

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



BUDGET ANALYSIS

Project Description:

Date: 7/24/2017

Project Description: Single story addition with partial full basement and partial crawl space, new kitchen, family room, main floor ¾ bathroom and mudroom. Partial demo by owner. Interior painting by owner.

	Qty. Unit	Low Budget	High Budget
01. Permits and Design			
Permit	1 EA	\$ 3,486.05	\$ 3,834.66
Building Permit and associated costs, Castle to provide land survey with metal detector.			
NOTE: If Castle unable to locate property posts, a surveyor will have to be hired and additional costs will occur.			
Design and Planning Process -- See Design and Planning Agreement for Details.	1 EA	\$ 6,975.00	\$ 6,975.00
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.	1 EA	\$ 1,695.00	\$ 1,864.50
Subtotal - Category 1		\$ 12,156.05	\$ 12,674.16
02. Site Prep and Demolition			
Kitchen, dining and back entry demolition of work area to EPA lead safe work practices:	0 EA	\$ 0.00	\$ 0.00
- BY CASTLE: Remove and discard back entry door and frame. - BY HOMEOWNER: Remove and discard all existing kitchen cabinets, fixtures, and countertops. Remove old appliances to the garage for reuse or recycling. - BY HOMEOWNER: Demo all flooring in kitchen and back entry to subfloor. - BY HOMEOWNER: Remove and SAVE buffet, door and arch frame in dining room for reinstallation in garage. - BY HOMEOWNER: Remove lathe, plaster on walls between kitchen and dining room. Castle to remove the framing for new opening. - BY HOMEOWNER: Remove lathe, plaster on all walls in kitchen and back entry. Remove ceilings to floor joists/rafters in kitchen and back entry. - BY CASTLE: Remove lathe, plaster on fireplace side and framing for new opening between old living room and new hallway. - BY CASTLE: Demo exterior walls in existing kitchen and back entry where new addition will tie in to existing home. LEAVE south east corner framing for structural support.			
Demolition and Site Prep Totals as seen above	1 EA	\$ 4,010.90	\$ 4,411.99
Subtotal - Category 2		\$ 4,010.90	\$ 4,411.99
03. Landscaping and Fence - By Field Outdoor Spaces (www.fieldoutdoorspaces.com)			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			

Excavation for crawl space foundation. Assumes 42" deep.	1 EA	\$ 24,114.20	\$ 26,525.62
Excavation includes:			
<ul style="list-style-type: none"> -Excavate for partial crawl space foundation footings at new addition. - Excavate for partial FULL basement foundation footings at new addition. - Excavate for new egress window well on south side of new addition. - Excavate for (2) new 8"W x 42"D frost concrete piers for back entry landing and stairs. 			
Concrete includes:			
<ul style="list-style-type: none"> - Install 20x10 concrete footings reinforced per code and new 12" CMU block foundation as per specifications for new basement foundation. - Install required anchor bolts for sill plates. -Pour 3 1/2" concrete slab with radon barrier for both full basement floor and crawl space floor. - Install 2" rigid insulate for new addition foundation on exterior, per code requirements and plan specifications. -Waterproofing per code of full basement addition and new crawl space is included. - Pour (2) 8"W x 42"D frost pier footings for back entry landing and stairs. -Allow for access to crawl space from new full basement addition. (will be width of crawlspace addition) - Allow for new egress window and glass block window in full basement addition. - Install new sump pump and basket, drain tile and sump basket in new basement addition. 			
Subtotal - Category 4		\$ 24,114.20	\$ 26,525.62
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Floor Framing as seen below:	1 EA	\$ 6,994.45	\$ 7,693.89
<ul style="list-style-type: none"> - Install 2x10 floor framing, 16" O.C. on 2x6 treated sill plate, and 3/4" plywood sub floor glued and nailed down for new addition. - Install 2x10 ledger anchor per code where new addition floor joists meet old 2x8 existing floor joists. 			

