

## Screen Porch Addition

Address:

City, State, Zip:

Phone:

Email:



# BUDGET ANALYSIS

### Project Description:

Date: 9/13/2023

Screen porch addition reusing existing footings. Gable roof design with roof trusses. Kiln dried after treated (KDAT) decking and railings. Ceiling and trusses to be sprayed white. Screen walls with deck railings. Screen installed under decking. Ceiling fan installed at ceiling. Asphalt shingles to be installed with new gutters and downspouts.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 1,600.00	\$ 1,840.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 3,500.00	\$ 3,500.00
Engineering allowance- remote review, redline, and stamp.	1	EA	\$ 562.50	\$ 646.88
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	\$ 1,725.00
<b>Subtotal - Category 1</b>			<b>\$ 7,162.50</b>	<b>\$ 7,711.88</b>
<b>02. Site Prep and Demolition</b>				
Site Prep (Includes delivery of tools/equipment and set up of job site). Place yard sign and order dumpster.	1	EA	\$ 226.13	\$ 260.05
Demolition of work area: <b>Remove deck</b> framing and stairs and discard. Remove storm door from sliding patio door exterior.	1	EA	\$ 981.79	\$ 1,129.06
Charge to set up and take down scaffolding for exterior work or addition.	1	EA	\$ 553.40	\$ 636.41
<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>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 1,761.32</b>	<b>\$ 2,025.52</b>
<b>03. Landscaping and Fence</b>				
<b>NOTE: Presumes NO landscaping work to be done by Castle. Any/all landscaping work to be done by others (client, Field Outdoor Spaces, or other landscape company) after project completion. No landscaping work included in this project.</b>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 3</b>			<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>04. Concrete and Foundation - If needed.</b>				
Pier Footings - 8" X42" with 12" bell - Stairs	2	EA	\$ 670.11	\$ 770.63
Pier Footings - 12" X42" with 18" bell - Added for addition	2	EA	\$ 831.03	\$ 955.68
<b>Subtotal - Category 4</b>			<b>\$ 1,501.14</b>	<b>\$ 1,726.31</b>
<b>05. Masonry</b>				
<b>Subtotal - Category 5</b>			<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>				
Exterior wall framing of posts 4' apart and corner support columns and support beam for roof trusses (materials and labor). Frame with KDAT lumber. See decking section.	43	LF	\$ 3,102.79	\$ 3,568.21

Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor) 2 story or higher, or complicated 1 story.	288 SF	\$ 8,783.86	\$ 10,101.44
<b>Deck Framing:</b> Frame deck so floors match up with interior floor height, with treated 2X10, 16" O.C.. Includes install of ledger board, rim joist. Includes all needed mechanical fasteners (hangers, etc.) <b>DOES NOT include decking.</b>	196 SF	\$ 4,417.72	\$ 5,080.38
<b>Deck Stairs:</b> Frame deck stairs with treated 2X12 stair stringers, 12" O.C.. See Category 10 Includes all needed mechanical fasteners (hangers, etc.) <b>DOES NOT include decking or risers.</b> Pricing assumes 3-4' wide stairs.	5 Treads	\$ 735.10	\$ 845.37
<b>Subtotal - Category 6</b>		\$ 17,039.47	\$ 19,595.40
<b>09. Roofing, Flashing, Gutters</b>			
Install step flashing on stucco and flash cedar shakes at gable roof. Remove and reinstall shakes around flashing.	1 EA	\$ 647.15	\$ 744.22
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) <b>Shingle manufacturer:</b> <b>Shingle type:</b>	341 SF	\$ 2,196.99	\$ 2,526.54
Furnish and install new 5" standard gutters and 3x4 downspouts <b>Color:</b>	58 LF	\$ 1,812.50	\$ 2,084.38
<b>Subtotal - Category 9</b>		\$ 4,656.64	\$ 5,355.13
<b>10. Exterior Trim, Porches and Decks</b>			
Decking - 5/4" X 6", Kiln dried, Cedar tone <b>Treated</b> decking with cedar colored top mount screws;	211 SF	\$ 4,790.59	\$ 5,509.18
Skirting/stair riser - Kiln dried, Cedar tone <b>Treated</b> 1X10 skirting around the perimeter of the framing and stair risers. Deck is 34" off ground.	42 LF	\$ 2,236.47	\$ 2,571.94
Railing - Cedar tone <b>treated</b> - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap. <u>2X2 spindles</u>	48 LF	\$ 3,749.41	\$ 4,311.82
Create an access door in the apron to access under the deck	1 EA	\$ 204.26	\$ 234.90
<b>Subtotal - Category 10</b>		\$ 10,980.73	\$ 12,627.84
<b>11. Siding, Soffit, and Fascia</b>			
Soffits - Plywood <b>smooth</b>	52 LF	\$ 1,625.00	\$ 1,868.75
<b>Subtotal - Category 11</b>		\$ 1,625.00	\$ 1,868.75
<b>12. Exterior Doors and Trim</b>			
Furnish and install new screen door; <u>Door allowance: \$300.00/ea.</u> <b>Manufacturer/model #:</b> <b>Door Color:</b> <b>Hardware Color:</b>	1 EA	\$ 651.70	\$ 749.45
Furnish and locking latch on screen door. <u>Allowance: \$35.00/ea.</u> <b>Hardware Color:</b> <b>Manufacturer:</b> <b>Style/model #:</b>	1 EA	\$ 90.91	\$ 104.54
<b>Subtotal - Category 12</b>		\$ 742.61	\$ 854.00
<b>13. Windows</b>			
Furnish and install screens for screen porch unit. Stretch screen across window units and staple in place. Secure with trim. Includes trim costs. <b>Screen Color:</b> <b>Material and Color:</b> <b>Trim details:</b>	336 SF	\$ 1,034.71	\$ 1,189.91
Furnish and install screen under the decking. Stretch screen between framing and staple. <b>Screen</b> <b>Color:</b> <b>Material and Color:</b> <b>Trim details:</b>	196 SF	\$ 603.58	\$ 694.11
Option: Furnish and install custom sized storm Larson Scienix designer storm window units with roll away screen technology on top and bottom sash. Maximum size 6' wide x 8' tall. Add \$4,850.00 for 9 Windows. <u>Scienix window allowance: 275.00/ea.</u> <b>Manufacturer: Larson</b> <b>Window size:</b> <b>Window Color:</b>	0 EA	\$ 0.00	\$ 0.00

