

## BUDGET ANALYSIS

### Client Information:

Two Story Addition on Crawlspace - 640 SF

Address:

City, State, Zip:

Phone:

Email:

### Project Description:

Two Story Addition: Add a first-floor family room and a second-floor bedroom with full bathroom in a 20-by-16-foot two-story wing over a crawl space. Exterior landing & stairs down to grade. HVAC and electrical to code. Family room: Include a gas fireplace, (16) 3-by-4-foot double hung insulated clad-wood windows, an exterior door, carpeted floors, painted walls and ceiling, and painted trim. Bathroom includes tile shower, plumbing fixtures, a light/fan combo, surface mount medicine chest, electrical, insulation, sheetrock, tile, millwork, accessories, flooring, painting, and clean-up and debris removal. Bedroom: Includes walk-in closet/dressing area, carpet, painted walls, ceiling, and trim as well as general lighting. LANDSCAPE BY OWNER.

**NOTE:** Material and Labor is included for items listed below, unless otherwise noted.

	Qty.	Unit	Image	Low Budget	High Budget
<b>01. Permits and Design</b>					
<u>Permit.</u>	1	EA		\$ 5,896.00	\$ 7,075.20
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.	1	EA		\$ 8,500.00	\$ 8,500.00
<u>Engineering allowance</u> - more complex project review, redline, and stamp. <b>NOTE: If city requires site inspection of framing by structural engineer with a letter confirming the plan was executed to drawings an additional charge of \$300 - \$500 will be added via Change Order.</b>	1	EA		\$ 2,010.00	\$ 2,412.00
<u>Locate and mark all 4 property corners with new monuments and draw a full site plan</u> - showing existing buildings, driveway, sidewalks, patios, large trees, etc.- surveyor. <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		\$ 1,608.00	\$ 1,929.60
<b>Subtotal - Category 1</b>				<b>\$ 18,014.00</b>	<b>\$ 19,916.80</b>
<b>02. Site Prep and Demolition</b>					

<b><u>Client Responsibilities:</u></b>	1 EA	\$ 0.00	\$ 0.00
-Remove personal items from work areas including food, appliances, furniture, and valuables.			
-Remove valuables, art, and personal items from walking paths to restrooms and entry/exit and the other side of walls adjacent to work area.			
<b><u>Site Prep Large Project or Addition:</u></b>	1 EA	\$ 1,738.52	\$ 2,086.23
-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.			
<b><u>Demolition of work area:</u></b>	320 SF	\$ 3,205.56	\$ 3,846.68
-Prep for 2nd floor addition.			
-Demo roof, sheathing, rafters, overhangs, soffit, fascia, gutters, subfloor.			
-Demo ceiling of rooms on main floor: <b>xxxxx</b> rooms.			
-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>			
<b><u>Scaffolding-</u></b> set up and take down for exterior work or addition.	1 EA	\$ 467.70	\$ 561.23
<b><u>Tarps- Large 20' x 40'</u></b> heavy duty green tarps in area where roof is being removed.	1 EA	\$ 1,911.85	\$ 2,294.22
<b>NOTE: Client demolition:</b> -If client demo work is not completed by construction start date Castle will complete demo at additional charge. -If Castle does site prep, but client does demo, Castle is not liable for damage done by client.			
<b>NOTE: Although care is taken to carefully complete demolition, 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. 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 off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.</b>			
Subtotal - Category 2		\$ 7,323.63	\$ 8,788.36
<b>03. Landscaping and Fence</b>			
<i>Any/all landscaping work to be done by others after the conclusion of the project. No landscaping work included in this project.</i>			
Subtotal - Category 3		\$ -	\$ -
<b>04. Concrete and Foundation</b>			
<b><u>Pier Footing-</u></b> 8" X 42" with 12" bell.	2 EA	\$ 571.89	\$ 686.27
<b><u>Excavation for crawl space foundation.</u></b> Assumes 42" deep. Note: Minimum Job Size Applies up to about 250 SF.	320 SF	\$ 12,864.00	\$ 15,436.80
<b><u>Strip footings-</u></b> 20" X 8" w/ (2) #4 rebar continuous Note: Minimum Job Size Applies up to about 28 LF.	52 LF	\$ 4,877.60	\$ 5,853.12
<b><u>Block walls for crawl space-</u></b> 12" block at 42" frost depth and 4 courses above grade. Core fills, exterior waterproofing and rigid foam on the exterior. Note: Minimum Job Size Applies up to about 27 LF.	52 LF	\$ 12,542.40	\$ 15,050.88
<b><u>Window opening-</u></b> cut foundation.	1 EA	\$ 335.00	\$ 402.00
Subtotal - Category 4		\$ 31,190.89	\$ 37,429.07
<b>05. Masonry</b>			
Subtotal - Category 5		\$ -	\$ -
<b>06. Framing</b>			
<b><u>Basic interior wall framing:</u></b>	1 EA	\$ 347.53	\$ 417.04
-Prep walls and ceilings for drywall.			
-Furnish and install backers for rock and accessories.			
<b><u>Exterior wall framing.</u></b> Includes 1/2" OSB sheathing.	104 LF	\$ 5,423.74	\$ 6,508.48
<b><u>Pocket door frame.</u></b>	2 EA	\$ 843.33	\$ 1,012.00
<b><u>Addition floor framing OR flat roof framing.</u></b> Includes 3/4" tongue and groove plywood subfloor. <b>NOTE:</b> 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.	640 SF	\$ 9,466.60	\$ 11,359.92
<b><u>Interior walls.</u></b>	34 LF	\$ 795.67	\$ 954.81

