

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



BUDGET ANALYSIS

Project Description:

Date: 7/24/2017

Shed Dormer: Expand current attic space to include two larger bedrooms and larger bathroom. Fully insulate remaining areas of the attic and re-roof the entire house (Roof paid for by insurance - NOT included). All decorative light fixtures, tile and material, doors and hardware supplied BY OWNER. All painting and finishing BY OWNER.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 2,537.00	\$ 2,790.70
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 4,155.00	\$ 4,155.00
Subtotal - Category 1			\$ 6,692.00	\$ 6,945.70
02. Site Prep and Demolition				
Site Prep and Demo (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	\$ 7,436.00	\$ 8,179.60
<p>Work areas shall be sealed off from the rest of the house best as possible and kept neat and clean on a daily basis. Hardwood floors, and all other floor areas of the house affected by the work shall be protected. Erect poly dust barrier at stairway door to control dust from attic work.</p> <ul style="list-style-type: none"> - Exterior deck and/or yard to be protected from falling debris during demolition. - Completely cover and protect stair treads and risers during construction. - All demolition of work areas will be performed to EPA lead safe work practices. - Remove stairwell paneling. - Remove all attic hardwood flooring. - Remove attic interior walls and doors, ceilings and rafters per plan. - Remove existing furnace chimney to bottom of attic floor framing. - Open first floor living room walls, in one location, as required by structural plan for added load bearing framing. Determine areas of demo and discuss logistics with Homeowner so preparations can be made prior to doing work. - Remove existing subflooring in bathroom and other floor areas, as needed, for rough-ins and any needed floor framing reinforcement. - Remove existing bathroom plumbing fixtures, accessories and flooring. - Remove and dispose of bathroom window. Existing window frame in guest bedroom and patio door in master bedroom to stay in place. 				
Rough cost to abate asbestos flooring.	1	EA	\$ 767.00	\$ 843.70
<i>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.</i>	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 8,203.00	\$ 9,023.30
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				
Framing as seen below:	1 EA	\$	12,809.96	\$ 14,090.96
<p>Exterior Wall Framing Install new exterior wall framing w/2 x 6 SPF lumber, 16" o.c. for bedrooms and bathroom dormer expansions.</p> <p>Interior Wall Framing - Install new interior walls w/2 x 4 SPF lumber, 16" o.c. for closets and partition walls. - Install new interior door headers as specified. - Install all required structural framing in walls, as per plans, point loads on first floor. Load points to continue down to basement foundation – will require access to areas of basement for work. Discuss logistics with Homeowner so preparations can be done prior to work. - Frame half wall and wing wall at bathroom shower, as per plans. - Frame bathroom south wall for recessed medicine cabinet. - Frame new knee walls as per plan. - Frame half wall in hallway at stairwell, east facing opening only. - Frame for new access openings for door panels into access areas. - Frame fireplace place wall and rough-in for fireplace opening. - Frame access opening in living room ceiling for tub cleanout access. - Misc. wall framing, blocking and bathroom accessory backing as needed.</p> <p>Ceiling & Roof Framing - Frame dormer roof structures (2 x 8 rafters & 2 x 6 ceiling joists), including ridge beams, as shown in plans. - Frame new soffit and fascia for dormer to match existing</p>				
Subtotal - Category 6			\$	12,809.96 \$ 14,090.96
09. Roofing, Flashing, Gutters				
Roofing as seen below:	0 SF	\$	0.00	\$ 0.00
<p>Roofing details are to be paid for by insurance. - Tear off entire roof in preparation for new shingles. This is paid for by insurance. - Install ice and water membrane and 30# felt, as required, throughout - Install valley, and other required, flashing, as needed. - Install roof and soffit venting at new dormer, as required by code. Replace existing roof vents on the rest of the house. - Install Architectural grade, 40-yr. shingles – make and color (TBD).</p>				
Soffit, Fascia, and Downspout details as seen below:	1 EA	\$	1,968.24	\$ 2,165.06
<p>Reinstall new dormer gutter, with new downspouts, to match current configuration. - Replace west wall eyebrow gutter and downspouts. - Install soffits and fascia to match existing aluminum wrapped color – assumed to be white. Style and supplier (TBD).</p>				
Subtotal - Category 9			\$	1,968.24 \$ 2,165.06
10. Exterior Trim, Porches and Decks				
Subtotal - Category 10			\$	- \$ -
11. Siding, Soffit, and Fascia				
Siding - Stucco as seen below:	1 EA	\$	6,419.20	\$ 7,061.12
<p>- Install stucco siding to match existing at new dormer walls. - Install required weep flashing and other code required applications.</p>				
Subtotal - Category 11			\$	6,419.20 \$ 7,061.12
12. Exterior Doors and Trim				
Subtotal - Category 12			\$	- \$ -
13. Windows				
Window details as seen below:	1 EA	\$	7,233.78	\$ 7,957.16
<p>Install new, egress rated, casement insert windows in guest bedroom, in existing window frame. Windows to be Marvin Clad Ultimate Casement unless noted. - Install new windows in dormer west wall. - Master bedroom closet – Marvin - Bathroom above tub - tempered clear glass - Bathroom shower - Marvin Integrity tempered, obscured glass. - Guest bedroom closet – Marvin</p>				

