

Second Story Addition- Shell Only

Address:

City, State, Zip:

Phone:

Email:

Project Description:

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, Hardie soffit and 30 year architectural shingles. Includes 13 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.

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		\$ 4,575.00	\$ 5,032.50
Design and Planning Process- see Design and Planning Agreement for details.		1 EA		\$ 8,500.00	\$ 8,500.00
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				\$ 16,369.00	\$ 17,155.90
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: -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		\$ 6,720.00	\$ 7,392.00
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: Color: Lap size: Texture: Corner boards width, texture and color: Window and door trim width, texture and color:	2700 SF	\$ 41,504.40	\$ 45,654.84
Soffits- Hardie Panels: Primed and pre-painted with standard color. Color: Vented or non-vented:	160 LF	\$ 3,803.10	\$ 4,183.41
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
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
Extend venting for other existing fixtures.	1 EA	\$	1,220.00	\$	1,342.00
Subtotal - Category 14		\$	7,378.50	\$	8,116.35
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:	1 EA	\$	26,840.00	\$	29,524.00
-Various hvac work necessary- furnace, a/c, duct runs, extending fan/hood vents, etc.					
-Add additional work for 1st floor if needed.					
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	1 EA	\$	0.00	\$	0.00
Switch style: Pole or Decora					
Bathroom price for electrical:	1 EA	\$	1,830.00	\$	2,013.00
-GFCI receptacle to code					
-Switches and wiring in bath					
-Lutron push button timer switch for the bath fan					
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
Subtotal - Category 16		\$	20,233.70	\$	22,257.07
17. Insulation					
Roof insulation:	1134 SF	\$	3,541.71	\$	3,895.88
-R-49 Blown fiberglass insulation with poly in attic rafters.					
-See separate line for air chutes.					

Wall insulation- R-19 Insulation batts with poly.	1040 SF	\$ 1,725.57	\$ 1,898.12
Rim joists- 3" spray foam insulation.	130 LF	\$ 1,164.12	\$ 1,280.54
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			
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			
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			
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.			
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. 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	\$ 1,263.32	\$ 1,389.65
Street permit: -Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	3 MO	\$ 347.70	\$ 382.47
20 Yard roll-off dumpster: -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	3 EA	\$ 1,617.72	\$ 1,779.49
Portable restroom: 3 Months. Add \$800.00 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		\$ 3,228.74	\$ 3,551.61
Project Subtotal		\$ 278,849.67	\$ 305,884.63
26. Designer Oversight & Project Management		\$ 29,279.22	\$ 32,207.14
27. Overhead and Profit		\$ 46,010.20	\$ 50,611.21
Grand Total**		\$ 354,139.08	\$ 389,552.99

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%*	\$ 8,853.48	Check or Cash Discount High 2.5%*	\$ 9,738.82	\$ 345,285.60	\$ 379,814.16
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