

Name:
 Address:
 City, State, Zip:
 Phone:
 Email:



BUDGET ANALYSIS

Project Description:

Date: 2/13/2020

Add a 1000 SF second story addition which includes 3 bedrooms and 1 bathroom. Add ducting to HVAC system to supply addition and all electrical wiring to code. Includes James Hardie pre-finished fiber cement siding on entire home, aluminum soffit and 30 year architectural shingles. Includes 8 3X4 foot double hung insulated clad-wood windows, mohawk carpeted floors, painted drywall on walls and ceiling and painted trim. Bathrom is 5' X 8' feet. Includes "classic" style finishes with tile tub/shower unit, standard white toilet, wood vanity with solid-surface countertop, tile flooring and mirrored recessed medicine cabinet. All trim, walls and ceiling to be painted. Add exhaust fan and lighting to bathroom. Assumes new stairs are stacked over stairs to the basement.

| | Qty. | Unit | Low Budget | High Budget |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|---------------------|---------------------|
| 01. Permits and Design | | | | |
| Permit | 1 | EA | \$ 3,623.84 | \$ 3,986.22 |
| Design and Planning Process -- See Design and Planning Agreement for Details. | 1 | EA | \$ 7,800.00 | \$ 7,800.00 |
| 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 | \$ 1,044.00 | \$ 1,148.40 |
| Subtotal - Category 1 | | | \$ 12,467.84 | \$ 12,934.62 |
| 02. Site Prep and Demolition | | | | |
| Site Prep (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 | \$ 383.00 | \$ 421.30 |
| OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. <u>Finish: TBD</u> ADD: \$110.00 NOTE: This is priced at our cost with free install. It is a good alternative to having a lock box on your door and you can use it in the future after your project is complete. There are other options that provide "smart" technology as well for a slightly higher cost. Ask your designer for details. | 1 | EA | \$ 0.00 | \$ 0.00 |
| Demolition of work area to EPA lead safe work practices. Demo exterior walls, overhang and roof structure as needed. Remove flooring down to subfloor. | 1 | EA | \$ 3,552.00 | \$ 3,907.20 |
| Insulation vacuum for removing large amount of blown insulation in attics. Includes 3 yard gathering bags. | 1 | EA | \$ 459.00 | \$ 504.90 |
| Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas | 1 | EA | \$ 132.00 | \$ 145.20 |
| NOTE: Although care is taken to carefully remove tile from walls and floor occasionally screw pops, hairline cracks, and other issues can arise in adjacent spaces; no costs are included in this estimate to patch drywall 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 in a non-chargeable change order. | 1 | Note | \$ 0.00 | \$ 0.00 |
| Subtotal - Category 2 | | | \$ 4,526.00 | \$ 4,978.60 |
| 03. Landscaping and Fence - By Field Outdoor Spaces | | | | |

