



BUDGET ANALYSIS

Client Information:

Client Name
 Address
 Address
 Phone
 Email

Project Description:

Add gabled awning with brackets over front door. No interior work included.
 Electrical by homeowner. Includes redoing all shakes in existing front gable and repainting front façade of home.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.

	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
<u>Permit.</u>		1 EA		\$ 579.60	\$ 637.56
<u>Design and Planning Process</u> - PAID		1 EA		\$ 700.00	\$ 700.00
<u>Engineering allowance not included</u> - City may require for permit issuing. Would be charged as change order if needed.		1 EA		\$ 0.00	\$ 0.00
<u>Basic initial site plan.</u> NOTE: If after receiving this, set backs are in question/property lines very close to proposed addition, locating markers or a survey with a certified land surveyor may be needed.		1 EA		\$ 157.50	\$ 173.25
Subtotal - Category 1				\$ 1,437.10	\$ 1,510.81
02. Site Prep and Demolition					
<u>Site Prep Exterior/Handyman Project:</u> -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area.		1 EA		\$ 201.68	\$ 221.85

Demolition of work area:	1 EA	\$ 1,377.60	\$ 1,515.36
<ul style="list-style-type: none"> - Demo gutter section on north side of home where new extension will be. - Demo fascia, rafter tails and soffit beadboard where new overhang will be. - Remove and SAVE single corbel decorative bracket for homeowner. - Remove and SAVE decorative plaque, mail box and door bell. - Demo house numbers, light, and door casing/ head casing at exterior door. Exterior door to remain. - Demo siding at front gable peak.. - Remove and SAVE all siding as needed for new posts at new gable corbel brackets (vertical boards entire width of new overhang). - All windows and other items to remain. 			
Scaffolding- set up and take down for exterior work or addition.	1 EA	\$ 569.10	\$ 626.01
<p><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></p>			
Subtotal - Category 2		\$ 2,148.38	\$ 2,363.22
03. Landscaping and Fence			
<i>NOTE: Any landscaping work to be done by Field Outdoor Spaces or Client.</i>			
No landscape work is included in this proposal, including fixing any landscape damage potential from working around landscaped areas.	1 NOTE	\$ 0.00	\$ 0.00
Subtotal - Category 3		\$ 0.00	\$ 0.00
04. Concrete and Foundation			
05. Masonry			
06. Framing			
<ul style="list-style-type: none"> - Add post (min 2x4) at 3 locations - one at each new gable corbel bracket, to foundation and/or existing door header. Posts for gable brackets to be screwed into for structural support. - Frame new gable roof overhang - 4' deep - centered over existing exterior door. Open rafter design, new rafter tails to match existing on home. - Frame new paint grade mounting block for homeowner provided scone. 	1 EA	\$ 3,188.28	\$ 3,507.11
Subtotal - Category 6		\$ 3,188.28	\$ 3,507.11
09. Roofing, Flashing, Gutters			
<p><u>Install HOMEOWNER PROVIDED asphalt shingles on new roof overhang. Flash into existing roof as needed.</u></p> <p>Manufacturer: Homeowner has 2 shingle bundles. Type: Asphalt assumed. Includes starter strip, ice and water, ridge cap, roof edge, etc. NOTE: tie in of new to old may be noticeable and not match exactly due to weather/fading, etc.</p>	1 EA	\$ 1,285.20	\$ 1,413.72
<p><u>Gutters- standard 5" k style</u></p> <p>Color: MATCH EXISTING - VERIFY ON SITE</p> <p>Replace gutter section on north side with new longer piece to included extended soffit/overhang. New gutter piece on south side of new overhang. NO downspouts included - HOMEOWNER to install rain chain (HOMEOWNER PROVIDED) after Castle is complete - on south overhang extension. Excludes leaf gaurd.</p>	1 EA	\$ 300.30	\$ 330.33
Subtotal - Category 9		\$ 1,585.50	\$ 1,744.05
10. Exterior Trim, Porches and Decks			
EXTERIOR TRIM:	0 EA	\$ -	\$ -
<p><u>Trim- paint grade at exterior door only:</u></p> <p>Width: Hardie 5.5" X 12' PRIMED TRIM Thickness: 1" Profile if backband detail: no backband Texture: smooth</p>	20 LF	\$ 186.48	\$ 205.13