Wall and Roof/Ceiling Framing as seen below:		1 EA	\$ 15,418.17	\$ 16,959.99
<p><u>Wall:</u></p> <ul style="list-style-type: none"> - Install new exterior walls for addition with 2x6 SPF lumber, 16" O.C. - Install new 1/2" OSB wall sheathing. - Install new wind wash barrier on new addition exterior walls. - Install new interior walls with 2x4 SPF lumber, 16" O.C. - Install (8) window headers as specified on architectural plans page 3. - Install new back entry door framing including header as specified on architectural plans page 3. - Frame new opening from existing basement to new full basement with double 9-1/2" LVL header as specified per architectural plan, page 2. - Frame new 2' drywalled opening from new addition to old living room by fireplace per plan. - Frame new 5' cased opening from dining room to new addition with double 7-1/4" LVL header as specified on architectural plans page 3. - Frame new 5' cased opening from kitchen to family room with double 9-1/2" LVL header as specified on architectural plans page 3. - Frame new 11'-9" flush opening on old east exterior wall in kitchen with concealed double 11-7/8" LVL header as specified on architectural plans, page 3. - Frame new 3'-6" drywalled opening from kitchen to family room. - Frame new 5' closet door opening in mudroom (for (2) 2'-6" french closet doors). - Frame new 3' cased opening from mudroom to family room. - Frame new 2'-4" pocket door opening into new bathroom. - Frame new 2x4 1/2 wall in bathroom between vanity and shower. -Misc. wall framing, blocking, shower glass blocking and bathroom accessory backing as needed. - NOTE: New basement area wall framing NOT included. <p><u>Roof/Ceiling:</u></p> <ul style="list-style-type: none"> - Frame addition roof/ceiling with pre-engineered wood trusses, 24" O.C. - Sheet new roofs with 1/2" OSB plywood w/ clips. - Sheet eave overhangs to match existing style on exterior of house. - Provide all framing as needed for lookouts and subfacias. - Maintain 1" min air space insulation baffle. 				
Subtotal - Category 6			\$ 22,412.62	\$ 24,653.88
09. Roofing, Flashing, Gutters				
Roofing - Furnish and install architectural designer asphalt shingles as seen below:		1 EA	\$ 4,520.00	\$ 4,972.00
<ul style="list-style-type: none"> - Install architectural asphalt shingles to match house as closely as possible with currently available stock shingles on new addition roof. - Install 15 # felt on new addition roof. - Install ice shield starter on new addition roof per code. - Install all required flashings and counter flashings throughout new addition roof, including wall flashing at new stucco and lap siding work. - Roof venting – install box roof vents as needed. - Eave soffit and fascia to be wrapped in aluminum to match the existing material on the house as closely as possible. Install soffit venting as needed. -Install new gutters and downspouts (with extensions) at new addition. Match color and style of existing gutters as closely as possible. - Downspout locations for new gutters to be determined. -Facia, soffits and gutters. Color TBD 				
Subtotal - Category 9			\$ 4,520.00	\$ 4,972.00
10. Exterior Trim, Porches and Decks				
Decking as seen below:		1 EA	\$ 3,181.00	\$ 3,499.10
<ul style="list-style-type: none"> - Install beaded t&g wood paneling on ceiling of roof overhang. - Install new 4x4 brackets for the back entry roof overhang. Pine, to be painted. - Install new window and door trim to match existing on rest of house as closely as possible. Include drip cap and beveled window sills. -Clear pine 1x4, to be painted. 				
Subtotal - Category 10			\$ 3,181.00	\$ 3,499.10
11. Siding, Soffit, and Fascia				