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|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|----|------------------|----|------------------|
| Subtotal - Category 3 | | | \$ | - | \$ | - |
| 04. Concrete and Foundation | | | | | | |
| Subtotal - Category 4 | | | \$ | - | \$ | - |
| 05. Masonry | | | | | | |
| | Extend chimney- option not included, add approximately \$3.5-5.5k. | 0 SF | \$ | 0.00 | \$ | 0.00 |
| Subtotal - Category 5 | | | \$ | 0.00 | \$ | 0.00 |
| 06. Framing | | | | | | |
| | Frame a recessed medicine cabinet or shower niche | 1 EA | \$ | 171.20 | \$ | 188.32 |
| | Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor) | 130 LF | \$ | 6,393.40 | \$ | 7,032.74 |
| | Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor | 1000 SF | \$ | 16,480.00 | \$ | 18,128.00 |
| | Interior wall framing (materials and labor) | 150 LF | \$ | 3,660.00 | \$ | 4,026.00 |
| | Stair framing (Materials and labor) Includes stair framing and pine, paint grade treads and risers, 36" wide | 14 Treads | \$ | 2,654.40 | \$ | 2,919.84 |
| | Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and | 1200 SF | \$ | 17,616.00 | \$ | 19,377.60 |
| Subtotal - Category 6 | | | \$ | 46,975.00 | \$ | 51,672.50 |
| 09. Roofing, Flashing, Gutters | | | | | | |
| | Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) | 1560 SF | \$ | 8,595.60 | \$ | 9,455.16 |
| | Shingle manufacturer: | | | | | |
| | Shingle type: | | | | | |
| | Furnish and install leaf free gutters | 140 LF | \$ | 1,542.80 | \$ | 1,697.08 |
| | Color: | | | | | |
| Subtotal - Category 9 | | | \$ | 10,138.40 | \$ | 11,152.24 |
| 10. Exterior Trim, Porches and Decks | | | | | | |
| | Furnish and install Miratec exterior window and door trim (5/4x3.5) | 180 LF | \$ | 1,291.63 | \$ | 1,420.79 |
| | Width: | | | | | |
| | DECK SECTION: | 1 | \$ | 0.00 | \$ | 0.00 |
| Subtotal - Category 10 | | | \$ | 1,291.63 | \$ | 1,420.79 |
| 11. Siding, Soffit, and Fascia | | | | | | |
| | Furnish and install 1 layer Tyvek house wrap | 1230 SF | \$ | 1,426.80 | \$ | 1,569.48 |
| | Siding - Cedar shake | 250 SF | \$ | 2,320.00 | \$ | 2,552.00 |
| | Manufacturer: | | | | | |
| | Color: | | | | | |
| | Lap Size: | | | | | |
| | Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim. | 1230 SF | \$ | 14,268.00 | \$ | 15,694.80 |
| | Manufacturer: | | | | | |
| | Color: | | | | | |
| | Trim width: | | | | | |
| | Lap size: | | | | | |
| | Soffits and Fascia - Aluminum | 150 LF | \$ | 3,480.00 | \$ | 3,828.00 |
| | Color: | | | | | |
| Subtotal - Category 11 | | | \$ | 21,494.80 | \$ | 23,644.28 |
| 12. Exterior Doors and Trim | | | | | | |
| Subtotal - Category 12 | | | \$ | - | \$ | - |
| 13. Windows | | | | | | |
| | Window install material (flashing, caulk, shims, etc.) | 8 EA | \$ | 464.00 | \$ | 510.40 |
| | Furnish and install new clad/wood full frame window in new window opening; | 8 EA | \$ | 7,251.20 | \$ | 7,976.32 |
| | <u>Window allowance \$550.00/ea.</u> | | | | | |
| | Manufacturer: | | | | | |
| | Exterior Color: | | | | | |
| | Exterior Material: | | | | | |
| | Interior Material/color: | | | | | |
| | Hardware color: | | | | | |
| | Screen color: | | | | | |
| | R.O size: | | | | | |
| | Jamb size: | | | | | |
| | Exterior trim details: | | | | | |
| | Grids: | | | | | |
| | Stop description: | | | | | |

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| Subtotal - Category 13 | | | \$ | 7,715.20 | \$ | 8,486.72 |
| 14. Plumbing | | | | | | |
| <p>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.</p> <p>General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.</p> | | 1 Note | \$ | 0.00 | \$ | 0.00 |
| Plumbing permit | | 1 EA | \$ | 71.92 | \$ | 79.11 |
| New attic or 2nd floor bathroom rough-in | | 1 EA | \$ | 4,640.00 | \$ | 5,104.00 |
| Install a new roof jack on new plumbing vent penetrations. | | 1 EA | \$ | 325.00 | \$ | 357.50 |
| Subtotal - Category 14 | | | \$ | 5,036.92 | \$ | 5,540.61 |
| 15. HVAC | | | | | | |
| Mechanical permit | | 1 EA | \$ | 145.00 | \$ | 159.50 |
| Install new bathroom vent fan and vent to the exterior | | 1 EA | \$ | 609.00 | \$ | 669.90 |
| Addition ductwork | | 1000 SF | \$ | 5,800.00 | \$ | 6,380.00 |
| Furnish and install new furnace and A/C | | 1 EA | \$ | 7,540.00 | \$ | 8,294.00 |
| Subtotal - Category 15 | | | \$ | 14,094.00 | \$ | 15,503.40 |
| 16. Electrical | | | | | | |
| Electrical Permit | | 1 EA | \$ | 127.60 | \$ | 140.36 |
| 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 | | | | | | |
| <p>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**</p> | | 1 Note | \$ | 0.00 | \$ | 0.00 |
| <p>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.</p> | | 1 Note | \$ | 0.00 | \$ | 0.00 |
| Furnish and install bath fan: | | 1 EA | \$ | 215.10 | \$ | 236.61 |
| 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 | | | | | | |
| Finished attic price for electrical | | 1000 SF | \$ | 6,380.00 | \$ | 7,018.00 |
| Relocate electrical service mast | | 1 EA | \$ | 1,624.00 | \$ | 1,786.40 |
| Furnish and install new electric panel. 200 Amp - 30 circuit panel | | 1 EA | \$ | 2,146.00 | \$ | 2,360.60 |
| Subtotal - Category 16 | | | \$ | 10,492.70 | \$ | 11,541.97 |
| 17. Insulation | | | | | | |
| R-49 Blown fiberglass insulation with poly in the new attic rafters | | 1000 SF | \$ | 1,856.00 | \$ | 2,041.60 |
| R-21 Insulation batts with poly | | 1230 SF | \$ | 1,854.84 | \$ | 2,040.32 |
| Rim joists 2" 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 | \$ | 603.20 | \$ | 663.52 |
| Subtotal - Category 17 | | | \$ | 4,314.04 | \$ | 4,745.44 |
| 18. Drywall | | | | | | |
| Furnish and install 5/8" drywall on ceilings with smooth finish | | 1000 SF | \$ | 4,524.00 | \$ | 4,976.40 |
| Furnish and install 1/2" drywall on walls with smooth finish | | 3440 SF | \$ | 13,966.40 | \$ | 15,363.04 |
| Subtotal - Category 18 | | | \$ | 18,490.40 | \$ | 20,339.44 |
| 19. Tile and Stone | | | | | | |
| Furnish and install 1/2" ceramic tile backer on floor | | 40 SF | \$ | 238.80 | \$ | 262.68 |
| Furnish and install dens-shield backer behind tile surround | | 64 SF | \$ | 311.04 | \$ | 342.14 |