Subtotal - Category 13			\$	7,233.78	\$	7,957.16
14. Plumbing						
Plumbing permit	1 EA	\$	273.76	\$	301.14	
Furnish and install an under mount vanity sink <u>Sink Allowance: \$120.00</u>	1 EA	\$	389.40	\$	428.34	
Furnish and install sink faucet; Sink faucet allowance \$250.00/ea.	1 EA	\$	560.50	\$	616.55	
Furnish and install tub filler faucet, valve, trim, and rough-in valve; DECK OR FLOOR MOUNT Tub Filler faucet package allowance \$700.00	1 EA	\$	1,209.50	\$	1,330.45	
Furnish and install custom tub; Tub allowance: \$3,000.00/ea.	1 EA	\$	4,563.00	\$	5,019.30	
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. Drain Allowance: \$90.00	1 EA	\$	424.80	\$	467.28	
Furnish and install shower faucet, diverter and controller; Shower faucet package allowance \$300.00/set	1 EA	\$	737.50	\$	811.25	
Furnish and install toilet; Toilet allowance \$275.00/ea.	1 EA	\$	548.70	\$	603.57	
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.	1 Note	\$	0.00	\$	0.00	
General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.						
Master bathroom rough-in (base price)	1 EA	\$	4,248.00	\$	4,672.80	
Furnish and install new 50 gallon power vented hot water heater (when replacing existing power vent hot water heater)	1 EA	\$	1,905.70	\$	2,096.27	
Subtotal - Category 14			\$	14,860.86	\$	16,346.95
15. HVAC						
Mechanical permit	1 EA	\$	141.60	\$	155.76	
Install new bathroom vent fan and vent to the exterior	1 EA	\$	495.60	\$	545.16	
Relocate supply air or return air vent	5 EA	\$	2,360.00	\$	2,596.00	
Furnish and install gas insert fireplace. Includes venting, setting unit, and installing gas line and all assoc. permits. Unit allowance: \$2300.00	1 EA	\$	4,248.00	\$	4,672.80	
Subtotal - Category 15			\$	7,245.20	\$	7,969.72
16. Electrical						
Electrical Permit	1 EA	\$	129.80	\$	142.78	
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**	1 Note	\$	0.00	\$	0.00	