Siding - Stucco	1 EA	\$ 11,761.04	\$ 12,937.14
- Install double D felt at all new and exposed exterior walls. - Install stucco siding on addition exterior walls to match texture and color of existing stucco as closely as possible. - Skim coat stucco on new foundation block to match existing as closely as possible. - Repair / tie in stucco at walls and roof connections of old house. - Repair / tie in lap siding at walls and roof connections of old house.			
Subtotal - Category 11		\$ 11,761.04	\$ 12,937.14
12. Exterior Doors and Trim			
Furnish and install new steel panel exterior door w. glass; Door allowance: \$600.00/ea.	1 EA	\$ 1,230.00	\$ 1,353.00
- Install new 3'-0" x 6'-8" door in rear entry of home. - Door Specs: Steel - Door Brand and Style: TBD - Exterior Material: Steel, primed, to be painted. - Exterior Color: Steel, primed, to be painted. - Window Type: 6 lite - Glass Type: TBD - Hardware Color: TBD - Install new 1x4 clear pine exterior door casing to be painted. - Includes hardware			
Subtotal - Category 12		\$ 1,230.00	\$ 1,353.00
13. Windows			
Furnish and install glass block window in new addition - 40x36 in new addition basement. Style TBD, no vents.	2 EA	\$ 1,644.00	\$ 1,808.40
Window Specifications as seen below:	1 EA	\$ 11,674.65	\$ 12,842.12
Install new windows in new addition of home as well as (1) new awning window in 2nd level stairwell of existing home. - Window Brand: Marvin Integrity with grilles -Type: (4) Double hung, & (4) awning - Exterior Material: Ultrex, Color TBD - Window Interior: pine, stained - Hardware finish: TBD - NOTE: Marvin Integrity windows do not have pull hardware. To add pulls would be an additional cost. - Install (2) new glass block windows, no vents - Install new egress window in new addition basement with cedar treated well. - Window Brand: Marvin Integrity all Ultrex, no grilles -Type: Casement - Exterior Material: Ultrex - Color, finish: TBD			
Subtotal - Category 13		\$ 13,318.65	\$ 14,650.52
14. Plumbing			
Plumbing permit	1 EA	\$ 607.94	\$ 668.73
Furnish and install an under mount vanity sink <u>Sink Allowance: \$120.00</u>	1 EA	\$ 372.90	\$ 410.19
Furnish and install sink faucet; <u>Sink faucet allowance \$250.00/ea.</u>	1 EA	\$ 536.75	\$ 590.43
Furnish and install a finished drain for a tiled shower pan and hook-up drain; Drain will be Kohler square model #K-9136-G Brushed Chrome unless otherwise specified. <u>Drain Allowance: \$90.00</u>	1 EA	\$ 406.80	\$ 447.48
Furnish and install shower faucet, diverter and controller; <u>Shower faucet package allowance \$300.00/set</u>	1 EA	\$ 706.25	\$ 776.88
Furnish and install toilet; <u>Toilet allowance \$275.00/ea.</u>	1 EA	\$ 525.45	\$ 578.00
Furnish and install a new sillcock	1 EA	\$ 305.10	\$ 335.61
Furnish and install kitchen sink; <u>Sink allowance \$600.00/ea.</u>	1 EA	\$ 1,073.50	\$ 1,180.85
Furnish and install kitchen sink faucet; <u>Sink faucet allowance \$350.00/ea.</u>	1 EA	\$ 601.80	\$ 661.98