<b><u>Remove LOAD BEARING wall, frame temp walls, frame a new opening:</u></b> -Includes new DROPPED HEADERS for the support of the weight above. -Non-steel, 10' or smaller opg. -Post footings/blocking below additional and not included on this line item.	1 EA	\$ 949.01	\$ 1,138.81
<b><u>Overlay/cricket dormer roof-</u></b> stick framed. 1/2" OSB, "H" clips @ 24" O.C.	200 SF	\$ 4,280.17	\$ 5,136.21
<b><u>Truss roof.</u></b> 1/2" OSB, "H" clips @ 24" O.C. 2 story or higher, or complicated 1 story.	400 SF	\$ 8,826.61	\$ 10,591.93
<b><u>Forklift-</u></b> rental of 4x4 forklift (Lull) for 2 weeks for 2nd floor projects.	1 EA	\$ 6,700.00	\$ 8,040.00
<b><u>Soffits/fascia/overhangs - 2nd floor.</u></b>	52 LF	\$ 9,308.18	\$ 11,169.82
<b>Subtotal - Category 6</b>		<b>\$ 46,940.84</b>	<b>\$ 56,329.01</b>
<b>09. Roofing, Flashing, Gutters</b>			
<b><u>Roof jack on new plumbing vent penetrations.</u></b>	1 EA	\$ 309.34	\$ 371.21
<b><u>Asphalt shingle roofing- for additions.</u></b> Manufacturer: Type:	600 SF	\$ 5,957.64	\$ 7,149.17
<b><u>Asphalt shingle roofing- for existing- includes tear off.</u></b> Manufacturer: Type:	600 SF	\$ 7,095.30	\$ 8,514.36
<b><u>Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts.</u></b> Color:	80 LF	\$ 1,340.00	\$ 1,608.00
<b>Subtotal - Category 9</b>		<b>\$ 14,702.28</b>	<b>\$ 17,642.74</b>
<b>10. Exterior Trim, Porches and Decks</b>			
<b><u>Deck Framing Posts:</u></b> -Treated 6x6's (up to 8' height), as per building code. -Includes all needed mechanical fasteners (bases, anchors, caps, etc.).	2 EA	\$ 504.32	\$ 605.18
<b><u>Exterior Landing Framing:</u></b> -Floor structure treated 2X8, 16" O.C. -Includes install of ledger board, rim joist. Includes all needed mechanical fasteners (hangers, etc.). -Excludes decking.	12 SF	\$ 421.27	\$ 505.52
<b><u>Deck Stairs:</u></b> -Treated 2X12 stair stringers, 12" O.C.. -Includes all needed mechanical fasteners (hangers, etc.). -Assumes 3-4' wide stairs. -Excludes decking and risers.	4 Treads	\$ 525.80	\$ 630.96
<b><u>Decking - 5/4" X 6" Cedar-</u></b> with cedar colored top mount screws.	28 SF	\$ 561.95	\$ 674.34
<b><u>Stair riser, stair string fascia, deck apron - Cedar.</u></b> 1X10 around the perimeter of the framing and stair risers.	36 LF	\$ 770.59	\$ 924.71
<b><u>Railing - Cedar:</u></b> Newel post size: 4x4 Top and bottom rail: vertical 2X4 top and bottom supports with a 5/4 X 6 top cap Spindles: 2x2	16 LF	\$ 1,346.36	\$ 1,615.64
<b><u>Handrail- Gripable with mounting hardware:</u></b> Rail manufacturer: Rail model: Rail wood species: Hardware manufacturer: Hardware model: Hardware finish	10 LF	\$ 147.25	\$ 176.70
<b>Subtotal - Category 10</b>		<b>\$ 4,277.53</b>	<b>\$ 5,133.04</b>
<b>11. Siding, Soffit, and Fascia</b>			
<b><u>Demo siding</u></b> in affected areas.	400 SF	\$ 1,575.84	\$ 1,891.01
<b><u>House wrap-</u></b> 1 layer Tyvek.	1040 SF	\$ 1,829.10	\$ 2,194.92
<b><u>Siding- Hardie fiber cement board lap:</u></b> Color: Lap size: Texture: Corner boards width, texture and color: Window and door trim width, texture and color:	1040 SF	\$ 26,478.40	\$ 31,774.08
<b><u>Thick gauge metal over rigid insulation of new foundation:</u></b> Manufacturer: Color:	104 SF	\$ 2,165.24	\$ 2,598.29