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| Furnish and install tile on floor; <u>Tile allowance: \$6.00/SF</u> Supplier: Spec#/description: | 40 SF | \$ | 1,032.32 | \$ | 1,135.55 |
| Furnish and install ceramic tile on 5'-0" tub/shower surround to ceiling; <u>Tile allowance: \$4.00/SF</u> Supplier: Spec#/description: | 64 SF | \$ | 2,209.92 | \$ | 2,430.91 |
| Furnish and install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u> Supplier: Spec#/description: | 2 SF | \$ | 109.38 | \$ | 120.32 |
| Furnish and install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u> Supplier: Spec#/description: | 14 LF | \$ | 151.90 | \$ | 167.09 |
| Furnish and install tiled niche in tub/shower area; Note - tile cost in the SF above | 1 EA | \$ | 362.00 | \$ | 398.20 |
| Furnish and install new wood threshold, stained and finished to match existing wood floors | 1 EA | \$ | 134.20 | \$ | 147.62 |
| Subtotal - Category 19 | | \$ | 4,549.56 | \$ | 5,004.52 |
| 20. Millwork, Doors, Hardware | | | | | |
| Base shoe molding - Species: Supplier: | 14 LF | \$ | 64.79 | \$ | 71.27 |
| Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Supplier: | 430 LF | \$ | 3,792.60 | \$ | 4,171.86 |
| Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows Species: Size: Profile #: "Picture framed" OR sill/stool detail: Supplier: | 280 LF | \$ | 2,226.00 | \$ | 2,448.60 |
| Furnish and install wood jambs to an opening - NOTE: The casing for the opening is on the window/door casing line Species: jamb depth: Opening size: Supplier: | 60 LF | \$ | 811.20 | \$ | 892.32 |
| Furnish and install a pre-hung door. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style: | 4 EA | \$ | 2,596.00 | \$ | 2,855.60 |
| Furnish and install a bi-pass door. Figured PER slab. Size (over all opening): Jamb: wood or sheetrock opening Species/paint grade: Style: | 3 EA | \$ | 1,582.50 | \$ | 1,740.75 |
| Furnish and install door knob/handle hardware <u>Allowance: \$30.00</u> Manufacturer: Style (locking, passage, etc.): spec #: Finish color: | 7 EA | \$ | 450.80 | \$ | 495.88 |

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| Furnish and install basic gripable handrail with mounting hardware Rail style/spec #: Species/paint grade: Hardware style/spec #: Hardware finish color: | 16 LF | \$ | 166.40 | \$ | 183.04 |
| Furnish and install closet rod and white melamine shelf. | 15 LF | \$ | 451.50 | \$ | 496.65 |
| Subtotal - Category 20 | | \$ | 12,141.79 | \$ | 13,355.97 |
| 21. Cabinetry, Countertops and Appliances | | | | | |
| Furnish and install wall-mounted mirror/medicine cabinet. <u>Allowance. \$125.00</u> Manufacturer: Model/spec #: Finish color: | 1 EA | \$ | 219.00 | \$ | 240.90 |
| Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea.</u> Manufacturer: Model/spec #: Finish color: Supplier: | 10 EA | \$ | 125.60 | \$ | 138.16 |
| Meet delivery, unload, and unpack cabinets. | 1 EA | \$ | 222.00 | \$ | 244.20 |
| CABINET SPECS: Cabinet Line: Box Type: Frameless or Framed Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown: | 1 EA | \$ | 0.00 | \$ | 0.00 |
| Crystal - Current line: Furnish and install pantry/linen cabinets - stained or painted wood | 2 LF | \$ | 1,344.76 | \$ | 1,479.24 |
| Crystal - Current line: Furnish and install vanity base cabinets - stained or painted wood | 5 LF | \$ | 1,216.80 | \$ | 1,338.48 |
| Cambria backsplash 2"-6" high Color: Height: Back Splash: Side splash (Y or N?): | 5 LF | \$ | 348.00 | \$ | 382.80 |
| 60" Cambria vanity countertop with under mount sink cut-out will be installed. Includes standard colors Includes delivery charge, measure, and install. Color: Edge profile: thickness: undermount sink (Y or N): Yes | 1 EA | \$ | 1,595.00 | \$ | 1,754.50 |
| APPLIANCES: <i>NOTE: Client to do communication of appliance delivery for appliances they purchase. The project manager will be in communication as to when that should be.</i> | 1 Note | \$ | 0.00 | \$ | 0.00 |
| Subtotal - Category 21 | | \$ | 5,071.16 | \$ | 5,578.28 |
| 22. Specialties | | | | | |
| Furnish bathroom accessories.- 24" towel bar, towel ring and toilet paper holder. <u>Custom.</u> <u>Allowance \$150.00.</u> Install included for 3 items. Manufacturer: Model/spec #: Finish color: Supplier: | 1 EA | \$ | 285.00 | \$ | 313.50 |

