Partial Attic Remodel -
3rd Floor Master Suite
with Dormer

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

BUDGET ANALYSIS

Project Description: **Date: 7/24/2017**

Project Description: 3rd Floor Attic Finish to Master Suite with Dormer. Includes Laundry Room, Living Area, Walk-in Closet, Master Bathroom, and Master Bedroom

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	$ 3,190.00	$ 3,509.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	$ 6,850.00	$ 6,850.00
Engineering Allowance is provided	1	EA	$ 594.00	$ 653.40
Subtotal - Category 1			**$ 10,634.00**	**$ 11,012.40**
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. Includes scaffolding and protecting exterior.	1	EA	$ 3,770.00	$ 4,147.00
Demolition of work area to EPA lead safe work practices: - All demolition of work areas will be performed to EPA lead safe work practices. - Remove existing 1 x 6 floor boards in areas to be remodeled and replace with new subflooring. - Remove 2 x 4 interior walls after new walls are constructed, or provide temporary support walls to carry roof loads. - Remove east and south dormers entirely. Salvage all brackets. - Remove entire attic roof at south and east connecting those two dormers, except for the eave overhangs, brackets, frieze/dentils and gutter assembly. Leave that assembly in place. - Remove roof framing and sheeting that extends into new bedroom area ceiling. - Remove west dormer window and create opening for new patio door. Remove west dormer eyebrow roof for enlarged patio door opening. Salvage brackets and dentil moldings, where possible. West Dormer eyebrow roof to be reconstructed as returned boxed eaves on either side of patio door. - Remove west dormer roofing at ridge only to allow for installation of new ridge board. - Demo flat roof area, as needed, to accommodate new patio door walkout area. - Open up walls at 1st and 2nd floor bathrooms to accommodate new mechanical chases.	1	EA	$ 7,107.00	$ 7,817.70
Subtotal - Category 2			**$ 10,877.00**	**$ 11,964.70**
03. Landscaping and Fence - By Field Outdoor Spaces (www.fieldoutdoorspaces.com)				
Subtotal - Category 3			**$ -**	**$ -**
04. Concrete and Foundation				
Subtotal - Category 4			**$ -**	**$ -**
05. Masonry				
Subtotal - Category 5			**$ -**	**$ -**

06. Framing					
Floor framing as seen below: - Install two (2) layers of ¾" tongue and groove plywood underlayment in areas to be remodeled, after removing old floor boards. - Reinforce or reframe floor joists with LVL strapping, as needed, in bathroom, for plumbing rough-ins. - Add squash blocking, or additional floor joist framing, as needed, to transfer or carry structural loads from new roof framing. Wall Framing as seen below: - Install new 2 x 4 exterior walls (south and east sides of house) for dormer addition - Install ½" CDX exterior wall sheathing. - Frame openings for new windows and patio door: See window details in Category 13 and door details in Category 12. - Install new interior walls w/2 x 4 SPF lumber, 16" o.c. - Install 2 – 1 ¾" x 6" LVL window and door headers. - Install 2 – 2 x 6 wall beams, on bottom plate, under the south wall windows of the living room to spread roof load along floor joists. - Misc. wall framing, blocking and bathroom accessory backing as needed. - Frame fireplace opening, as per plan. - Frame plumbing and electrical chases in 1st & 2nd floor bathrooms, as needed, for new rough-ins.	1 EA	$	30,622.50	$	33,684.75
Roof Framings as seen below: - Frame new attic dormer roof/ceiling with engineered trusses and 2 x 6 rafters, 16" o.c., as detailed in plans. - Stick frame existing roof planes into new roof, as needed, with 2 x 4 rafters. - Sheet new roofs with 5/8" OSB plywood. - Frame new roof eaves to match house. Tie eave framing into trusses and new rafters. - Reframe west dormer eyebrow roof to form two boxed eave returns on either side of patio door opening. - Provide 2 x 6 collar ties in bedroom to bring ceiling down to 9' - Install 2 – 2 x 10 headers at back of west and north dormer ridge boards to transfer dormer loads to new ceiling or rafter framing. - Frame soffits to enclose HVAC ductwork re-routed along ceiling in bedroom closet and above fireplace. - Provide all framing, as needed, for lookouts and subfascias.	1 EA	$	19,722.50	$	21,694.75
Subtotal - Category 6		**$**	**50,345.00**	**$**	**55,379.50**
09. Roofing, Flashing, Gutters					
Roofing as seen below: - Install 3-tab shingles to match house as closely as possible with currently available stock shingles, on pitched areas of new addition roof. - Repair and install new roofing shingles at west dormer ridge, as needed. - Install 60 mil. EPDM rubber roof system on flat roof section of attic addition roof. - Patch/repair front porch flat roof, as needed, for alterations to allow for new patio door. - Install all required flashings and counter flashings throughout new roof. - NOTE: No venting in the roof is included, unless required by City of Minneapolis. - NOTE: No gutters or downspouts installed –similar to existing attic dormers.	1 EA	$	6,050.00	$	6,655.00
Subtotal - Category 9		**$**	**6,050.00**	**$**	**6,655.00**
10. Exterior Trim, Porches and Decks					
Subtotal - Category 10		**$**	**-**	**$**	**-**
11. Siding, Soffit, and Fascia					