<b>Soffits- Hardie Panels:</b> Primed and pre-painted with standard color. <b>Color:</b> Vented or non-vented:		80 LF	\$ 1,590.79	\$ 1,908.95
<b>Subtotal - Category 11</b>			<b>\$ 33,639.37</b>	<b>\$ 40,367.24</b>
<b>12. Exterior Doors and Trim</b>				
<b>Entry door:</b> \$945 allowance Manufacturer: Model: Type: Exterior color: Interior color: Glass: Grids (type, size, pattern, color): Interior weather strip color: Sill/threshold color: Bore (single or double): Exterior Brickmould profile/material/color/size: if comes with door, if not specify under section 10		1 EA	\$ 1,712.77	\$ 2,055.33
<b>Full view storm door:</b> \$630 allowance Manufacturer: Model: Door Color: Hardware Color:		1 EA	\$ 1,114.90	\$ 1,337.88
<b>Deadbolt lock and knob set:</b> \$210 allowance Manufacturer: Model: Color:		1 EA	\$ 354.00	\$ 424.80
<b>Subtotal - Category 12</b>			<b>\$ 3,181.67</b>	<b>\$ 3,818.00</b>
<b>13. Windows</b>				
<b>Full frame fiberglass window:</b> \$840 allowance Manufacturer: Marvin Line: Elevate 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 section 10 *for budget analysis add separate line item*		16 EA	\$ 22,895.23	\$ 27,474.27
<b>Window Operating Control Device (WOCD)(per window):</b> 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.		8 EA	\$ 804.00	\$ 964.80
<b>Simulated divided lite (SDL) (For 16 sashes, Add \$4,218):</b> Manufacturer: Material: Profile: Color: Size:		0 Note	\$ -	\$ -
<b>Subtotal - Category 13</b>			<b>\$ 23,699.23</b>	<b>\$ 28,439.07</b>
<b>14. Plumbing</b>				
<b>Plumbing Permit.</b>		1 EA	\$ 368.50	\$ 442.20
<b>BATHROOMS:</b>		0 EA	\$ -	\$ -
<b>Integral sink hook up.</b>		0 EA	\$ -	\$ -

