

## Front Entry Portico Addition

Address:

City, State, Zip:

Phone:

Email:



# BUDGET ANALYSIS

### Project Description:

**Date: 6/8/2022**

Construct covered front entry that is approximately 5' deep and 6' - 6" wide. Install composite load bearing columns to support roof. Assumes existing steps have adequate footings. Construct roof and install shingles to match existing porch. Wrap all trim with composite trim that is weather resistant and low maintenance. Install electrical for new pendant light. Install beadboard arch under portico cover.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit		1 EA	\$ 647.50	\$ 777.00
Design and Planning Process -- See Design and Planning Agreement for Details.		1 EA	\$ 1,000.00	\$ 1,000.00
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	\$ 1,500.00	\$ 1,800.00
<b>Subtotal - Category 1</b>			<b>\$ 3,147.50</b>	<b>\$ 3,577.00</b>
<b>02. Site Prep and Demolition</b>				
Site Prep Small to Medium Project (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	\$ 446.55	\$ 535.86
Charge to set up and take down scaffolding for exterior work or addition.		1 EA	\$ 591.70	\$ 710.04
<i>NOTE: Although care is taken to carefully remove materials from wall and floor surfaces, 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 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 via Change Order.</i>		1 Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 1,038.25</b>	<b>\$ 1,245.90</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces or homeowner</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>				
Extra framing needed to create a <b>curved arch</b> opening		1 EA	\$ 679.20	\$ 815.04
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)		35 SF	\$ 1,038.14	\$ 1,245.76
<b>Deck Framing Posts:</b> 8" diameter x 8' H Endura stone column with taper, Tuscan base and capital by Pacific Columns. Painted.		2 EA	\$ 2,477.80	\$ 2,973.36
<b>Subtotal - Category 6</b>			<b>\$ 4,195.14</b>	<b>\$ 5,034.16</b>

<b>09. Roofing, Flashing, Gutters</b>				
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs)	50 SF	\$	750.00	\$ 900.00
<b>Shingle manufacturer:</b>				
<b>Shingle type:</b>				
<b>Subtotal - Category 9</b>		\$	<b>750.00</b>	<b>\$ 900.00</b>
<b>10. Exterior Trim, Porches and Decks</b>				
Furnish and install Frypan exterior trim. Molding 613-12, Molding 730-8, Furnish and install 1x6 Miratec rip to 3 3/4" and 1x3 Miratec rip to 2 3/4", 1x6 Miratec rip to 5". Install 1x10 Miratec to box beam. Provide and install Frypan MLD613-12 on 1x6 Miratec freeze on saw cut radiused Hardie panel.	1 EA	\$	3,991.80	\$ 4,790.16
<b>Subtotal - Category 10</b>		\$	<b>3,991.80</b>	<b>\$ 4,790.16</b>
<b>11. Siding, Soffit, and Fascia</b>				
Soffits - Plywood <b>smooth or bead board</b>	24 LF	\$	750.00	\$ 900.00
<b>Subtotal - Category 11</b>		\$	<b>750.00</b>	<b>\$ 900.00</b>
<b>12. Exterior Doors and Trim</b>				
<b>Subtotal - Category 12</b>		\$	-	\$ -
<b>13. Windows</b>				
<b>Subtotal - Category 13</b>		\$	-	\$ -
<b>14. Plumbing</b>				
<b>NOTE TO CLIENTS:</b> 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.	1 Note	\$	0.00	\$ 0.00
<b>General Plumbing Note:</b> Any new waste or supply lines will be plastic, not copper or galvanized.				
<b>Subtotal - Category 14</b>		\$	<b>0.00</b>	<b>\$ 0.00</b>
<b>15. HVAC</b>				
<b>Subtotal - Category 15</b>		\$	-	\$ -
<b>16. Electrical</b>				
Electrical Permit	1 EA	\$	231.25	\$ 277.50
<b>Specify device color:</b>	1 EA	\$	0.00	\$ 0.00
<b>White, light almond, or ivory are standard. PICK ONE</b>				
<b>Specify switch style</b>				
<b>Pole or Decora. PICK ONE</b>				
<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>	1 Note	\$	0.00	\$ 0.00
<b>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.</b>	1 Note	\$	0.00	\$ 0.00
CBR furnish and elec install light fixture; Includes new RI. Fixture allowance \$200.00/ea. <b>Manufacturer:</b> <b>Model #:</b> <b>Finish:</b>	1 EA	\$	900.00	\$ 1,080.00
<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. All material issues related to materials supplied by owner are the responsibility of the owner to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</b>	1 Note	\$	0.00	\$ 0.00
<b>Subtotal - Category 16</b>		\$	<b>1,131.25</b>	<b>\$ 1,357.50</b>

