



## BUDGET ANALYSIS

### Client Information:

3 Season Porch Addition

Address:

City, State, Zip:

Phone:

Email:

### Project Description:

Construct a 16' x 18' (288 SF) 3 season porch. Furnish and install storm windows and storm door. No change to door to home. A roof will be framed and two Velux skylights will be installed. Provide ceiling fan, indoor-outdoor carpeting on the floor. Trussed roof, beadboard walls and ceiling. Landscaping by owner.

<b>NOTE: Material and Labor is included for items listed below, unless otherwise noted.</b>					
	Qty.	Unit	Image	Low Budget	High Budget
<b>01. Permits and Design</b>					
Permit.	1	EA		\$ 2,706.00	\$ 2,976.60
Design and Planning Process- see Design and Planning Agreement for details.	1	EA		\$ 4,900.00	\$ 4,900.00
Engineering allowance- remote review, redline, and stamp.	1	EA		\$ 553.50	\$ 608.85
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.- surveyor. NOTE: 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		\$ 1,476.00	\$ 1,623.60
<b>Subtotal - Category 1</b>				<b>\$ 9,635.50</b>	<b>\$ 10,109.05</b>
<b>02. Site Prep and Demolition</b>					
Site Prep Small to Medium Project: -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster.	1	EA		\$ 643.50	\$ 707.85
Demolition of work area: -Demo overhang, roofing, siding, gutters, soffit, and fascia as necessary.	1	EA		\$ 2,688.00	\$ 2,956.80
Scaffolding- set up and take down for exterior work or addition.	1	EA		\$ 565.50	\$ 622.05
Tarps- heavy duty green tarps in area where roof is being removed.	1	EA		\$ 2,147.40	\$ 2,362.14
<b>NOTE: Although care is taken to carefully complete demolition, screw pops, hairline cracks, and other issues can occasionally arise in adjacent spaces. No costs are included in this estimate to patch drywall or plaster or repaint walls in adjacent spaces, but the need could arise. 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 off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.</b>					

Subtotal - Category 2		\$ 6,044.40	\$ 6,648.84
<b>03. Landscaping and Fence</b>			
<i>NOTE: Any landscaping work to be done by Field Outdoor Spaces or Client.</i>			
Subtotal - Category 3		\$ -	\$ -
<b>04. Concrete and Foundation</b>			
Nominal Footings (bottom of stairway)- 8" X 24" deep	2 EA	\$ 683.84	\$ 752.23
Landing Pier Footing- 8" X 42" with 12" bell.	4 EA	\$ 1,367.68	\$ 1,504.45
Porch Pier Footing- 12" X 42" with 18" bell.	8 EA	\$ 3,382.70	\$ 3,720.97
Subtotal - Category 4		\$ 5,434.23	\$ 5,977.65
<b>05. Masonry</b>			
Subtotal - Category 5		\$ -	\$ -
<b>06. Framing</b>			
Exterior wall framing. Includes 1/2" OSB sheathing.	50 LF	\$ 3,699.00	\$ 4,068.90
<b>Addition floor framing OR flat roof framing.</b> Includes 3/4" tongue and groove plywood subfloor. <b>NOTE:</b> Open web trusses are included for this line item. See column O and adjust wording and price to what you need/remove this bolded wording.	288 SF	\$ 6,676.99	\$ 7,344.69
<b>Gable roof (splice between porch roof &amp; house roof)-</b> stick framed. 1/2" OSB, "H" clips @ 24" O.C.	81 SF	\$ 2,100.93	\$ 2,311.02
<b>Truss roof (over porch).</b> 1/2" OSB, "H" clips @ 24" O.C. 2 story or higher, or complicated 1 story.	288 SF	\$ 8,026.56	\$ 8,829.22
<b>Soffits/fascia/overhangs</b>	58 LF	\$ 12,900.36	\$ 14,190.40
<b>Beam-</b> (2) 1 3/4" X 11 7/8" LVL. NOTE: add wall framing or post footing for support below- not included on this line.	18 LF	\$ 4,957.20	\$ 5,452.92
<b>Framing Posts (Landing &amp; Porch):</b> -Treated 6x6's (up to 8' height), as per building code. -Includes all needed mechanical fasteners (bases, anchors, caps, etc.).	12 EA	\$ 3,049.90	\$ 3,354.89
<b>Deck Stairs:</b> -Treated 2X12 stair stringers, 12" O.C.. -Includes all needed mechanical fasteners (hangers, etc.). -Assumes 3-4' wide stairs. -Excludes decking and risers.	12 Treads	\$ 1,788.41	\$ 1,967.25
Subtotal - Category 6		\$ 43,199.35	\$ 47,519.28
<b>09. Roofing, Flashing, Gutters</b>			
Asphalt shingle roofing. For additions. Manufacturer: Type:	582 SF	\$ 3,686.68	\$ 4,055.35
Gutters- standard 5" and 3x4 downspouts. Color:	80 LF	\$ 2,460.00	\$ 2,706.00
Subtotal - Category 9		\$ 6,146.68	\$ 6,761.35
<b>10. Exterior Trim, Porches and Decks</b>			
<b>EXTERIOR TRIM:</b>	0 EA	\$ -	\$ -
Trim- Cedar: Width: Thickness: Texture:	280 LF	\$ 3,128.33	\$ 3,441.16
<b>DECK SECTION:</b>			\$ -
Decking (stair treads & landing) - 5/4" X 6" Kiln dried, Cedar tone treated with cedar colored top mount screws.	64 SF	\$ 1,461.12	\$ 1,607.23
Skirting/stair riser - Kiln dried, Cedar tone treated 1X10 skirting around the perimeter of the framing and stair risers.	114 LF	\$ 2,583.81	\$ 2,842.19
Railing- Cedar tone treated: Newel post size: 4X4 Top and bottom rail: vertical 2X4 top and bottom supports with a 5/4 X 6 top cap Spindles: 2x2	38 LF	\$ 2,976.54	\$ 3,274.19