Siding as specified below: - Install Tyvek (or similar) house wrap at all new and exposed exterior walls. - Install 12” smooth cement board, lap siding and corner tins to match existing siding style & exposure.	1	EA	$ 3,162.50	$	3,478.75
Exterior Trim - Install brackets, dentils, frieze and crown moldings at new and reconstructed eaves to match existing. Specifications for these millwork pieces to be determined at demolition. - NOTE: Required railing work at front roof to be completed by Homeowner. Castle strongly recommends anchoring of the railing into the roof framing. All work related to the railing system, and related roof framing and roofing alterations is excluded from the Scope of Work.	1	EA	$ 8,400.38	$	9,240.42
Subtotal - Category 11			**$ 11,562.88**	**$**	**12,719.17**
12. Exterior Doors and Trim					
Subtotal - Category 12			**$ -**	**$**	**-**
13. Windows					
Furnish and install basement glass block windows in Bathroom	1	EA	$ 681.50	$	749.65
Exterior Doors, Window and Trim as seen below: <u>Exterior Doors:</u> French Door - Kolbe 5’ 0” x 6’ 6” in-swing French patio door - Door Hardware and Exterior finish TBD; Door interior to be unfinished pine. Retractable Screen Door -Install Kolbe, retractable screen door with white trim. <u>Windows (4):</u> - Install new Kolbe Traditional style, double-hung windows per schedule on plan - All window sash to be one-lite (no divided lites or grids) - Window Hardware finish: TBD; Exterior finish – aluminum clad – Color : TBD - Window installed with window wrap and window flashing products, as required.	1	EA	$ 8,933.98	$	9,827.38
Subtotal - Category 13			**$ 9,615.48**	**$**	**10,577.03**
14. Plumbing					
Plumbing permit	1	EA	$ 180.40	$	198.44
Furnish and install an under mount vanity sink <u>Sink Allowance: $120.00</u>	2	EA	$ 726.00	$	798.60
Furnish and install sink faucet; <u>Sink faucet allowance $250.00/ea.</u>	2	EA	$ 1,045.00	$	1,149.50
Furnish and install shower faucet, diverter and controller; <u>Shower faucet package allowance $500.00/set</u>	2	EA	$ 1,815.00	$	1,996.50
Furnish and install toilet; <u>Toilet allowance $275.00/ea.</u>	1	EA	$ 511.50	$	562.65
Master bathroom rough-in (base price)	1	EA	$ 3,960.00	$	4,356.00
Furnish and install laundry sink; includes single, free standing utility tub laundry tub and basic faucet; Tub and faucet allowance $300.00/set	1	EA	$ 715.00	$	786.50
Laundry plumbing rough-in	1	EA	$ 1,870.00	$	2,057.00
Subtotal - Category 14			**$ 10,822.90**	**$**	**11,905.19**
15. HVAC					
Mechanical permit	1	EA	$ 132.00	$	145.20