Electrical details as seen below:	1 EA	\$	6,527.76	\$	7,180.54
<p>Cover plates will be provided by Homeowner.</p> <ul style="list-style-type: none"> - Demolish existing conduit & wiring as needed. - Install smoke/CO detector(s), as required by code, throughout home. - All decorative light fixtures to be provided by Homeowner, unless otherwise noted. <p><u>Bathroom:</u></p> <ul style="list-style-type: none"> - Wire and install Homeowner's wall mounted vanity light fixture on single pole dimmer switch. - Provide, wire and install two (2) LED, vapor proof ceiling fixtures, one in the shower, and one over the tub on single pole switches. Tub light only to have dimmer switch. - Install one (1) GFI outlet at vanity and a wall outlet high <p><u>Guest Bedroom:</u></p> <ul style="list-style-type: none"> - Provide standard duplex wall outlets as needed, as required, and as shown on plan - Wire and install Homeowner's ceiling fan/light fixture on two single pole switches – one being a dimmer switch for the light. - Wire and install Homeowner's LED ceiling fixture in closet on single pole switch. - Install Cat5/TV Ethernet and cable jack outlet. <p><u>Hallway:</u></p> <ul style="list-style-type: none"> - Wire and install Homeowner's two (2) ceiling fixtures on a 3-way switch, in stairwell and hallway. - Provide duplex wall outlets as needed to meet code. <p><u>Master Bedroom:</u></p> <ul style="list-style-type: none"> - Provide standard duplex wall outlets as needed, as required, and as shown on plan (including an outlet in the closet). - Install quad recessed outlet high on wall over fireplace. - Install Cat5/TV Ethernet and cable jacks above fireplace. - Wire and install Homeowner's ceiling fan/light fixture on two single pole switches – one being a dimmer switch for the light. - Wire and install Homeowner's two (2) Glimpse LED ceiling fixtures in closet on single pole switch. - Wire for fireplace – fireplace specifications (TBD). <p>Storage/access areas:</p> <ul style="list-style-type: none"> - Install bare bulb fixtures on single pole switches for both access areas. <p>Furnish and install electric floor warming w. programmable thermostat - bathroom</p> <p>NOTE: If option is selected, do not turn on in-floor heat for 60days after install of tile thin-set for floor to cure properly. Also, no rubber backed floor mats should be used with electrical in-floor heat as it shortens life-span of floor wires.</p> <p>Furnish and install bath fan: 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 Motor</p>					
Subtotal - Category 16		\$	8,115.37	\$	8,926.90
17. Insulation					
Insulation details as seen below:	1 EA	\$	3,409.02	\$	3,749.92
<ul style="list-style-type: none"> - Install batt insulation to min. R21 at new 2 x 6 exterior walls. - Install batt insulation to min. R15 at existing 2 x 4 exterior walls. - Install batt insulation to min. R49 above dormer ceiling to east slant walls. - All batt insulation to be covered with 4 mil. poly vapor barrier. Seams cover with poly tape, or similar. - Install closed cell foam insulation to R19.5 at east slant walls from new knee wall plates to bedroom ceilings. Also insulate back of access panels to east storage area with 2" rigid foam. - Install vent chutes for dormer roof to allow for attic ventilation. - Install closed-cell foam insulation at dormer floor rim, and above exterior wall plate - Install closed-cell foam in remaining roof areas to the north and south of new dormer addition - Install 3" of closed-cell foam in basement rim joists. <p>Insulate back of access panels to east storage area with 2" rigid foam.</p> <p>- NOTE: The use of closed-cell foam requires that the all residents of the home be out of the house for 24 hours after installation of closed-cell foam insulation.</p>					
Subtotal - Category 17		\$	3,409.02	\$	3,749.92
18. Drywall					

Drywall details as seen below:	1 EA	\$	7,493.00	\$	8,242.30
<ul style="list-style-type: none"> - Install ½" drywall on all new or exposed walls; as well as rafters in storage areas that have closed-cell foam insulation. - Install 5/8" drywall on all new or exposed ceilings, including stairwell ceiling. - Tape and finish all walls and ceilings to paint ready condition. - Provide smooth ceiling and wall finishes throughout. - Repair, patch and tape, to paint ready condition, existing stairwell walls and wall opening on first floor, as needed. - Install ½ Durock, or Denshield, on shower walls, floor to ceiling. 					
Subtotal - Category 18			\$ 7,493.00	\$	8,242.30
19. Tile and Stone					
Pour 1/2" of self-leveler floor for tile backer (w/ in-floor heat)	50 SF	\$	610.75	\$	671.83
Tile Details as seen below:	1 EA	\$	6,919.00	\$	7,610.90
<p>Please note all tile materials and grout is on site by owner.</p> <p>Install shower floor tile, with required custom panning and floor leveler preparations. All tile materials by owner.</p> <ul style="list-style-type: none"> - Install bathroom floor and shower curb tile, with ½" Denshield tile backer on floor. - Manufacturer: TBD <p>Install bathroom shower wall tile to the ceiling.</p> <ul style="list-style-type: none"> - Manufacturer: TBD <p>Accent tile: -Manufacturer: TBD</p> <p>Wrap fixed awning window sill and jambs with shower wall glass 3 x 6 field tile and matching bullnose.</p> <p>Shower Niche: Create 20" H X 24" W shower niche using pebble tile for back wall of niche, subway tile for side walls and a glass, or marble sill. Install two shelves using marble floor tile.</p>					
Subtotal - Category 19			\$ 7,529.75	\$	8,282.73
20. Millwork, Doors, Hardware					
Trim and Millwork details as seen below:	1 EA	\$	8,879.21	\$	9,767.13
<p>Install window and door casing throughout remodel to match main floor existing.</p> <ul style="list-style-type: none"> - 1 x 4 oak casing, with 1" backband trim, including stair landing window. - Windows to have ¾" stool and 1 x 4 apron (except for shower window). - Install extended window sill (stool) for bathroom window, over tub, using ¾" x 4 ½" oak bd. <p>Install baseboard throughout remodel, except bathroom, to match existing.</p> <ul style="list-style-type: none"> - 1 x 4 oak baseboard, with ½" x 7/8" base cap and ¾" base shoe trim. <p>Install master bedroom door. NOTE: Homeowners door and hardware installed by Castle.</p> <p>Install guest bedroom closet door. NOTE: Homeowners door and hardware installed by Castle.</p> <p>Install guest bedroom door. NOTE: Homeowners door and hardware installed by Castle.</p> <p>Install bathroom door. NOTE: Homeowners door and hardware installed by Castle.</p> <p>Homeowner to provide and install closet barn door and hardware. Closet door opening with drywall jamb finish.</p> <p>Install four (4) storage area, hinged, flush, edge-banded access doors.</p> <p>Castle will provide face frames for all four openings with inset, flat doors.</p> <p>Homeowner to supply remaining two (2) doors in the guest bedroom.</p> <p>Doors to have 2 ½" hinges, standard door stops and brass roller catches.</p> <p>Door knobs for access panels to be supplied by Homeowner.</p> <p>Closet shelving and rods by others.</p> <p>Rebuild stairway railing and handrail to meet code requirements. Stair railing details as per plan, with newel posts, top rail, rosette and balusters supplied by Homeowner. Bottom rail, and handrail and bracket materials - (TBD).</p> <p>Install 1 x 2 paint grade trim at stair skirting to cap off skirting to drywall, and install base cap material that matches new base profile, over skirting cap. Add 5/4" oak plinth blocks at top and</p>					
Subtotal - Category 20			\$ 8,879.21	\$	9,767.13
21. Cabinetry, Countertops and Appliances					