<b><u>Under mount vanity sink:</u></b>	0 EA	\$ -	\$ -
<i>\$160 allowance</i>			
Manufacturer:			
Model:			
<b><u>Pedestal sink with a chrome P-trap:</u></b>	1 EA	\$ 1,068.41	\$ 1,282.09
<i>\$390 allowance</i>			
Manufacturer:			
Model:			
Faucet spread:			
<b><u>Lav faucet:</u></b>	1 EA	\$ 830.37	\$ 996.45
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<b><u>5' cast iron tub:</u></b>	1 EA	\$ 2,055.24	\$ 2,466.29
<i>\$500 allowance</i>			
Drain side:			
Manufacturer:			
Model:			
Finish:			
<b><u>Tub waste and overflow:</u></b>	1 EA	\$ 292.35	\$ 350.82
<i>\$85 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<b><u>Tub filler faucet, valve, trim, and rough-in valve:</u></b>	1 EA	\$ 934.90	\$ 1,121.89
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<b><u>Shower faucet, diverter and controller:</u></b>	1 EA	\$ 995.20	\$ 1,194.25
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<b><u>Toilet:</u></b>	1 EA	\$ 1,001.90	\$ 1,202.29
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Color:			
<b><u>Attic or 2nd floor bathroom rough-in.</u></b>	1 EA	\$ 6,402.52	\$ 7,683.02
<b><u>Roof jack</u></b> on new plumbing vent penetrations.	1 EA	\$ 335.70	\$ 402.85
<b><u>ADDITIONAL ITEMS:</u></b>	0 EA	\$ -	\$ -
<b><u>Sillcock</u></b> - new.	1 EA	\$ 549.40	\$ 659.28
<b>Subtotal - Category 14</b>		<b>\$ 14,834.51</b>	<b>\$ 17,801.41</b>
<b>15. HVAC</b>			
<b><u>Mechanical permit.</u></b>	1 EA	\$ 167.50	\$ 201.00
<b><u>Bathroom fan-</u></b> install and vent to the exterior.	1 EA	\$ 1,139.00	\$ 1,366.80
<b><u>Bath fan-</u></b> CBR furnish, HVAC install, and Elec wire:	1 EA	\$ 336.37	\$ 403.64
Manufacturer: Panasonic			
Model: FV-0510VS1			
NOTE: see hvac for install/venting.			
<b><u>Rough in a new "loop" off the existing boiler for new space.</u></b>	2 EA	\$ 8,844.00	\$ 10,612.80
Furnish and install a new cast iron base board radiator.			
<b><u>Gas line/tree:</u></b>	1 EA	\$ 1,712.52	\$ 2,055.02
-Run new 3/8" type L copper main high pressure gas line to mech room.			
-Build gas tree (re-use regulator).			
-Re-connect furnace, cooktop, water heater.			
-Remove all existing gas pipes that we can access.			
NOTE: moving meter/upgrading to high pressure is done by gas company/will be billed directly to client by utility company.			

