



Castle

Building & Remodeling

The best value in professional remodeling

BUDGET ANALYSIS

Client Information:

Deck Addition Cedar Tone Treated

Address:

City, State, Zip:

Phone:

Email:

Project Description:

NEW 12' X 14' CEDAR TONE TREATED DECK EXAMPLE – 168 SF deck, pressure treated wood, attached to home with 3 pier footings, includes 1 straight run of 4' wide stairs down to grade level (4 treads), surrounded with a deck railing, and stair railings, using same materials. Assumes no deck removal.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.					
	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
Permit.	1	EA		\$ 812.50	\$ 893.75
Design and Planning Process- see Design and Planning Agreement for details.	1	EA		\$ 1,100.00	\$ 1,100.00
Locate an existing property post with a metal detector. NOTE: There are no guarantees one will be found, and then a surveyor will be needed.	2	EA		\$ 415.30	\$ 456.83
Subtotal - Category 1				\$ 2,327.80	\$ 2,450.58
02. Site Prep and Demolition					
Site Prep Small to Medium Project: -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster.	1	EA		\$ 648.50	\$ 713.35
<i>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.</i>					
Subtotal - Category 2				\$ 648.50	\$ 713.35
03. Landscaping and Fence					
<i>NOTE: Any landscaping work to be done by Field Outdoor Spaces or Client.</i>					
Subtotal - Category 3				\$ -	\$ -
04. Concrete and Foundation					
Nominal Footing (bottom of stairs)- 8" dia. X 24" deep	2	EA		\$ 685.40	\$ 753.94
Deck Pier Footing- 12" dia. X 42" deep with 18" dia. bell.	3	EA		\$ 1,272.75	\$ 1,400.03
Subtotal - Category 4				\$ 1,958.15	\$ 2,153.97
06. Framing					

Deck Framing Posts: -Treated 6x6's (up to 8' height), as per building code. -Includes all needed mechanical fasteners (bases, anchors, caps, etc.).	3 EA	\$ 770.78	\$ 847.85
Deck Framing: -Floor structure treated 2X10, 16" O.C.. -Includes install of ledger board, rim joist. -Includes all needed mechanical fasteners (hangers, etc.). -Excludes decking.	168 SF	\$ 3,852.66	\$ 4,237.93
Deck Stairs: -Treated 2X12 stair stringers, 12" O.C.. -Includes all needed mechanical fasteners (hangers, etc.). -Assumes 3-4' wide stairs. -Excludes decking and risers.	4 Treads	\$ 599.00	\$ 658.90
Subtotal - Category 6		\$ 5,222.44	\$ 5,744.68
10. Exterior Trim, Porches and Decks			
Decking - 5/4" X 6" Kiln dried, Cedar tone treated with cedar colored top mount screws.	184 SF	\$ 4,233.84	\$ 4,657.22
Skirting/stair riser - Kiln dried, Cedar tone treated 1X10 skirting around the perimeter of the framing and stair risers.	64 LF	\$ 1,460.16	\$ 1,606.18
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	44 LF	\$ 3,477.32	\$ 3,825.05
Subtotal - Category 10		\$ 9,171.32	\$ 10,088.45
25. Clean Up and Debris Removal			

Disposal and clean-up: -Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. NOTE: 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	\$ 336.00	\$ 369.60
Street permit: -Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	1 MO	\$ 118.75	\$ 130.63
<i>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.</i>			
20 Yard roll-off dumpster: -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	1 EA	\$ 552.50	\$ 607.75
Portable restroom: -Regular. NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	1 MO	\$ 286.25	\$ 314.88
Subtotal - Category 25		\$ 1,293.50	\$ 1,422.85
Project Subtotal		\$ 20,621.71	\$ 22,573.88
26. Designer Oversight & Project Management		\$ 2,371.50	\$ 2,608.65
27. Overhead and Profit		\$ 3,402.58	\$ 3,742.84
Grand Total**		\$ 26,395.78	\$ 29,035.36
<p>MN License # BC005657</p> <p>**Important Notice**</p> <p>**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.</p>			
Check or Cash Discount Low 2.5%*	\$ 659.89	Check or Cash Discount High 2.5%*	\$ 725.88
			\$ 25,735.89
			\$ 28,309.48

*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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