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 Address:  
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## BUDGET ANALYSIS

**Project Description:**

**Date:** 2/13/2020

Project Description: Convert existing screen porch into 4-season space with seating and dining areas. Build a raised, insulated floor and install new windows in insulated walls. Finished Interior. Gas fireplace.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 1,722.50	\$ 1,894.75
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,300.00	\$ 2,300.00
<b>Subtotal - Category 1</b>			<b>\$ 4,022.50</b>	<b>\$ 4,194.75</b>
<b>02. Site Prep and Demolition</b>				
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	\$ 389.75	\$ 428.73
<b>OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD</b>	1	EA	\$ 0.00	\$ 0.00
<b>ADD: \$110.00</b>				
<b>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.</b>				
Demolition of work area to EPA lead safe work practices. Demo existing windows, screens and walls (leave existing support posts).	1	EA	\$ 1,776.00	\$ 1,953.60
<b>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.</b>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 2,165.75</b>	<b>\$ 2,382.33</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces</b>				
<b>Subtotal - Category 3</b>			<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>				
<b>Subtotal - Category 4</b>			<b>\$ -</b>	<b>\$ -</b>
<b>05. Masonry</b>				
<b>Subtotal - Category 5</b>			<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>				
2x2 Fur wall and/or ceiling framing (materials and labor)	192	SF	\$ 652.32	\$ 717.55
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	44	LF	\$ 2,205.50	\$ 2,426.05
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	192	SF	\$ 3,233.28	\$ 3,556.61
Interior wall framing (materials and labor)	9	LF	\$ 338.49	\$ 372.34
<b>Subtotal - Category 6</b>			<b>\$ 6,429.59</b>	<b>\$ 7,072.55</b>
<b>09. Roofing, Flashing, Gutters</b>				
<b>Subtotal - Category 9</b>			<b>\$ -</b>	<b>\$ -</b>
<b>10. Exterior Trim, Porches and Decks</b>				

Furnish and install Miratec exterior window and door trim (5/4x?) <b>Width:</b>	126 LF	\$	1,218.42	\$	1,340.26
Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door <b>Color:</b> <b>NOTE:</b> Additional \$100 will be added for a non-standard color	7 EA	\$	1,225.00	\$	1,347.50
<b>Subtotal - Category 10</b>			<b>\$ 2,443.42</b>	<b>\$</b>	<b>2,687.76</b>
<b>11. Siding, Soffit, and Fascia</b>					
Siding - Cedar board and baton	226 SF	\$	1,553.75	\$	1,709.13
Siding - Stucco; option not included, add approx. \$3200.00.	0 SF	\$	0.00	\$	0.00
<b>Subtotal - Category 11</b>			<b>\$ 1,553.75</b>	<b>\$</b>	<b>1,709.13</b>
<b>12. Exterior Doors and Trim</b>					
Furnish and install new fiberglass ___ panel exterior door w. glass; <u>Door allowance: \$700.00/ea.</u> <b>Manufacturer/supplier:</b> <b>Door Size:</b> <b>Swing:</b> <b>Single or double bore?:</b> <b>Jamb Depth:</b> <b>Window:</b> <b>Window size:</b> <b>Grids:</b>	1 EA	\$	1,276.25	\$	1,403.88
Furnish and install new 6' sliding glass vinyl patio door; <u>Door allowance: \$650.00/set</u> <b>Manufacturer/supplier:</b> <b>Door Size:</b> <b>Operating panel (viewed from exterior):</b> <b>Jamb Depth:</b> <b>Grids:</b> <b>Grid type</b> <b>Hardware Color:</b>	1 EA	\$	1,435.75	\$	1,579.33
<b>Subtotal - Category 12</b>			<b>\$ 2,712.00</b>	<b>\$</b>	<b>2,983.20</b>
<b>13. Windows</b>					
Furnish and install new vinyl full frame window in new window opening; <u>Window allowance \$375.00/ea.</u> <b>Manufacturer:</b> <b>Exterior Color:</b> <b>Exterior Material:</b> <b>Interior Material/color:</b> <b>Hardware color:</b> <b>Screen color:</b> <b>R.O size:</b> <b>Jamb size:</b> <b>Exterior trim details:</b> <b>Grids:</b>	7 EA	\$	4,926.25	\$	5,418.88
Window install material (flashing, caulk, shims, etc.)	7 EA	\$	437.50	\$	481.25
<b>Subtotal - Category 13</b>			<b>\$ 5,363.75</b>	<b>\$</b>	<b>5,900.13</b>
<b>14. Plumbing</b>					
<b><u>NOTE TO CLIENTS:</u> 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.</b>  <b><u>General Plumbing Note:</u> Any new waste or supply lines will be plastic, not copper or galvanized.</b>	1 Note	\$	0.00	\$	0.00
<b>Subtotal - Category 14</b>			<b>\$ 0.00</b>	<b>\$</b>	<b>0.00</b>
<b>15. HVAC</b>					