<b>Gas insert fireplace:</b> <b>Manufacturer:</b> Heat an Glo <b>Model:</b> <b>Color:</b> <b>Details:</b> Note: includes venting, setting unit, and installing gas line and all assoc. permits. Includes fire screen, brick interior, fan, thermostat touch screen remote, ember lites, and unit.	1 EA	\$ 7,065.82	\$ 8,478.98
<b>Mini split heat pump and cooling system- ducted- best used for multiple rooms.</b> -Requires ducting but doesn't need gas or venting. -Units are rectangular and usually hung from ceiling. -Based on tougher runs with 5-7 vents, central return, 2 or 3 rooms.	1 EA	\$ 22,780.00	\$ 27,336.00
<b>Subtotal - Category 15</b>		<b>\$ 42,045.21</b>	<b>\$ 50,454.25</b>
<b>16. Electrical</b>			
<i>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</i>			
<i>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.</i>			
<b>Electrical Permit.</b>	1 EA	\$ 247.90	\$ 297.48
Device color: <b>White, light almond, or ivory are standard</b>	1 EA	\$ 0.00	\$ 0.00
Switch style: <b>Pole or Decora</b>			
Outlet style: <b>Decora or Standard</b>			
<b>Bathroom price for electrical:</b> -GFCI receptacle to code -Switches and wiring in bath -Lutron push button timer switch for the bath fan	1 EA	\$ 2,010.00	\$ 2,412.00
<b>Light fixture-</b> CBR furnish and elec install: \$100 allowance <b>Manufacturer:</b> <b>Model:</b> <b>Finish:</b> <b>Bulb:</b>	2 EA	\$ 584.24	\$ 701.09
<b>Sconce-</b> CBR furnish and elec install: \$200 allowance <b>Manufacturer:</b> <b>Model:</b> <b>Finish:</b> <b>Bulb:</b>	0 EA	\$ -	\$ -
<b>Light fixture-</b> CBR furnish and elec install: \$150 allowance <b>Manufacturer:</b> <b>Model:</b> <b>Finish:</b> <b>Bulb:</b>	4 EA	\$ 1,457.92	\$ 1,749.50
<i>NOTE: For all home client 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 client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</i>			
<b>Addition wiring.</b>	640 SF	\$ 9,004.80	\$ 10,805.76
<b>Electrical service mast-</b> relocate.	1 EA	\$ 2,010.00	\$ 2,412.00
<b>Sub-panel.</b>	1 EA	\$ 938.00	\$ 1,125.60
<b>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</b>	4 EA	\$ 938.00	\$ 1,125.60
<b>Subtotal - Category 16</b>		<b>\$ 17,190.86</b>	<b>\$ 20,629.03</b>
<b>17. Insulation</b>			