<b>17. Insulation</b>				
Subtotal - Category 17			\$ -	\$ -
<b>18. Drywall</b>				
Subtotal - Category 18			\$ -	\$ -
<b>19. Tile and Stone</b>				
Subtotal - Category 19			\$ -	\$ -
<b>20. Millwork, Doors, Hardware</b>				
Subtotal - Category 20			\$ -	\$ -
<b>21. Cabinetry, Countertops and Appliances</b>				
<b>CABINET SPECS:</b> Cabinet Line: Crystal Current or Crystal Keyline Box Type: Frameless, Framed, Inset Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: select one- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate option for current frameless, or all plywood green core box with natural maple veneer if keyline; finished interiors of any cabinets would be noted on plans. Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown: Shoe: Yes Finished end: Furniture groove finished end (standard) or optional upgrade to flush finished Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included. Any accessories will be noted on plan. If accessory provided by Castle and not Cabinet		1 EA	\$ 0.00	\$ 0.00
<b>APPLIANCES:</b> NOTE: Client to communicate with appliance supplier regarding delivery of appliances they purchased and arrange to meet/receive delivery themselves. The project manager will be in communication with client regarding that timing.		1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 21			\$ 0.00	\$ 0.00
<b>22. Specialties</b>				
Subtotal - Category 22			\$ -	\$ -
<b>23. Flooring</b>				
Subtotal - Category 23			\$ -	\$ -
<b>24. Painting and Decorating</b>				
Exterior Painting		1 EA	\$ 1,250.00	\$ 1,500.00
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
Subtotal - Category 24			\$ 1,250.00	\$ 1,500.00

<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	\$ 137.72	\$ 165.27	
<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 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.		0 EA	\$ 0.00	\$ 0.00	
6 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. In driveway.		1 EA	\$ 256.25	\$ 307.50	
Regular portable restroom (one month) <b>NOTE:</b> This cost can be saved if home owner is ok with making a bathroom in the house available to Castle and it's trade partners		1 EA	\$ 212.50	\$ 255.00	
<b>Subtotal - Category 25</b>			<b>\$ 606.47</b>	<b>\$ 727.77</b>	
<b>Project Subtotal</b>			<b>\$ 16,860.41</b>	<b>\$ 20,032.49</b>	
<b>26. Designer Oversight &amp; Project Management</b>			\$ 1,938.95	\$ 2,326.74	
<b>27. Overhead and Profit</b>			\$ 2,781.97	\$ 3,338.36	
<b>Grand Total**</b>			<b>\$ 21,581.32</b>	<b>\$ 25,897.59</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>\$ 539.53</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 647.44</b>	<b>\$ 21,041.79</b>	<b>\$ 25,250.15</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

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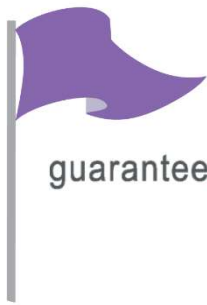


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## Castle Offers Financing



Up to \$25k or  
50% of project cost



7% interest rate



Up to 60 month term



Completely  
unsecured loan



No fees, closing costs or  
prepayment penalties



On approved credit  
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[Tandra@castlebri.com](mailto:Tandra@castlebri.com) to schedule your 10 minute no obligation consultation.