Mechanical permit	1 EA	\$	156.25	\$	171.88
Furnish and install gas insert fireplace. Includes venting, setting unit, and installing gas line and all assoc. permits. Unit allowance: \$2600.00 Manufacturer: Model #:	1 EA	\$	4,875.00	\$	5,362.50
<b>Subtotal - Category 15</b>		\$	<b>5,031.25</b>	\$	<b>5,534.38</b>
<b>16. Electrical</b>					
Electrical Permit	1 EA	\$	137.50	\$	151.25
<b>Specify device color:</b> White, light almond, or ivory are standard. PICK ONE	1 EA	\$	0.00	\$	0.00
<b>Specify switch style</b> Pole or Decora. PICK ONE					
<i>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**</i>	1 Note	\$	0.00	\$	0.00
<i>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.</i>	1 Note	\$	0.00	\$	0.00
Furnish and install electrical baseboard heat w. wall thermostat; Note - comes in 2', 4', 6', and 8' sections, 1LF of baseboard heats 20 Sq. Ft. of Space, 1 circuit per every 12LF	15 LF	\$	3,187.50	\$	3,506.25
Finished price for electrical	300 SF	\$	3,937.50	\$	4,331.25
Furnish and install recessed can lights	6 EA	\$	900.00	\$	990.00
<b>Subtotal - Category 16</b>		\$	<b>8,162.50</b>	\$	<b>8,978.75</b>
<b>17. Insulation</b>					
Exterior walls 3" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	440 SF	\$	2,062.50	\$	2,268.75
Floor and ceiling 5" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	600 SF	\$	4,687.50	\$	5,156.25
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	55 LF	\$	171.88	\$	189.06
<b>Subtotal - Category 17</b>		\$	<b>6,921.88</b>	\$	<b>7,614.06</b>
<b>18. Drywall</b>					
Furnish and install 5/8" drywall on ceilings with smooth finish	300 SF	\$	1,462.50	\$	1,608.75
Furnish and install 1/2" drywall on walls with smooth finish	440 SF	\$	2,035.00	\$	2,238.50
<b>Subtotal - Category 18</b>		\$	<b>3,497.50</b>	\$	<b>3,847.25</b>
<b>19. Tile and Stone</b>					
<b>Subtotal - Category 19</b>		\$	-	\$	-
<b>20. Millwork, Doors, Hardware</b>					
Base shoe molding - Species: Supplier:	55 LF	\$	258.50	\$	284.35
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X height: Top cap profile #: Supplier:	55 LF	\$	1,051.05	\$	1,156.16
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows Species: 1X width: Backband profile #: Supplier:	140 LF	\$	2,309.30	\$	2,540.23

<b>Subtotal - Category 20</b>			\$	<b>3,618.85</b>	\$	<b>3,980.74</b>
<b>21. Cabinetry, Countertops and Appliances</b>						
<b>CABINET SPECS:</b> 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
<b>APPLIANCES:</b> 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
<b>Subtotal - Category 21</b>			\$	<b>0.00</b>	\$	<b>0.00</b>
<b>22. Specialties</b>						
<b>Subtotal - Category 22</b>			\$	<b>-</b>	\$	<b>-</b>
<b>23. Flooring</b>						
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.		300 SF	\$	1,188.00	\$	1,306.80
Floor transitions.		1 EA	\$	49.50	\$	54.45
Description Type: Finish:						
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted) Allowance \$3.00 sf Line/series: Color:		300 SF	\$	3,310.50	\$	3,641.55
<b>Subtotal - Category 23</b>			\$	<b>4,548.00</b>	\$	<b>5,002.80</b>
<b>24. Painting and Decorating</b>						
Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white		300 SF	\$	508.65	\$	559.52
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:		440 SF	\$	880.44	\$	968.48
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)		195 LF	\$	1,589.25	\$	1,748.18
Paint match		1 EA	\$	187.50	\$	206.25
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
<b>Subtotal - Category 24</b>			\$	<b>3,165.84</b>	\$	<b>3,482.42</b>
<b>25. Clean Up and Debris Removal</b>						
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

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. <u>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.</u>	45 Day	\$	360.00	\$	360.00
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. <u>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.</u>	0 MO	\$	-	\$	-
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	15 DAYS	\$	105.00	\$	105.00
<b>DUMPSTER NOTE:</b> 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.	0 EA	\$	0.00	\$	0.00
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	337.50	\$	371.25

<b>Subtotal - Category 25</b>		\$	<b>1,098.50</b>	\$	<b>1,161.85</b>
<b>Project Subtotal</b>		\$	<b>60,851.33</b>	\$	<b>66,532.08</b>
<b>26. Project Management</b>		\$	4,868.11	\$	5,354.92
<b>27. Administrative Fees and Sales Tax Paid on Material Purchases</b>		\$	1,521.28	\$	1,673.41
<b>28. Designer Oversight</b>		\$	912.77	\$	1,004.05
<b>29. Overhead and Profit</b>		\$	8,519.19	\$	9,371.10
<b>Grand Total**</b>		\$	<b>76,672.67</b>	\$	<b>84,339.94</b>

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.**

<b>Check or Cash Discount Low 2.5%*</b>	\$	<b>1,916.82</b>	<b>Check or Cash Discount High 2.5%*</b>	\$	<b>2,108.50</b>	\$	<b>74,755.85</b>	\$	<b>82,231.44</b>
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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.

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