<p><i><b>NOTE: if insulation is replacing vermiculite insulation, part of the replacement cost may be eligible for reimbursement via the zonolite attic insulation trust. In that case, client can subcontract work directly. This cost is for project manager to coordinate scheduling/misc. with client only.</b></i></p>			
<p><b>Insulated access panel-</b> for crawl spaces and attic access:</p> <p>-Includes an unfinished face frame and a flat, smooth plywood, access door with 2" rigid foam attached to the back, tightly fit.</p> <p><b>Roof insulation:</b></p> <p>-R-49 Blown fiberglass insulation with poly in attic rafters.</p> <p>-See separate line for air chutes.</p> <p><b>Wall insulation-</b> R-19 Insulation batts with poly.</p> <p><b>Rim joists-</b> 3" spray foam insulation.</p> <p><b>NOTE:</b> spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.</p> <p><b>Basement/crawlspace energy walls-</b> 2" spray foam insulation.</p> <p><b>NOTE:</b> spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.</p> <p><b>Air chutes</b> - per rafter space.</p>	<p>1 EA</p> <p>320 SF</p> <p>832 SF</p> <p>104 LF</p> <p>208 SF</p> <p>26 EA</p>	<p>\$ 461.54</p> <p>\$ 1,097.73</p> <p>\$ 1,516.24</p> <p>\$ 1,022.90</p> <p>\$ 1,323.92</p> <p>\$ 209.04</p>	<p>\$ 553.85</p> <p>\$ 1,317.27</p> <p>\$ 1,819.48</p> <p>\$ 1,227.48</p> <p>\$ 1,588.70</p> <p>\$ 250.85</p>
<b>Subtotal - Category 17</b>		<b>\$ 5,631.37</b>	<b>\$ 6,757.64</b>
<b>18. Drywall</b>			
<p><b>Ceilings-</b> 1/2" or 5/8" drywall with smooth finish.</p> <p><b>Walls-</b> 1/2" drywall with smooth finish.</p> <p><b>Drywall or plaster patch.</b></p> <p><b>Boom/cartage fee</b> - all projects.</p>	<p>640 SF</p> <p>1428 SF</p> <p>3 EA</p> <p>1 EA</p>	<p>\$ 4,073.60</p> <p>\$ 8,610.84</p> <p>\$ 1,206.00</p> <p>\$ 355.10</p>	<p>\$ 4,888.32</p> <p>\$ 10,333.01</p> <p>\$ 1,447.20</p> <p>\$ 426.12</p>
<b>Subtotal - Category 18</b>		<b>\$ 14,245.54</b>	<b>\$ 17,094.65</b>
<b>19. Tile and Stone</b>			
<b>Bathroom</b>			\$ -
<b>FLOORS</b>			\$ -
<p><b>Tile backer underlayment-</b> on floor - thickness decided on-site.</p> <p><b>Floor:</b></p> <p>\$15.00/sf allowance</p> <p>Manufacturer:</p> <p>Line:</p> <p>Size:</p> <p>Color:</p> <p>Thickness:</p> <p>Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc.</p> <p><b>NOTE:</b> 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.</p> <p><b>Threshold-</b> Corian single bevel- 36" long, approx. 1 3/4" wide:</p> <p>Color: glacier white or bisque</p> <p>Thickness: 1/4" or 1/2"</p> <p><b>NOTE:</b> There will be an elevation difference between xxxx floor and hallway floor. We will do our best to minimize this.</p>	<p>45 SF</p> <p>45 SF</p> <p>1 EA</p>	<p>\$ 382.34</p> <p>\$ 2,093.60</p> <p>\$ 87.84</p>	<p>\$ 458.81</p> <p>\$ 2,512.32</p> <p>\$ 105.41</p>
<b>WALLS</b>			\$ -
<p><b>Tile backer.</b> Standard for shower or wet walls.</p> <p><b>Large format tile on shower surround walls using spacers.</b></p> <p>\$4.50/sf allowance</p> <p>Manufacturer:</p> <p>Line:</p> <p>Size:</p> <p>Color:</p> <p>Thickness:</p> <p>Pattern:</p> <p><b>NOTE:</b> If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions.</p> <p><b>NOTE:</b> 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.</p>	<p>64 SF</p> <p>64 SF</p>	<p>\$ 522.02</p> <p>\$ 2,973.05</p>	<p>\$ 626.43</p> <p>\$ 3,567.65</p>

<b>Accent tile:</b> \$16.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern:	4 SF	\$	307.10	\$	368.51
<b>Bullnose tile:</b> \$4.50/lf allowance Manufacturer: Line: Size: Color: Thickness: Pattern:	21 LF	\$	326.06	\$	391.27
<b>Edging-</b> (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Thickness: x, to match tile	3 EA	\$	175.06	\$	210.07
<b>Family Room</b>					
<b>Fireplace Surround</b>					
<b>Tile backer.</b> Standard for shower or wet walls.	11 SF	\$	89.72	\$	107.67
<b>Backsplash - Fireplace surround</b> \$4.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern:	11 SF	\$	529.68	\$	635.62
<b>NOTE:</b> If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions. <b>NOTE:</b> 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.					
<b>Other:</b>					
<b>Grout and Caulk - Laticrete: Castle Standard</b> Color: Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints) Size: Location:	3 EA	\$	232.50	\$	279.00
<b>Stock Material Costs</b> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. <b>NOTE:</b> Include on all tile projects.	1 EA	\$	1,157.14	\$	1,388.57
<b>Subtotal - Category 19</b>		\$	8,876.12	\$	10,651.35
<b>20. Millwork, Doors, Hardware</b>					
<b>Pre-hung door:</b> Manufacturer: Model: Species: Style: Core: solid or hollow Finish hinge: Bore: single	2 EA	\$	1,312.08	\$	1,574.50
<b>Pocket door:</b> Manufacturer: Model: Species: Style: Jamb and stop: included Core: solid or hollow Finish hinge: <b>NOTE:</b> see pocket door frame in framing.	1 EA	\$	546.92	\$	656.30