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| Furnish and install a permanent, screw in shower curtain rod Manufacturer: Model/spec #: Finish color: Supplier: | 1 EA | \$ | 129.10 | \$ | 142.00 |
| Subtotal - Category 22 | | | \$ 414.10 | | \$ 455.50 |
| 23. Flooring | | | | | |
| Moderate carpet and pad will be installed. \$3.00/SF Allowance - Includes carpet AND pad Manufacturer: Line/series: Color: | 1044 SF | \$ | 4,844.16 | \$ | 5,328.58 |
| Subtotal - Category 23 | | | \$ 4,844.16 | | \$ 5,328.58 |
| 24. Painting and Decorating | | | | | |
| Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white | 1000 SF | \$ | 1,664.00 | \$ | 1,830.40 |
| Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen: | 3600 SF | \$ | 7,145.28 | \$ | 7,859.81 |
| Priming and painting of base molding and/or casing. NOTE: 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. Manufacturer: Color name and #: Sheen: (satin is standard) | 710 LF | \$ | 5,748.16 | \$ | 6,322.98 |
| Priming and painting of a door both sides. Includes the jamb of the unit. NOTE: 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. Manufacturer: Color name and #: Sheen: (satin is standard) | 10 EA | \$ | 2,325.00 | \$ | 2,557.50 |
| Priming and painting on interior side of window, one side. NOTE: 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. Manufacturer: Color name and #: Sheen: (satin is standard) | 8 EA | \$ | 2,646.40 | \$ | 2,911.04 |
| Paint match | 1 EA | \$ | 174.00 | \$ | 191.40 |
| 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. | 1 Note | \$ | 0.00 | \$ | 0.00 |
| Subtotal - Category 24 | | | \$ 19,702.84 | | \$ 21,673.12 |
| 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 | \$ | 296.00 | \$ | 325.60 |
| 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. 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. | 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 via a change order. Sometimes it will get moved, sometimes it will just get fined. The charge is the same either way.

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|------|----|--------|----|--------|
| 0 EA | \$ | 0.00 | \$ | 0.00 |
| 1 EA | \$ | 388.60 | \$ | 427.46 |
| 1 EA | \$ | 469.80 | \$ | 516.78 |

20 Yard roll-off dumpster - 10 ton maximum **NOTE:** for 30 days only. Use line above for estimated days over 30 days

30 Yard roll-off dumpster - 10 ton maximum **NOTE:** for 30 days only. Use line above for estimated days over 30 days

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| Subtotal - Category 25 | | \$ | 2,104.40 | \$ | 2,219.84 |
| Project Subtotal | | \$ | 206,016.93 | \$ | 225,576.42 |
| 26. Project Management | | \$ | 14,009.15 | \$ | 15,410.07 |
| 27. Administrative Fees and Sales Tax Paid on Material Purchases | | \$ | 4,377.86 | \$ | 4,815.65 |
| 28. Designer Oversight | | \$ | 2,626.72 | \$ | 2,889.39 |
| 29. Overhead and Profit | | \$ | 24,516.01 | \$ | 26,967.62 |
| Grand Total** | | \$ | 251,546.67 | \$ | 276,701.34 |

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.**

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|---------------------------------------------|----|-----------------|--------------------------------------------------|----|-----------------|----|-------------------|----|-------------------|
| Check or Cash Discount Low 2.5%* | \$ | 6,288.67 | Check or Cash Discount High 2.5%* | \$ | 6,917.53 | \$ | 245,258.01 | \$ | 269,783.81 |
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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 the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

Custom Design Showrooms



5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



2600 Johnson St. NE
Minneapolis, MN 55418
P) 612-789-8509



362 Snelling Ave S.
St. Paul, MN 55105
P) 651-699-4164



4020 Minnehaha Ave
Minneapolis, MN 55406
P) P) 612-789-8509

Showroom maps & hours can be found on our website at www.CASTLEBRI.com



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