Supply and install a counter top mounted, air gap, for the dishwasher. <u>Allowance: \$25.00</u> NOTE: Required by code for all full kitchen remodels. Not required if existing cabinets stay in place and is only a counter top swap out.	1 EA	\$	84.75	\$	93.23
Install new or re-install existing dishwasher.	1 EA	\$	226.00	\$	248.60
Furnish and install new water line to the refrigerator	1 EA	\$	367.25	\$	403.98
Furnish and install new gas line to the range or relocate existing gas line	1 EA	\$	621.50	\$	683.65
Run new pex water lines to replace old galvanized lines. Assumes from unfinished basement to first floor. Add if different or long run.	5 EA	\$	4,802.50	\$	5,282.75
New full bathroom rough-in (base price)	1 EA	\$	3,842.00	\$	4,226.20
Furnish and install laundry sink; includes single, free standing utility tub laundry tub and basic faucet; Tub and faucet allowance \$150.00/set	1 EA	\$	565.00	\$	621.50
Basement laundry plumbing rough-in	1 EA	\$	1,921.00	\$	2,113.10
Subtotal - Category 14		\$	17,566.49	\$	19,323.14
15. HVAC					
Mechanical permit	1 EA	\$	135.60	\$	149.16
Install new bathroom vent fan and vent to the exterior	1 EA	\$	474.60	\$	522.06
HVAC as seen below:	1 EA	\$	9,008.60	\$	9,909.46
-Provide new hot water radiant heating in new addition kitchen, family, mudroom, bathroom and finished basement area. - Kitchen: one toe kick heater under sink with separate thermostat, will pipe into boiler unit. - Add separate zone valve for rest of home. - Mudroom: install (1) 3' cast iron baseboard heater under window. - New bathroom: install (1) 2' cast iron baseboard heater under window. - New family room: install (1) 8' cast iron baseboard heater under (2) double hung windows, centered. - Basement: No heating included in this scope. - Reroute all radiator runs as necessary from boiler to 2nd level that are affected by addition. - Install new ducting and venting for bathroom exhaust fan to exterior. - Install new ducting and venting for kitchen exhaust hood to exterior. 300 CFM or below.					
Subtotal - Category 15		\$	9,618.80	\$	10,580.68
16. Electrical					
Electrical Permit	1 EA	\$	193.30	\$	212.63
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath).	1 EA	\$	932.25	\$	1,025.48
Furnish and install battery operated smoke detector	3 EA	\$	82.44	\$	90.68
Furnish and install battery operated smoke/CO2 detector combo	2 EA	\$	88.86	\$	97.75
Furnish and install above mirror light fixture; <u>Fixture allowance \$100.00/ea.</u>	1 EA	\$	214.70	\$	236.17
Furnish and install light fixture; <u>Fixture allowance \$150.00/ea.</u>	8 EA	\$	2,169.60	\$	2,386.56
Electrical as seen below - perform the following "Code" required improvements as necessary:	1 EA	\$	187.65	\$	206.42
- Existing electrical will be eliminated as needed and brought up to code. Includes disconnect, remove and re-feed of old wiring, long/difficult home runs to the main panel, arc fault breakers, circuit breakers and category 1 boxes. Only in areas under construction. - Demolish existing conduit & wiring as needed. - Relocate electrical service mast connection point on exterior of home. - Light fixtures per plan.					
<u>Specialties</u>					
Kitchen:					
- Outlet receptacles to code, including (1) island outlet with USB charger.					
- No garbage disposal.					
Family room:					
- Install A/V outlet.					
Basement:					
- Demo wires on wall where opening will be to new basement.					
- Re-feed existing underground 15-20A, 120v line and 30A, 240v line (does not pull new wires to garage, only re-feeds old ones).					
- Install new circuits and receptacle for washer and dryer new locations.					
- Add outlet receptacle for new sump pump.					
- Install new outdoor receptacle to right of new back entry door.					
-Install new waterproof recessed light in roof overhang canopy on single switch in mudroom.					