Furnish and install (3) new decorative gable brackets at new overhang; Style: TBD Material: Paint grade or pine Allowance: \$230 per bracket	3 EA	\$ 1,111.95	\$ 1,223.15
Subtotal - Category 10		\$ 1,298.43	\$ 1,428.27
11. Siding, Soffit, and Fascia			
House wrap- 1 layer Tyvek where siding replaced (front peak and area below peak).	200 SF	\$ 348.60	\$ 383.46
Furnish and & install ~8 new pieces of 9" wide groove to groove vertical redwood cedar plant siding. Custom milled T&G with V-groove- 1x9-10' #3 WP4 cedar siding to match. 3 week lead time. Reinstall other vertical cedar planks removed for posting. New cedar shakes will need to be installed at entire front gable of home, as we are not able to match existing and the existing ones will not salvage. Cedar 3/16" x 16" 5x are 4" to 14" wide 1 bundles covers 25SF at 5" exposure. NOTE: Since siding is old painted wood, it may not remove nicely. If more new material is needed, a change order will be assessed.	1 EA	\$ 4,140.62	\$ 4,554.68
Soffits- Plywood: Beadboard - match existing as closely as possible - tongue and groove, paint grade. At new overhangs over front entry only. Vented or non-vented: non-vented Also includes frieze board with 1 3/4" beadmolding.	1 EA	\$ 964.40	\$ 1,060.84
Subtotal - Category 11		\$ 5,453.63	\$ 5,998.99
12. Exterior Doors and Trim			
13. Windows			
14. Plumbing			
15. HVAC			
16. Electrical - BY HOMEOWNER			
<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>			
Electrical Permit. BY HOMEOWNER	1 NOTE	\$ 0.00	\$ 0.00
- Demo existing light at door & wiring. BY HOMEOWNER	1 NOTE	\$ 0.00	\$ 0.00
- Furnish and install new sconce light on existing switch. BY HOMEOWNER			
- Re-hook up door bell. BY HOMEOWNER			
17. Insulation			
18. Drywall			
No drywall work included. NOTE: Work from exterior may cause screw pops/cracking to interior walls/plaster. If this occurs, we can patch/paint and additional charges would be assessed via change order if needed.	1 NOTE	\$ 0.00	\$ 0.00
Subtotal - Category 18		\$ 0.00	\$ 0.00
19. Tile and Stone			
20. Millwork, Doors, Hardware			
21. Cabinetry, Countertops and Appliances			
22. Specialties			
Reinstall / install decorative items for clients: Mailbox, plaque, door bell cover, and new HOMEOWNER PROVIDED house numbers - locations to be determined by homeowners.	1 EA	\$ 321.74	\$ 353.92

Subtotal - Category 22		\$ 321.74	\$ 353.92
23. Flooring			
24. Painting and Decorating			
<u>Exterior Painting-</u> 1 EA - Prime and enamel new exterior door casings. - Prime and enamel vertical wood siding and cedar shake siding as needed from removal and reinstall. Price includes painting all siding and shakes at front of home where gable overhang is installed (approx 14' wide x 13' high). - Prime and enamel (3) new gable brackets. - Prime and enamel new sconce mounting block. - Prime and enamel new fascia. New and then one stretch of fascia that goes back on the north side of the house- max 40 LF. - Prime & enamel bead board soffits to match existing. HOMEOWNERS TO PROVIDE PAINT COLORS, SHEEN AND BRAND USED; PAINTER TO PROVIDE PAINT.		\$ 2,312.66	\$ 2,543.92
<p><i>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.</i></p>			
<p><i>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.</i></p>			
Subtotal - Category 24		\$ 2,312.66	\$ 2,543.92
25. Clean Up and Debris Removal			
<u>Disposal and clean-up:</u> 1 EA -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.		\$ 197.17	\$ 216.89
<u>Street permit:</u> 1 MO -Minneapolis street use permit for dumpster or unit temp storage. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.		\$ 136.50	\$ 150.15
<p><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></p>			
<u>6 Yard mini roll-off dumpster:</u> 1 EA -Smaller truck for smaller places. -2.5 ton maximum. NOTE: For 30 days only. See line below for additional months.		\$ 328.93	\$ 361.83
<u>Portable restroom:</u> 1 MO -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.		\$ 240.45	\$ 264.50
Subtotal - Category 25		\$ 903.05	\$ 993.36
Project Subtotal		\$ 18,648.77	\$ 20,443.65
26. Designer Oversight & Project Management		\$ 2,144.61	\$ 2,359.07
27. Overhead and Profit		\$ 3,077.05	\$ 3,384.75
Grand Total**		\$ 23,870.43	\$ 26,257.47
<p>MN License # BC005657</p>			

****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%*	\$ 596.76	Check or Cash Discount High 2.5%*	\$ 656.44		\$ 23,273.67	\$ 25,601.04
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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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2600 Johnson St. NE
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Showroom maps & hours can be found on our website at www.CASTLEBRI.com