

Name:  
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## BUDGET ANALYSIS

**Project Description:**

**Date:** 2/13/2020

Sunroom Addition

Construct a 224 SF three-season porch on pier footings. 16'x 14' addition. Frame walls and roof with two skylights. All non-glass areas to be insulated – including floors, walls and roof. Include wood-clad windows, luxury vinyl tile flooring, ceiling fan and new electrical to code. Electrical baseboard heat only. Design amount includes structural engineering. Access from main part of house only.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 1,950.00	\$ 2,145.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 3,200.00	\$ 3,200.00
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. <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	\$ 1,125.00	\$ 1,237.50
<b>Subtotal - Category 1</b>			<b>\$ 6,275.00</b>	<b>\$ 6,582.50</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:</b> Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD <b>ADD: \$110.00</b> <b>NOTE:</b> 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.	1	EA	\$ 0.00	\$ 0.00
Demolition of work area to EPA lead safe work practices. Demo exterior siding, overhang and roofing as needed.	1	EA	\$ 1,184.00	\$ 1,302.40
Furnish and install tarps in areas where roof(s) is/are being removed Estimated Days	2	EST DAY!	\$ 396.00	\$ 435.60
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas	1	EA	\$ 136.50	\$ 150.15
<b>NOTE:</b> 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.	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 2,106.25</b>	<b>\$ 2,316.88</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces OR OWNER- NOT INCLUDED</b>				
<b>Subtotal - Category 3</b>			<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>				
Pier Footings - 12" X42" with 18" bell	3	EA	\$ 1,056.75	\$ 1,162.43
<b>Subtotal - Category 4</b>			<b>\$ 1,056.75</b>	<b>\$ 1,162.43</b>

<b>05. Masonry</b>					
<b>Subtotal - Category 5</b>			\$	-	\$ -
<b>06. Framing</b>					
Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1 EA	\$	358.50	\$	394.35
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	224 SF	\$	3,772.16	\$	4,149.38
Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above.	1 EA	\$	1,274.50	\$	1,401.95
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	80 SF	\$	1,711.60	\$	1,882.76
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	270 SF	\$	4,085.10	\$	4,493.61
<b>Subtotal - Category 6</b>			\$	13,407.36	\$ 14,748.10
<b>09. Roofing, Flashing, Gutters</b>					
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	455 SF	\$	2,701.56	\$	2,971.72
Furnish and install new 5" standard gutters and 3x4 downspouts Color:	62 LF	\$	542.50	\$	596.75
<b>Subtotal - Category 9</b>			\$	3,244.06	\$ 3,568.47
<b>10. Exterior Trim, Porches and Decks</b>					
Furnish and install Miratec exterior window and door trim (5/4x?) Width:	180 LF	\$	1,740.60	\$	1,914.66
Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door Color: NOTE: Additional \$100 will be added for a non-standard color	8 EA	\$	1,400.00	\$	1,540.00
<b>DECK SECTION:</b>	1	\$	0.00	\$	0.00
<b>Subtotal - Category 10</b>			\$	3,140.60	\$ 3,454.66
<b>11. Siding, Soffit, and Fascia</b>					
Furnish and install 1 layer Tyvek house wrap	395 SF	\$	493.75	\$	543.13
Siding - Steel Manufacturer: Color: Lap Size:	395 SF	\$	2,715.63	\$	2,987.19
Soffits and Fascia - Aluminum Color:	70 LF	\$	1,750.00	\$	1,925.00
<b>Subtotal - Category 11</b>			\$	4,959.38	\$ 5,455.31
<b>12. Exterior Doors and Trim</b>					
Furnish and install new wood exterior door; Door allowance: \$700.00/ea. Manufacturer/supplier: Door Size: Swing: Single or double bore?: Jamb Depth: Window: Window size: Grids: Wood species:	1 EA	\$	1,276.25	\$	1,403.88
Furnish and install deadbolt lock and passage set on new doors; Handle set allowance: \$125.00/ea. Hardware Color: Manufacturer: Style/model #:	1 EA	\$	187.00	\$	205.70
<b>Subtotal - Category 12</b>			\$	1,463.25	\$ 1,609.58
<b>13. Windows</b>					