<b>Handrail- Gripable with mounting hardware (one side of stairs):</b>	15 LF	\$ 226.58	\$ 249.23
<b>Rail manufacturer:</b>			
<b>Rail model:</b>			
<b>Rail wood species:</b>			
<b>Hardware manufacturer:</b>			
<b>Hardware model:</b>			
<b>Hardware finish:</b>			
<b>Subtotal - Category 10</b>		<b>\$ 10,376.37</b>	<b>\$ 11,414.01</b>
<b>11. Siding, Soffit, and Fascia</b>			
<b>House wrap- 1 layer Tyvek.</b>	393 SF	\$ 604.24	\$ 664.66
<b>Siding- Steel:</b>	393 SF	\$ 3,886.46	\$ 4,275.10
<b>Manufacturer:</b>			
<b>Color:</b>			
<b>Lap Size:</b>			
<b>Texture:</b>			
<b>Soffits and Fascia - Aluminum:</b>	58 LF	\$ 1,498.14	\$ 1,647.95
<b>Color:</b>			
<b>Smooth or texture:</b>			
<b>Vented or non-vented:</b>			
<b>Subtotal - Category 11</b>		<b>\$ 5,988.83</b>	<b>\$ 6,587.72</b>
<b>12. Exterior Doors and Trim</b>			
<b>Full view storm door:</b>	1 EA	\$ 1,051.50	\$ 1,156.65
<i>\$600 allowance</i>			
<b>Manufacturer:</b>			
<b>Model:</b>			
<b>Door Color:</b>			
<b>Hardware Color:</b>			
<b>Subtotal - Category 12</b>		<b>\$ 1,051.50</b>	<b>\$ 1,156.65</b>
<b>13. Windows</b>			
<b>Skylight- Fresh air curb mounted no leak skylight with manual blind, blackout blinds flat:</b>	2 EA	\$ 4,423.50	\$ 4,865.85
<b>Model: VCM-2234-477 + FHCC 1025</b>			
<b>Inside Curb size code: 22.5 x 22.5</b>			
<b>Glass: VCM – 2234 Laminated Low E3: 477</b>			
<b>Blind: FHCC, Essentials 1025White</b>			
<b>Flashing: Step Flashing with adhesive underlayment: ECL 0000C-90</b>			
<b>NOTE: Includes drywall returns into the window- see drywall section.</b>			
<b>Window install material (flashing, caulk, shims, etc.).</b>	13 EA	\$ 799.50	\$ 879.45
<b>Storm window:</b>	11 EA	\$ 3,307.26	\$ 3,637.99
<i>\$120 allowance</i>			
<b>Manufacturer: Larson</b>			
<b>Line:</b>			
<b>Model:</b>			
<b>Color:</b>			
<b>Subtotal - Category 13</b>		<b>\$ 8,530.26</b>	<b>\$ 9,383.29</b>
<b>14. Plumbing</b>			
<b>Subtotal - Category 14</b>		<b>\$ -</b>	<b>\$ -</b>
<b>15. HVAC</b>			
<b>Subtotal - Category 15</b>		<b>\$ -</b>	<b>\$ -</b>
<b>16. Electrical</b>			
<i>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</i>			
<i>NOTE: No wiring for security, doorbell, TV, speakers or phone is included in pricing. If any low voltage wires are found in a wall being opened up, additional costs to re-route them will occur.</i>			
<b>Electrical Permit.</b>	1 EA	\$ 227.55	\$ 250.31
<b>Device color: White, light almond, or ivory are standard</b>	1 EA	\$ 0.00	\$ 0.00
<b>Switch style: Pole or Decora</b>			