Waypoint: Furnish and install upper cabinets - 6XX series - stained wood	5 LF	\$	1,328.05	\$	1,460.86
Classic - Cambria "Luxury Design" colors, quartz countertops will be installed.	5 LF	\$	1,416.00	\$	1,557.60
Cambria backsplash 2"-6" high	5 LF	\$	324.50	\$	356.95
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.	1 Note	\$	0.00	\$	0.00
Subtotal - Category 21		\$	3,068.55	\$	3,375.41
22. Specialties					
Furnish bathroom accessories.- 24" towel bar, towel ring and toilet paper holder. <u>Custom.</u> Allowance \$150.00. Install included for 3 items.	1 EA	\$	280.50	\$	308.55
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	\$	1,109.58	\$	1,220.54
Subtotal - Category 22		\$	1,390.08	\$	1,529.09
23. Flooring					
Flooring details as seen below:	1 EA	\$	7,269.39	\$	7,996.33
-Install and finish new Red Oak hardwood flooring throughout attic hallway, and bedrooms. Finish with two coats low VOC poly to match. -Refinish oak stair treads, risers and stair landing. One stair tread is fir, which will be replaced as an Oak tread (not let-in to the skirting).					
IMPORTANT: BAMBOO MUST ACCLIMATE IN THE ROOM IN WHICH IT WILL BE INSTALLED FOR 2 WEEKS, UNBOXED, BEFORE INSTALLTION. BAMBOO FLOORING HAS SPECIFIC TEMPERATURE AND HUMIDITY LEVELS THAT MUST BE MAINTAINED YEAR AROUND. HOMEOWNER MUST ABIDE BY MANUFACTURER'S GUIDELINES TO MAINTAIN MANUFACTURER'S WARRANTY. EVEN WITH PROPER ACCLIMATION, INSTALLATION AND CLIMATE CONTROL SOLID BAMBOO FLOORS HAVE PROVEN TO PERFORM UNPREDICTABLY. CASTLE/NBH AND THE FLOORING INSTALLER WILL NOT WARRANTY THE PRODUCT AFTER INSTALL, ONLY THE MANUFACTURER WARRANTY APPLIES. HOMEOWNER IS AWARE OF RISKS AND ASSUMES ALL LIABILITY FOR THE PERFORMANCE OF THIS FLOOR.	1 Note	\$	0.00	\$	0.00
Subtotal - Category 23		\$	7,269.39	\$	7,996.33
24. Painting and Decorating					
All painting and finishing by owner.	0 EA	\$	0.00	\$	0.00
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		\$	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	\$	1,656.00	\$	1,821.60
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	\$	236.00	\$	259.60
30 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	489.70	\$	538.67
Subtotal - Category 25		\$	2,381.70	\$	2,619.87
Project Subtotal		\$	114,968.31	\$	126,049.64
26. Project Management		\$	7,817.84	\$	8,599.63
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	2,443.08	\$	2,687.38
28. Designer Oversight		\$	1,465.85	\$	1,612.43
29. Overhead and Profit		\$	13,681.23	\$	15,049.35
Grand Total**		\$	140,376.30	\$	153,998.43

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%*	\$ 3,509.41	Check or Cash Discount High 2.5%*	\$ 3,849.96	\$ 136,866.90	\$ 150,148.47
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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



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