<b><u>Door knob/handle hardware:</u></b>	2 EA	\$	145.18	\$	174.22
<i>\$30 allowance</i>					
Manufacturer:					
Model:					
Type: privacy, passage, dummy					
Finish:					
<b><u>Door stop:</u></b>	2 EA	\$	30.94	\$	37.12
<i>\$5 allowance</i>					
Manufacturer:					
Model:					
Type: wall mount, hinge mount, etc.					
Finish:					
<b><u>Pocket door hardware:</u></b>	1 EA	\$	147.98	\$	177.58
<i>\$50 allowance</i>					
Manufacturer:					
Model:					
Type: passage or privacy					
Finish:					
<b><u>Jamb:</u></b>	20 LF	\$	379.27	\$	455.13
Species:					
Size:					
Location:					
<b>NOTE:</b> The casing for the opening is on the casing line.					
<b><u>Casing-</u></b> classic 1X with a backband:	500 LF	\$	8,513.21	\$	10,215.86
Manufacturer:					
Model backband:					
Model 1x:					
Species:					
Size overall:					
Picture framed: Y or N					
Stool detail (thickness/extension) and apron detail (height, model #): or NA					
Location:					
<b><u>Base molding</u></b> - classic 1X and top cap:	184 LF	\$	3,502.70	\$	4,203.24
Manufacturer:					
Model top cap:					
Species:					
Size of 1x:					
Size of top cap:					
Location:					
<b><u>Base shoe molding:</u></b>	21 LF	\$	105.01	\$	126.01
Manufacturer:					
Model:					
Species:					
Size:					
Location:					
<b><u>Closet organizational system.</u></b>	0 LF	\$	-	\$	-
-Hanging rods					
-Laminated melamine adjustable shelving- assumes floor to ceiling sides, no backs, for at least part of the system.					
Manufacturer:					
Model:					
Color: Standard colors.					
Details:					
Size/shape: see plan					
Location:					
<b><u>Closet rod and shelf:</u></b>	10 LF	\$	406.80	\$	488.16
Manufacturer:					
Material/model rod:					
Material/model shelf:					
Color rod:					
Color shelf:					
Brackets shelf:					
Mounting hardware for rod:					
Location:					
<b>Subtotal - Category 20</b>		\$	15,090.10	\$	18,108.12
<b>21. Cabinetry, Countertops and Appliances</b>					

<b><u>Medicine Cabinet-</u></b> wall-mounted mirror/medicine cabinet: <i>Allowance. \$150.00</i> <b>Manufacturer:</b> <b>Model:</b>  <b><u>Knobs and pulls:</u></b> <i>\$7 allowance</i> <b>Manufacturer:</b> <b>Model:</b> <b>Size- center set:</b> <b>Projection:</b> <b>Finish:</b> <b>Location:</b>	1 EA	\$ 308.78	\$ 370.54
	6 EA	\$ 104.87	\$ 125.84
	1 EA	\$ 0.00	\$ 0.00
	4 LF	\$ 98.05	\$ 117.66
	2 LF	\$ 1,912.79	\$ 2,295.35
<b><u>Fireplace mantel.</u></b> <b><u>Fireplace surround.</u></b>	1 EA 1 EA	\$ 1,005.00 \$ 1,943.00	\$ 1,206.00 \$ 2,331.60
<b>Subtotal - Category 21</b>		<b>\$ 5,372.49</b>	<b>\$ 6,446.99</b>
<b>22. Specialties</b>			
<b><u>Bathroom accessories-</u></b> moderate- 3 items: <i>\$60 allowance (20ea)</i> <b>Manufacturer:</b> <b>Towel bar size/model:</b> <b>Towel bar size/model:</b> <b>Towel ring size/model:</b> <b>Toilet paper holder size/model:</b> <b>Robe hook size/model:</b> <b>Finish:</b> <b><u>Grab bar:</u></b> <i>\$100 allowance</i> <b>Manufacturer:</b> <b>Model:</b> <b>Finish:</b> <b><u>Shower curtain rod-</u></b> permanent/screw in: <b>Manufacturer:</b> <b>Model:</b> <b>Finish:</b>	1 EA	\$ 198.52	\$ 238.22
	1 EA	\$ 211.57	\$ 253.89
	1 EA	\$ 139.04	\$ 166.85
<b>Subtotal - Category 22</b>		<b>\$ 549.14</b>	<b>\$ 658.96</b>
<b>23. Flooring</b>			