<b>Subtotal - Category 13</b>		\$	<b>1,638.28</b>	\$	<b>1,884.03</b>	
<b>14. Plumbing</b>						
<p><b>NOTE:</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.</p> <p><b>NOTE:</b> Any new waste or supply lines will be plastic, not copper or galvanized.</p>		1 Note	\$	0.00	\$	0.00
<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>						
Electrical Permit		1 EA	\$	231.25	\$	265.94
Specify device color: White, light almond, or ivory are standard. PICK ONE		1 EA	\$	0.00	\$	0.00
Specify switch style Pole or Decora. PICK ONE						
<p><b>NOTE:</b> 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, homeowner will be responsible to update it or if homeowner prefers, Castle will perform updates and a change order will be issued.</p>		1 NOTE	\$	0.00	\$	0.00
<p><b>NOTE:</b> 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.</p>		1 NOTE	\$	0.00	\$	0.00
Exterior Light Outside Back Door - CBR furnish and elec install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:		1 EA	\$	340.00	\$	391.00
CBR furnish and elec install motion detector light fixture; Fixture allowance \$50.00/ea. Manufacturer: Model #: Finish:		1 EA	\$	205.00	\$	235.75
CBR furnish and elec install ceiling fan; Fixture allowance \$200.00/ea. Manufacturer: Model #: Finish:		1 EA	\$	406.25	\$	467.19
<p><b>NOTE:</b> 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.</p>		1 Note	\$	0.00	\$	0.00
Home run price to connect to electric panel. Exterior GFI outlet. Exterior light at door. Exterior motion detector light towards garage.		196 SF	\$	2,572.50	\$	2,958.38
Relocate electrical service mast		1 EA	\$	1,875.00	\$	2,156.25
Furnish and install 5" recessed LED light, 6" disk LED light, or 6" wafer LED light		4 EA	\$	875.00	\$	1,006.25
<b>Subtotal - Category 16</b>		\$	<b>6,505.00</b>	\$	<b>7,480.75</b>	
<b>24. Painting and Decorating</b>						
In house set up, prep, clean up -= Protect decking.		1 EA	\$	468.05	\$	538.26
Prime and painting ceilings. Spray underside of roof sheathing and spray trusses. COLOR: Standard flat ceiling white		341 SF	\$	782.22	\$	899.55
Exterior Painting - Paint plywood soffits. White.		84 SF	\$	630.00	\$	724.50

<p><b>NOTE:</b>  <i>Our standard is low VOC for walls and ceilings. If owner or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design.</i>  <i>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>		1 NOTE	\$ 0.00	\$ 0.00
<p><b>NOTE:</b> <i>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.</i></p>		1 NOTE	\$ 0.00	\$ 0.00
<b>Subtotal - Category 24</b>			\$ 1,880.27	\$ 2,162.31
<b>25. Clean Up and Debris Removal</b>				
<p>Disposal and clean-up - remove all site prep, wipe down and broom sweep area. Haul all extra material off site. <b>Note: This doesn't include professional cleaning.</b> Deep clean available at additional cost to be handled on a change order at end of project.</p>		1 EA	\$ 643.58	\$ 740.12
<p>St. Paul Daily street use permit for dumpster - Charged per day. If dumpster can be placed on driveway or lawn this can cost can be saved.</p>		60 Day	\$ 750.00	\$ 862.50
<p><u>ADD number of months, dumpster is estimated to be needed over one month.</u></p>		2 MO	\$ 187.50	\$ 215.63
<p><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.</p>		0 EA	\$ 0.00	\$ 0.00
<p>30 Yard roll-off dumpster - 10 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days</p>		1 EA	\$ 653.75	\$ 751.81
<p>Total cost for materials and labor for all line items listed above.</p>		0 EA	\$ -	\$ -
<b>Subtotal - Category 25</b>			\$ 2,234.83	\$ 2,570.06
<b>Project Subtotal</b>			\$ 57,727.79	\$ 65,861.96
<b>26. Designer Oversight &amp; Project Management</b>			\$ 6,638.70	\$ 7,634.50
<b>27. Overhead and Profit</b>			\$ 9,525.09	\$ 10,953.85
<b>Grand Total**</b>			\$ 73,891.58	\$ 84,975.31

MN License # BC005657

**\*\*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.**

<b>Check or Cash Discount Low 2.5%*</b>	\$ 1,847.29	<b>Check or Cash Discount High 2.5%*</b>	\$ 2,124.38	\$ 72,044.29	\$ 82,850.93
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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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Showroom maps & hours can be found on our website at [www.CASTLEBRI.com](http://www.CASTLEBRI.com)

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