre-painted with standard color. Color:			
Subtotal - Category 11		\$ 42,732.00	\$ 51,278.40
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -
13. Windows			
Furnish and install new full frame top of line vinyl or fiberglass window; <u>Window allowance \$750.00/ea.</u> Manufacturer: Line: Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior material /color: Interior material /color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Interior 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	10 EA	\$ 12,670.00	\$ 15,204.00
Window install material (flashing, caulk, shims, etc.)	10 EA	\$ 625.00	\$ 750.00
Add WOCD (per window). Manufacturer:	10 EA	\$ 937.50	\$ 1,125.00

OPTION Add SDL (per sash). Add \$3,429	0 OPT	\$ 0.00	\$ 0.00
Manufacturer: Color: Material: Size: Profile:			
Subtotal - Category 13		\$ 14,232.50	\$ 17,079.00
14. Plumbing			
NOTE TO CLIENTS: 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.		1 Note	\$ 0.00
General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.			
Plumbing permit	1 EA	\$ 343.75	\$ 412.50
New attic or 2nd floor bathroom rough-in	1 EA	\$ 5,000.00	\$ 6,000.00
Install a new roof jack on new plumbing vent penetrations.	1 EA	\$ 384.05	\$ 460.86
Extend venting for other existing fixtures.	1 EA	\$ 1,062.50	\$ 1,275.00
Subtotal - Category 14		\$ 6,790.30	\$ 8,148.36
15. HVAC			
Mechanical permit	1 EA	\$ 312.50	\$ 375.00
Install new bathroom vent fan and vent to the exterior. New and extend existing.	2 EA	\$ 1,750.00	\$ 2,100.00
Vent kitchen hood up to 300 CFM and do final hook up. Extend existing.	1 EA	\$ 1,062.50	\$ 1,275.00
Manufacturer: Model #: Finish:			
Addition ductwork	1000 SF	\$ 9,375.00	\$ 11,250.00
Furnish and install new furnace and A/C	1 EA	\$ 13,125.00	\$ 15,750.00
Extend chimney liner and redo cap for existing system	1 EA	\$ 1,250.00	\$ 1,500.00
Subtotal - Category 15		\$ 26,875.00	\$ 32,250.00
16. Electrical			
Electrical Permit	1 EA	\$ 231.25	\$ 277.50
Specify device color:	1 EA	\$ 0.00	\$ 0.00
White, light almond, or ivory are standard. PICK ONE			
Specify switch style			
Pole or Decora. PICK ONE			
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	\$ 2,250.00
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**		1 Note	\$ 0.00
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.		1 Note	\$ 0.00
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.		1 Note	\$ 0.00

CBR furnish, HVAC install, and Elec wire bath fan:	1 EA	\$ 313.78	\$ 376.53
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			
Addition price for electrical	1000 SF	\$ 6,250.00	\$ 7,500.00
Relocate electrical service mast	1 EA	\$ 1,875.00	\$ 2,250.00
Furnish and install new electric panel. 200 Amp - 30 circuit panel	1 EA	\$ 2,375.00	\$ 2,850.00
Furnish and install recessed can lights	2 EA	\$ 287.50	\$ 345.00
Subtotal - Category 16		\$ 13,207.53	\$ 15,849.03
17. Insulation			
R-49 Blown fiberglass insulation with poly in the new attic rafters	1000 SF	\$ 2,250.00	\$ 2,700.00
R-19 Insulation batts with poly	1040 SF	\$ 1,950.00	\$ 2,340.00
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	\$ 975.00	\$ 1,170.00
Subtotal - Category 17		\$ 5,175.00	\$ 6,210.00
18. Drywall			
Furnish and install 1/2" or 5/8" drywall on ceilings with smooth finish. Includes 1/2 of 1st floor as well.	1500 SF	\$ 7,031.25	\$ 8,437.50
Furnish and install 1/2" drywall on walls with smooth finish	3440 SF	\$ 11,825.00	\$ 14,190.00
Drywall or plaster patch	5 EA	\$ 1,875.00	\$ 2,250.00
Boom/cartage fee for 2nd floor and basements	1 EA	\$ 331.25	\$ 397.50
Subtotal - Category 18		\$ 21,062.50	\$ 25,275.00
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Subtotal - Category 20		\$ -	\$ -
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ -	\$ -
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Subtotal - Category 23		\$ -	\$ -
24. Painting and Decorating			
Subtotal - Category 24		\$ -	\$ -
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.	1 EA	\$ 1,633.38	\$ 1,960.05
Minneapolis daily street use permit for dumpster - Charged per 30 days. If dumpster can be placed on driveway or lawn this can cost can be saved. <u>NOTE: If the dumpster is required to be moved for plowing or street cleaning, there will be additional charges for moving it and replacing it after the street work is complete.</u>	4 MO	\$ 320.00	\$ 320.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	90 DAYS	\$ 630.00	\$ 630.00
DUMPSTER 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.	0 EA	\$ 0.00	\$ 0.00
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	3 EA	\$ 1,256.25	\$ 1,507.50
Regular portable restroom (one month) NOTE: 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	\$ 850.00	\$ 1,020.00
Subtotal - Category 25		\$ 4,689.63	\$ 5,437.55
Project Subtotal		\$ 276,462.64	\$ 328,080.16
26. Designer Oversight & Project Management		\$ 30,203.54	\$ 36,244.25
27. Overhead and Profit		\$ 43,335.52	\$ 52,002.62
Grand Total**		\$ 350,001.70	\$ 420,002.04

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%*	\$ 8,750.04	Check or Cash Discount High 2.5%*	\$ 10,500.05	\$ 341,251.65	\$ 409,501.99
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*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

Custom Design Showrooms



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Minneapolis, MN 55419
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2600 Johnson St. NE
Minneapolis, MN 55418
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Completely unsecured loan	No fees, closing costs or prepayment penalties	On approved credit Requires ACH payment

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Call or email Tandra Heine, Financial Controller at 612.877.8374 or Tandra@castlebri.com to schedule your 10 minute no obligation consultation.