Light fixture- CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	3 EA	\$ 1,003.68	\$ 1,104.05
<p><i>NOTE: For all home client 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. All material issues related to materials supplied by client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</i></p>			
Addition wiring, - Weather proof outlets, stairway lighting, etc.	288 SF	\$ 3,719.52	\$ 4,091.47
<b>Subtotal - Category 16</b>		<b>\$ 4,950.75</b>	<b>\$ 5,445.83</b>
<b>17. Insulation</b>			
<b>Subtotal - Category 17</b>		<b>\$ -</b>	<b>\$ -</b>
<b>18. Drywall</b>			
<b>Subtotal - Category 18</b>		<b>\$ -</b>	<b>\$ -</b>
<b>19. Tile and Stone</b>			
<b>Subtotal - Category 19</b>		<b>\$ -</b>	<b>\$ -</b>
<b>20. Millwork, Doors, Hardware</b>			
Casing- moderate 1 piece: Manufacturer: Model: Species: Size: Picture framed: Y or N Stool detail (thickness/extension) and apron detail (height, profile #): or NA Location:	240 LF	\$ 2,794.32	\$ 3,073.75
Base shoe molding: Manufacturer: Model: Species: Size: Location:	68 LF	\$ 444.43	\$ 488.88
T&G bead board- on the walls & ceiling: Manufacturer: Model t&g: Model cove: Species:	562 SF	\$ 9,987.86	\$ 10,986.65
<b>Subtotal - Category 20</b>		<b>\$ 13,226.62</b>	<b>\$ 14,549.28</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>			
Floor transitions: Manufacturer: Type: t mold, reducer, etc. Finish: Locations:	1 EA	\$ 49.20	\$ 54.12
Carpet and pad: \$4.50 allowance Manufacturer: Line/series: Color: Pad:	288 SF	\$ 1,948.32	\$ 2,143.15
<b>Subtotal - Category 23</b>		<b>\$ 1,997.52</b>	<b>\$ 2,197.27</b>
<b>24. Painting and Decorating</b>			
In house set up, prep, clean up- 1 room.	1 EA	\$ 492.75	\$ 542.03

<b>Ceilings-</b> prime and painting: Color: Standard flat ceiling white Rooms:	298 SF	\$	713.41	\$	784.75
<b>Walls-</b> prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	264 SF	\$	466.57	\$	513.22
<b>Molding (base, casing)-</b> priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	240 LF	\$	2,300.40	\$	2,530.44
<b>Paint or stain match</b> by Castle. Take sample to store, get matched, and approved by client.	1 EA	\$	231.00	\$	254.10
<b>Exterior Painting-</b> Presumes none needed (all exterior surfaces prefinished).	1 Note	\$	0.00	\$	0.00

*NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design.  
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.*

*NOTE: Please note that when the client 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>Subtotal - Category 24</b>		\$	4,204.13	\$	4,624.54
<b>25. Clean Up and Debris Removal</b>					

<b>Disposal and clean-up:</b> -Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. <b>NOTE:</b> This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.	1 EA	\$ 1,410.66	\$ 1,551.72
<b>Street permit:</b> -Minneapolis street use permit for dumpster. <b>NOTE:</b> If dumpster can be placed on driveway or lawn this can cost can be saved.	2 MO	\$ 233.70	\$ 257.07
<i><b>NOTE: 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 per move or violation via a change order. Sometimes it will get moved, sometimes it will just get fined. The charge is the same either way.</b></i>			
<b>20 Yard roll-off dumpster:</b> -10 ton maximum. <b>NOTE:</b> for 30 days only. See line below for additional months. <b>Additional months dumpster is needed.</b>	1 EA	\$ 543.66	\$ 598.03
	1 MO	\$ 92.25	\$ 101.48
<b>Portable restroom:</b> -Regular. <b>NOTE:</b> This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	2 MO	\$ 563.34	\$ 619.67
<b>Subtotal - Category 25</b>		<b>\$ 2,843.61</b>	<b>\$ 3,127.97</b>
<b>Project Subtotal</b>		<b>\$ 123,629.75</b>	<b>\$ 135,502.72</b>
<b>26. Designer Oversight &amp; Project Management</b>		\$ 14,217.42	\$ 15,639.16
<b>27. Overhead and Profit</b>		\$ 20,398.91	\$ 22,438.80
<b>Grand Total**</b>		<b>\$ 158,246.08</b>	<b>\$ 174,070.68</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>\$ 3,956.15</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 4,351.77</b>
			<b>\$ 154,289.92</b>
			<b>\$ 169,718.92</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



5 W. Diamond Lake Rd  
Minneapolis, MN 55419  
P) 612-789-8509



2600 Johnson St. NE  
Minneapolis, MN 55418  
P) 612-789-8509



362 Snelling Ave S.  
St. Paul, MN 55105  
P) 651-699-4164

Showroom maps & hours can be found on our website at [www.CASTLEBRI.com](http://www.CASTLEBRI.com)

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## Need Help with Financing Options?

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