Heating and Cooling Mechanical as specified below: - Provide new ducting and venting for bathroom & laundry exhaust fans. - Re-route HVAC main trunk line that runs along north wall through bedroom closet and into ceiling over fireplace and above bathroom. - Provide new HVAC supplies and returns for bedroom, living room, bathroom and laundry room. Supplies and returns routed through crawl space or above ceilings, to be insulated, as required. - Run gas line to laundry room for new dryer, provided by Homeowner.	1	EA	$ 4,691.50	$	5,160.65
Furnish and install gas insert fireplace. Includes venting, setting unit, and installing gas line and all assoc. permits. Unit allowance: $5,300.00	1	EA	$ 7,260.00	$	7,986.00
Subtotal - Category 15			**$ 12,083.50**	**$**	**13,291.85**
16. Electrical					
Electrical Permit	1	EA	$ 121.00	$	133.10
Bathroom and Laundry price for electrical (Includes GFI Outlet to code, new switches and wiring in bath).	2	EA	$ 1,815.00	$	1,996.50
Furnish and install battery operated smoke detector	3	EA	$ 81.90	$	90.09
Furnish and install battery operated smoke/CO2 detector combo	2	EA	$ 87.60	$	96.36
Furnish and install above mirror light fixture; Fixture allowance $100.00/ea.	1	EA	$ 209.00	$	229.90
Furnish and install wall sconces on sides of mirror; Fixture allowance $300.00/set	2	EA	$ 1,056.00	$	1,161.60
Furnish and install light fixture; Fixture allowance $150.00/ea.	4	EA	$ 1,056.00	$	1,161.60
Furnish bath fan: Panasonic, Whisper Value 80 CFM, FV08VS1, low profile, white - Laundry Room	1	EA	$ 219.95	$	241.94
Furnish bath fan/light combo: Panasonic, Whisper Value Lite 80 CFM with light, FV08VSL1, white - Master Bathroom	1	EA	$ 281.44	$	309.58
Finished attic bedroom price for electrical- No bathroom included	1	EA	$ 1,100.00	$	1,210.00
Finished attic price for electrical	487	SF	$ 2,008.88	$	2,209.76
Furnish and install new electric sub-panel	1	EA	$ 605.00	$	665.50
Furnish and install recessed can lights	6	EA	$ 792.00	$	871.20
Subtotal - Category 16			**$ 9,433.76**	**$**	**10,377.13**
17. Insulation					
Insulation as specified below: - Install R-15 batt insulation in all 2 x 4 existing attic walls. - Install R-21 batt insulation in all slant walls/ceilings and 2 x 6 exterior walls. - Drill floor decking - fill joist cavities at kneewall attic areas to capacity - blow over decking to R-49 at non-accessible areas. - Install R-49 batt insulation in all new attic truss ceilings and flat ceiling areas above bedroom, bathroom and laundry. - Seal all new window and door openings. - Install 4 mil. vapor barrier throughout project, as required.	1	EA	$ 4,209.70	$	4,630.67
Subtotal - Category 17			**$ 4,209.70**	**$**	**4,630.67**
18. Drywall					
Drywall as specified below: - Install ½" drywall on all new walls and slant walls. - Install 5/8" drywall on all new ceilings. - Tape and finish all walls and ceilings to paint ready condition. - Provide smooth ceiling and wall finishes throughout.	1	EA	$ 7,900.20	$	8,690.22
Subtotal - Category 18			**$ 7,900.20**	**$**	**8,690.22**
19. Tile and Stone					
Furnish and install 1/2" ceramic tile backer on floor	120	SF	$ 670.20	$	737.22
Pour 1/2" of self-leveler floor for tile backer	140	SF	$ 1,292.90	$	1,422.19
Furnish and install tile on floor; Tile allowance: $6.00/SF	140	SF	$ 1,984.50	$	2,182.95