Furnish bath fan: Panasonic, Whisper Value 80 CFM, FV08VS1, low profile, white	1 EA	\$ 225.94	\$ 248.54
Furnish bath fan: Panasonic, Whisper Recessed, 80 CFM, ceiling mounted fan/light combo .8 tones, 4" or 6" duct. LED lamp. FV-08VREI	1 EA	\$ 316.40	\$ 348.04
Kitchen price for electrical; includes demo and rewiring of space to code, under cabinet lights, and \$700.00 allowance for light fixtures	1 EA	\$ 3,955.00	\$ 4,350.50
Relocate electrical service mast	1 EA	\$ 1,356.00	\$ 1,491.60
Furnish and install new electric sub-panel - 60 amp	1 EA	\$ 621.50	\$ 683.65
Furnish and install recessed can lights	10 EA	\$ 1,017.00	\$ 1,118.70
Subtotal - Category 16		\$ 11,360.64	\$ 12,496.71
17. Insulation			
Basic Bath Insulation - Furnish and install R-13 batt insulation in exterior walls and 4mil poly, foam window (if required) and foam ceiling/floor penetrations to code	1 EA	\$ 320.60	\$ 352.66
Installation as seen below:	1 EA	\$ 2,180.90	\$ 2,398.99
<ul style="list-style-type: none"> - Install insulation in addition exterior walls to min. R20 batt insulation. - Insulate addition ceilings to min. R49 with batt fiberglass insulation. - Install roof venting as needed or required. - Install closed cell spray foam insulation at addition rim joists and top of new foundation as required by code. **NOTE: Spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.** - Seal all new window and door openings. - Install 4 mil. Vapor barrier on all walls and ceilings on addition with acoustical sealant. Tape and seal all penetrations to code. - Install ventilation chutes for all attic rafters in new roof construction. 			
Subtotal - Category 17		\$ 2,501.50	\$ 2,751.65
18. Drywall			
Drywall as seen below:	1 EA	\$ 5,638.70	\$ 6,202.57
<ul style="list-style-type: none"> - Install 1/2" drywall on all new or exposed walls. - Install 5/8" drywall on all new or exposed ceilings. - Tape and finish all walls and ceilings to paint ready condition. - Provide smooth ceiling and wall finishes. - Repair, patch and tape to paint ready condition, in living room where opening was made by fireplace. - Repair arched ceiling over fireplace. - Repair, patch and tape to paint ready condition, in dining room where new addition opening is made. - Repair, patch and tape 2nd level window opening adjustment in stairwell. - Install 1/2" Durock or Denshield on shower walls, floor to ceiling. - Install cement backer on floor in new bathroom 			
Subtotal - Category 18		\$ 5,638.70	\$ 6,202.57
19. Tile and Stone			
Tile details as seen below:	1 EA	\$ 7,240.29	\$ 7,964.32
<ol style="list-style-type: none"> 1. Install new kitchen backsplash tile behind kitchen sink and range wall from countertop to ceiling - Tile: TBD – Allowance of \$7.00/sq ft is included. - Location: Behind range, sink wall 2. Install new cement tile flooring on bathroom floor. **NOTE: There may be an elevation change between hallway and bathroom floor** - Location: Bathroom, main floor 3. Install new tile floor on shower floor. Pour custom shower pan, drain and curb. 4. Install new subway tile on shower walls to ceiling, on bench side and top of curb. Use white Schluter Jolly edging. - Location: Shower walls 			
Subtotal - Category 19		\$ 7,240.29	\$ 7,964.32
20. Millwork, Doors, Hardware			

Trim and Millwork details as seen below:	1 EA	\$	9,964.29	\$	10,960.72
1. Install door, window and framed opening casing throughout addition and 2nd floor window replacement to match existing in home as closely as possible, stained. -Windows to have 1x4 apron 2. Install new base trim in addition and dining room (as needed) match existing in home as closely as possible, stained. 3. Install (1) new pocket door 2'-4" x 6'-8" to bathroom, stained - Species: TBD - Style: TBD - Hardware: finish TBD 4. Install (1) new French door closet set 5'-0" x 6'-8" in mudroom -Species: TBD - Style: TBD - Finish: stained - Hardware: finish and style TBD 5. Install white melamine shelf and hanging rod in mudroom closet.					
Subtotal - Category 20		\$	9,964.29	\$	10,960.72
21. Cabinetry, Countertops and Appliances					
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea.</u>	26 EA	\$	313.30	\$	344.63
Cabinetry details as seen below:	1 EA	\$	15,476.90	\$	17,024.59
Location: Kitchen -Door Style: TBD -Drawer Style: TBD -Species: TBD -Finish: TBD Bench with open brackets Location: Mudroom - Species: TBD Install new HOMEOWNER PROVIDED vanity and vanity top in bathroom					
Classic - Cambria "Luxury Design" colors, quartz countertops will be installed.	1 EA	\$	5,081.47	\$	5,589.62
Microwave Non-vented: CBR to install non-vented microwaves.	1 EA	\$	138.00	\$	151.80
Range Hood Vented: CBR to install vented hoods. Venting into cabinet and to exterior by HVAC Trade Partner. CBR to do final hook-ups to venting in cabinet.	1 EA	\$	223.95	\$	246.35
Refrigerator - Water: CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up.	1 EA	\$	279.25	\$	307.18
Cooktop: Plumber to install gas cook tops and do all hook-ups and install. Electrician to install electric cook tops and do all hook-ups and install CBR to do the "finish install" i.e. caulking, etc.	1 EA	\$	158.20	\$	174.02
Single and double ovens: Electrician to do all final hook-ups and install.	1 EA	\$	192.10	\$	211.31
Subtotal - Category 21		\$	21,863.17	\$	24,049.49
22. Specialties					
Furnish bathroom accessories.- 24" towel bar, towel ring and toilet paper holder. <u>Custom. Allowance \$150.00.</u> Install included for 3 items.	1 EA	\$	273.00	\$	300.30
Standard size 3/8" frameless glass shower door and side panel. 28 x71.5 door and 20x71.5 panel. Chrome hardware and clear glass.	1 EA	\$	1,083.03	\$	1,191.33
Subtotal - Category 22		\$	1,356.03	\$	1,491.63
23. Flooring					