<p>OPTION Add 2 Skylights: Add \$4,700. Fresh Air curb mounted no leak skylight with Manual Blind, blackout blinds flat</p> <ul style="list-style-type: none"> <li>o Inside Curb Size Code: 22.5 x 22.5</li> <li>o VCM – 2234 Laminated Low E3: 477</li> <li>o Blind: FHCC, Essentials 1025White</li> <li>o Model #: VCM-2234-477 + FHCC 1025</li> <li>o Step Flashing with adhesive underlayment: ECL 0000C-90</li> </ul> <p><b>NOTE:</b> Includes drywall returns into the window</p> <p>Furnish and install new vinyl full frame window in new window opening;</p> <p>Window allowance \$375.00/ea.</p> <p>Manufacturer:</p> <p>Exterior Color:</p> <p>Exterior Material:</p> <p>Interior Material/color:</p> <p>Hardware color:</p> <p>Screen color:</p> <p>R.O size:</p> <p>Jamb size:</p> <p>Exterior trim details:</p> <p>Grids:</p>	0 EA	\$	0.00	\$	0.00
<p>Furnish and install new vinyl full frame window in new window opening;</p> <p>Window allowance \$375.00/ea.</p> <p>Manufacturer:</p> <p>Exterior Color:</p> <p>Exterior Material:</p> <p>Interior Material/color:</p> <p>Hardware color:</p> <p>Screen color:</p> <p>R.O size:</p> <p>Jamb size:</p> <p>Exterior trim details:</p> <p>Grids:</p>	9 EA	\$	6,333.75	\$	6,967.13
<p>Window install material (flashing, caulk, shims, etc.)</p>	9 EA	\$	562.50	\$	618.75
<b>Subtotal - Category 13</b>		\$	<b>6,896.25</b>	\$	<b>7,585.88</b>
<b>14. Plumbing</b>					
<b>Subtotal - Category 14</b>		\$	<b>0.00</b>	\$	<b>0.00</b>
<b>15. HVAC</b>					
<b>Subtotal - Category 15</b>		\$	<b>-</b>	\$	<b>-</b>
<b>16. Electrical</b>					
<p>Electrical Permit</p>	1 EA	\$	137.50	\$	151.25
<p><b>Specify device color:</b></p> <p>White, light almond, or ivory are standard. PICK ONE</p> <p><b>Specify switch style</b></p> <p>Pole or Decora. PICK ONE</p>	1 EA	\$	0.00	\$	0.00
<p>Porch electrical rough in.</p>	1 EA	\$	1,750.00	\$	1,925.00
<p><b>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**</b></p>	1 Note	\$	0.00	\$	0.00
<p>Furnish and install light fixture;</p> <p>Fixture allowance \$150.00/ea.</p> <p>Manufacturer:</p> <p>Model #:</p> <p>Finish:</p>	3 EA	\$	937.50	\$	1,031.25
<p><b>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.</b></p>	1 Note	\$	0.00	\$	0.00
<p>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</p>	12 LF	\$	2,550.00	\$	2,805.00
<b>Subtotal - Category 16</b>		\$	<b>5,375.00</b>	\$	<b>5,912.50</b>
<b>17. Insulation</b>					
<p>R-49 Blown fiberglass insulation with poly in the new attic rafters</p>	224 SF	\$	448.00	\$	492.80
<p>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</p>	416 SF	\$	1,950.00	\$	2,145.00
<p>Floors and overhangs 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</p>	224 SF	\$	1,750.00	\$	1,925.00

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	46 LF	\$	143.75	\$	158.13
<b>Subtotal - Category 17</b>			<b>\$ 4,291.75</b>		<b>\$ 4,720.93</b>
<b>18. Drywall</b>					
Furnish and install 5/8" drywall on ceilings with smooth finish	224 SF	\$	1,092.00	\$	1,201.20
Furnish and install 1/2" drywall on walls with smooth finish	554 SF	\$	2,562.25	\$	2,818.48
<b>Subtotal - Category 18</b>			<b>\$ 3,654.25</b>		<b>\$ 4,019.68</b>
<b>19. Tile and Stone</b>					
<b>Subtotal - Category 19</b>			<b>\$ -</b>		<b>\$ -</b>
<b>20. Millwork, Doors, Hardware</b>					
Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Supplier:	60 LF	\$	542.70	\$	596.97
Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows Species: Size: Profile #: "Picture framed" OR sill/stool detail:	220 LF	\$	1,783.65	\$	1,962.02
<b>Subtotal - Category 20</b>			<b>\$ 2,326.35</b>		<b>\$ 2,558.99</b>
<b>21. Cabinetry, Countertops and Appliances</b>					
<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.	224 SF	\$	887.04	\$	975.74
Floor transitions. Description: Type: Finish:	1 EA	\$	49.50	\$	54.45
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted) Allowance \$3.00 sf Line/series: Color: Tile size:	224 SF	\$	2,471.84	\$	2,719.02
<b>Subtotal - Category 23</b>			<b>\$ 3,408.38</b>		<b>\$ 3,749.22</b>
<b>24. Painting and Decorating</b>					
Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white	224 SF	\$	379.79	\$	417.77
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	554 SF	\$	1,108.55	\$	1,219.41
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)	280 LF	\$	2,282.00	\$	2,510.20
Finishing of an EXTERIOR door both sides. Includes the jamb of the unit. 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)	1 EA	\$	358.25	\$	394.08

<b>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.</b>		1 Note	\$	0.00	\$	0.00
<b>Subtotal - Category 24</b>			\$	<b>4,128.60</b>	\$	<b>4,541.46</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
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> <u>ADD number of days, dumpster is estimated to be needed over 30 days</u>		3 MO	\$	240.00	\$	240.00
		60 DAYS	\$	420.00	\$	420.00
<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
20 Yard roll-off dumpster - 10 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days		1 EA	\$	418.75	\$	460.63
<b>Subtotal - Category 25</b>			\$	<b>1,374.75</b>	\$	<b>1,446.23</b>
<b>Project Subtotal</b>			\$	<b>67,272.97</b>	\$	<b>73,432.77</b>
<b>26. Project Management</b>			\$	4,574.56	\$	5,032.02
<b>27. Administrative Fees and Sales Tax Paid on Material Purchases</b>			\$	1,429.55	\$	1,572.51
<b>28. Designer Oversight</b>			\$	857.73	\$	943.50
<b>29. Overhead and Profit</b>			\$	8,005.48	\$	8,806.03
<b>Grand Total**</b>			\$	<b>82,140.30</b>	\$	<b>90,354.33</b>
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><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></p>						
<b>Check or Cash Discount Low 2.5%*</b>	\$	<b>2,053.51</b>	<b>Check or Cash Discount High 2.5%*</b>	\$	<b>2,258.86</b>	\$ <b>80,086.79</b> \$ <b>88,095.47</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 Showrooms



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