<b>Floor transitions:</b> Manufacturer: Type: t mold, reducer, etc. Finish: Locations:	1 EA	\$ 53.60	\$ 64.32
<b>Carpet and pad:</b> \$4.50 allowance Manufacturer: Line/series: Color: Pad:	600 SF	\$ 4,422.00	\$ 5,306.40
<b>Subtotal - Category 23</b>		<b>\$ 4,475.60</b>	<b>\$ 5,370.72</b>
<b>24. Painting and Decorating</b>			
<b>Ceilings-</b> prime and painting: Color: Standard flat ceiling white Rooms:	640 SF	\$ 1,432.19	\$ 1,718.63
<b>Walls-</b> prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	1428 SF	\$ 3,157.31	\$ 3,788.77
<b>Molding (base, casing)-</b> priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	684 LF	\$ 3,207.96	\$ 3,849.55
<b>Interior door-</b> priming and painting of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	3 EA	\$ 522.60	\$ 627.12
<b>Exterior door-</b> finish: Manufacturer: Color name and # door: Color name and # jamb: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	1 EA	\$ 268.00	\$ 321.60
<b>Paint or stain match by Sub.</b> Take sample to store, get matched, and approved by client.	1 EA	\$ 67.00	\$ 80.40
NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design. 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.			
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.			
<b>Subtotal - Category 24</b>		<b>\$ 8,655.06</b>	<b>\$ 10,386.07</b>
<b>25. Clean Up and Debris Removal</b>			
<b>Disposal and clean-up:</b> -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	\$ 1,286.24	\$ 1,543.49
<b>Street permit:</b> -Minneapolis street use permit for dumpster or unit temp storage. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	5 MO	\$ 871.00	\$ 1,045.20

**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.**

<b>20 Yard roll-off dumpster:</b> -10 ton maximum. <b>NOTE:</b> for 30 days only. See line below for additional months. <b>Additional months dumpster is needed.</b> <b>Portable restroom:</b> -Regular. <b>NOTE:</b> This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	4 EA	\$ 2,600.46	\$ 3,120.55
	1 MO	\$ 100.50	\$ 120.60
	5 MO	\$ 1,664.28	\$ 1,997.14
<b>Subtotal - Category 25</b>		<b>\$ 6,522.48</b>	<b>\$ 7,826.98</b>
<b>Project Subtotal</b>		<b>\$ 326,457.91</b>	<b>\$ 390,049.49</b>
<b>26. Designer Oversight &amp; Project Management</b>		<b>\$ 28,279.42</b>	<b>\$ 33,935.30</b>
<b>27. Overhead and Profit</b>		<b>\$ 44,439.08</b>	<b>\$ 53,326.90</b>
<b>Grand Total**</b>		<b>\$ 399,176.41</b>	<b>\$ 479,011.69</b>
MN License # BC005657 <b>**Important Notice**</b> <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>			
<b>Check or Cash Discount Low 2.5%*</b>	<b>\$ 9,979.41</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 11,975.29</b>
			<b>\$ 389,197.00    \$ 467,036.40</b>

\*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 Studio Locations



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



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



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



6480 Wayzata Blvd.  
Golden Valley, MN 55426  
P) 763-333-0750

## Need Help with Financing Options?



[HTTPS://WWW.CASTLEBRI.COM/FINANCING-OPTIONS/](https://www.castlebri.com/financing-options/)