Furnish and install ceramic tile on 8'-0" shower surround to ceiling; Tile allowance: $4.00/SF	144	SF	$ 3,614.26	$	3,975.68
Furnish and install tiled floating bench seat; Note - tile cost in the SF above	1	EA	$ 503.50	$	553.85
Furnish and install new wood threshold, stained and finished to match existing wood floors	1	EA	$ 125.50	$	138.05
Furnish and install ceramic tile floor threshold	1	EA	$ 62.00	$	68.20
Furnish and install linear drain and sloped membrane for a curb less shower; Tile allowance: $10/SF	33	SF	$ 3,223.44	$	3,545.78
Furnish and install tile on walls floor to ceiling at fireplace - both sides; includes bullnose tile and base; Tile allowance: $6.00/SF	75	SF	$ 2,347.50	$	2,582.25
Subtotal - Category 19			**$ 13,823.80**	**$**	**15,206.18**
20. Millwork, Doors, Hardware					
Furnish and install bathroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 back band casing with larger base.	1	EA	$ 762.50	$	838.75
Custom prehung (2-Panel maple mission, 2-panel maple ogee, 6-panel raised maple) Based on 32" doors, Includes labor and material	1	EA	$ 458.50	$	504.35
Custom bypass (1-Panel maple mission, 1-panel maple ogee, 2-panel raised maple) based on 5'-0"doors, Includes labor and material Assumes drywall jamb. Add $60 in material and 1 hr. labor to create a wood jamb	1	EA	$ 578.00	$	635.80
Custom pocket door (1-panel maple mission, 1-panel maple ogee) Includes labor and material	1	EA	$ 626.50	$	689.15
Classic base molding - NOTE - Assumes 1X and top cap and includes base shoe	180	LF	$ 2,604.60	$	2,865.06
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows	120	LF	$ 1,604.40	$	1,764.84
Subtotal - Category 20			**$ 6,634.50**	**$**	**7,297.95**
21. Cabinetry, Countertops and Appliances					
Knobs and pulls will be installed on all cabinet doors and drawers. Allowance: $7.00/ea.	9	EA	$ 106.56	$	117.22
Waypoint: Furnish and install base cabinets - 6XX series - painted wood	2	LF	$ 484.20	$	532.62
Woodshop of Avon: Furnish and install vanity base cabinets - custom full overlay	8	LF	$ 3,344.00	$	3,678.40
Moderate - Laminate countertops will be installed.	18	LF	$ 1,386.00	$	1,524.60
Classic - Quartz natural stone countertops will be installed.	3	LF	$ 693.00	$	762.30
Cambria backsplash 2"-6" high	8	LF	$ 484.00	$	532.40
Custom - a 60" Cambria vanity countertop with under mount sink cut-out will be installed. Includes standard colors Includes delivery charge, measure, and install.	1	EA	$ 1,512.50	$	1,663.75
Washer and dryer: Plumber to do all final hook-ups and install get in scope w/ pricing.	1	EA	$ 264.00	$	290.40
Subtotal - Category 21			**$ 8,274.26**	**$**	**9,101.69**
22. Specialties					
Furnish bathroom accessories.- 24" towel bar, towel ring and toilet paper holder. Custom. Allowance $300.00. Install included for 6 items.	2	EA	$ 537.00	$	590.70
3/8" Custom frameless sliding glass shower enclosure - Chrome hardware and clear glass.	1	EA	$ 2,202.00	$	2,422.20
Subtotal - Category 22			**$ 2,739.00**	**$**	**3,012.90**
23. Flooring					
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	650	SF	$ 2,060.50	$	2,266.55
Furnish and install floating flooring. Allowance: $4.00/SF	650	SF	$ 5,729.75	$	6,302.73
Moderate carpet and pad will be installed on stairs. $3.00 sf Allowance	100	SF	$ 660.00	$	726.00
Subtotal - Category 23			**$ 8,450.25**	**$**	**9,295.28**
24. Painting and Decorating					
All Painting By Owner - Exterior and Interior	0	SF	$ 0.00	$	0.00
Subtotal - Category 24			**$ 0.00**	**$**	**0.00**
25. Clean Up and Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	1	EA	$ 828.00	$	910.80

30 Yard roll-off dumpster - 10 ton maximum **NOTE**: for 30 days only. Use line above for estimated days over 30 days	1 EA	$	456.50	$	502.15
Subtotal - Category 25		**$**	**1,284.50**	**$**	**1,412.95**
Project Subtotal		**$**	**184,740.73**	**$**	**202,529.80**
26. Project Management		$	12,562.37	$	13,818.61
27. Administrative Fees and Sales Tax Paid on Material Purchases		$	3,925.74	$	4,318.31
28. Designer Oversight		$	2,355.44	$	2,590.99
29. Overhead and Profit		$	21,984.15	$	24,182.56
Grand Total**		$	225,568.43	$	247,440.27

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%*	**$ 5,639.21**	**Check or Cash Discount High 2.5%***	**$ 6,186.01**	**$ 219,929.21**	**$ 241,254.26**

*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.

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