Flooring as seen below:		1 EA	\$ 5,787.03	\$ 6,365.73
- Install new 1 ½" red oak hardwood floors in addition mudroom, family room, and kitchen to match existing as closely as possible. - There will be a perpendicular transition to new hardwoods in addition at dining room and living room by fireplace. - Install new wood threshold at bathroom entry. To match existing hardwood floors as closely as possible. - Finish with 2 coats oil based poly. **NOTE: Oil based poly has a very strong odor. Please do not occupy the home during the 3 day curing period in order to avoid any health hazards.** - NOTE: New wood color and sheen will be close but will not match exactly to the existing hardwoods.				
Subtotal - Category 23			\$ 5,787.03	\$ 6,365.73
24. Painting and Decorating				
ALL INTERIOR PAINTING TO BE COMPLETED BY HOMEOWNER		0 SF	\$ 0.00	\$ 0.00
Exterior Painting -		1 EA	\$ 1,808.00	\$ 1,988.80
- Rear entry door to be painted/stained both sides. Color TBD. - Prime and enamel all exterior window and door trim, brackets on rear roof overhang, and ceiling of roof overhang to match existing as closely as possible. - Prime and enamel all lap siding AS NEEDED to match existing as closely as possible.				
Subtotal - Category 24			\$ 1,808.00	\$ 1,988.80
25. Clean Up and Debris Removal				
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.		1 EA	\$ 690.00	\$ 759.00
St. Paul Daily street use permit for dumpster - Charged per day. <u>Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too.</u> If dumpster can be placed on driveway or lawn this can cost can be saved.		45 Day	\$ 360.00	\$ 360.00
ST PAUL ONLY dumpster company upcharge <u>when placed on the street</u> due to city requirements. (Plow area, extra signage, and notifications. THIS IS IN ADDITION TO THE STREET PERMIT FEE AND ONLY APPLIES IN THE WINTER MONTHS		1 EA	\$ 67.80	\$ 74.58
6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum. NOTE: for 30 days only. Use line above for estimated days over 30 days		1 EA	\$ 226.00	\$ 248.60
30 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days		1 EA	\$ 468.95	\$ 515.85
Subtotal - Category 25			\$ 1,812.75	\$ 1,958.03
Project Subtotal			\$ 193,222.15	\$ 211,810.87
26. Project Management			\$ 10,511.29	\$ 11,562.41
27. Administrative Fees and Sales Tax Paid on Material Purchases			\$ 4,105.97	\$ 4,516.57
28. Designer Oversight			\$ 2,463.58	\$ 2,709.94
29. Overhead and Profit			\$ 22,993.44	\$ 25,292.78
Grand Total**			\$ 233,296.43	\$ 255,892.57
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%*	\$ 5,832.41	Check or Cash Discount High 2.5%*	\$ 6,397.31	\$ 227,464.02
				\$ 249,495.26

*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



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2600 Johnson St. NE
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