



BUDGET ANALYSIS

Client Information:

Screen Porch to Room Conversion

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Convert existing screen porch into 4-season space with seating and dining areas.

Build a raised, insulated floor and install new windows in insulated walls. Finished

Interior. Gas fireplace. No change to existing stoop.

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			\$ 2,460.00	\$ 2,706.00
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA			\$ 3,600.00	\$ 3,600.00
Subtotal - Category 1					\$ 6,060.00	\$ 6,306.00
02. Site Prep and Demolition						
<u>Site Prep Small to Medium Project:</u> -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area. -Poly curtain walls and zipper doors to work area.		1 EA			\$ 643.50	\$ 707.85
<u>Demolition of work area:</u> - Demo existing windows, screens and walls (leave existing support posts and roof structure). - Demo subfloor.		1 EA			\$ 3,024.00	\$ 3,326.40
<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					\$ 3,667.50	\$ 4,034.25
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						

Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
<u>2x2 Fur ceiling framing.</u>	192 SF	\$ 696.38	\$ 766.02
<u>Exterior wall framing.</u> Includes 1/2" OSB sheathing.	44 LF	\$ 3,255.12	\$ 3,580.63
<u>Addition floor framing OR flat roof framing.</u> Includes 3/4" tongue and groove plywood subfloor. NOTE: 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.	192 SF	\$ 4,451.33	\$ 4,896.46
<u>Interior walls.</u>	9 LF	\$ 405.54	\$ 446.09
Subtotal - Category 6		\$ 8,808.37	\$ 9,689.21
09. Roofing, Flashing, Gutters			
Subtotal - Category 9		\$ -	\$ -
10. Exterior Trim, Porches and Decks			
EXTERIOR TRIM:	0 EA	\$ -	\$ -
<u>Trim- Miratec or paint grade:</u>	126 LF	\$ 1,254.32	\$ 1,379.75
Width:			
Thickness:			
Profile if backband detail:			
Texture:			
NOTE: double the LF if backband is needed as well.			
Subtotal - Category 10		\$ 1,254.32	\$ 1,379.75
11. Siding, Soffit, and Fascia			
<u>House wrap-</u> 1 layer Tyvek.	226 SF	\$ 347.48	\$ 382.22
<u>Siding- Cedar board and baton:</u>	226 SF	\$ 2,307.23	\$ 2,537.96
Spacing:			
Size baton:			
Subtotal - Category 11		\$ 2,654.71	\$ 2,920.18
12. Exterior Doors and Trim			
IRA tax rebate eligible exterior door product info: https://www.energystar.gov/about/federal_tax_credits/exterior_doors	0 NOTE	\$ -	\$ -
<u>Entry door:</u> \$900 allowance Manufacturer: Model: Type: Exterior color: Interior color: Glass: Grids (type, size, pattern, color): Interior weather strip color: Sill/threshold color: Bore (single or double): Exterior Brickmould profile/material/color/size: if comes with door, if not specify under section 10	1 EA	\$ 1,625.40	\$ 1,787.94
<u>6' French doors fiberglass, using call #s:</u> \$3,500 allowance Manufacturer: Model: Exterior color: Interior color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Weather strip color: Sill/threshold color: Hardware style/color: Exterior handle style/color: Interior handle set style/color: Screen surround material/color: Screen color: Exterior Brickmould Profile/Material/Color/Size: see section 10	1 EA	\$ 5,284.50	\$ 5,812.95

Deadbolt lock and knob set: \$200 allowance Manufacturer: Model: Color:	1 EA	\$ 328.68	\$ 361.55
Subtotal - Category 12		\$ 7,238.58	\$ 7,962.44
13. Windows			
IRA tax rebate eligible windows product info: https://www.energystar.gov/products/most_efficient/vertical_slider_windows	0 EA	\$ -	\$ -
Full frame fiberglass window: \$800 allowance Manufacturer: Line: Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior color: Interior color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Weather strip color: Hardware type/color: WOCD: Y or N (and specify color, if diff. from hardware) Screen surround material/color: Screen color: Exterior Brickmould profile/material/color/size: if comes with window, if not specify under	7 EA	\$ 8,910.76	\$ 9,801.84
Window install material (flashing, caulk, shims, etc.).	7 EA	\$ 430.50	\$ 473.55
Subtotal - Category 13		\$ 9,341.26	\$ 10,275.39
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
Mechanical permit.	1 EA	\$ 153.75	\$ 169.13
Gas insert fireplace: Manufacturer: Heat an Glo Model: Color: Details: Note: includes venting, setting unit, and installing gas line and all assoc. permits. Includes fire screen, brick interior, fan, thermostat touch screen remote, ember lites, and unit.	1 EA	\$ 6,485.79	\$ 7,134.37
Subtotal - Category 15		\$ 6,639.54	\$ 7,303.49
16. Electrical			
<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.	1 EA	\$ 227.55	\$ 250.31
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
<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>			
Electrical baseboard heat w. wall thermostat: NOTE: comes in 2', 4', 6', and 8' sections; 1LF of baseboard heats 20 Sq. Ft. of Space; 1 circuit per every 12LF.	15 LF	\$ 3,136.50	\$ 3,450.15
Addition wiring.	192 SF	\$ 2,479.68	\$ 2,727.65

Furnish and install recessed can lights	6 EA	\$ 848.70	\$ 933.57
Subtotal - Category 16		\$ 6,692.43	\$ 7,361.67
17. Insulation			
<i>NOTE: if insulation is replacing vermiculite insulation, part of the replacement cost may be eligible for reimbursement via the zonolite attic insulation trust. In that case, client can subcontract work directly. This cost is for project manager to coordinate scheduling/misc. with client only.</i>			
Exterior walls- 3" closed spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	440 SF	\$ 3,247.20	\$ 3,571.92
Roof and overhangs- 5" closed cell spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	192 SF	\$ 2,361.60	\$ 2,597.76
Floor- 5" closed cell spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	192 SF	\$ 2,361.60	\$ 2,597.76
NOTE: insulation materials may be eligible for the IRA tax rebate.	0 NOTE	\$ -	\$ -
Subtotal - Category 17		\$ 7,970.40	\$ 8,767.44
18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	192 SF	\$ 1,121.76	\$ 1,233.94
Walls- 1/2" drywall with smooth finish.	440 SF	\$ 2,435.40	\$ 2,678.94
Boom/cartage fee - all projects.	1 EA	\$ 325.95	\$ 358.55
Subtotal - Category 18		\$ 3,883.11	\$ 4,271.42
19. Tile and Stone			
Tile backer underlayment- on floor - thickness decided on-site.	12 SF	\$ 119.70	\$ 131.67
Fireplace surround with custom handmade tiles, pattern TBD: \$50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning which causes lippage.	12 SF	\$ 1,252.08	\$ 1,377.29
Grout - Custom Building Products: Color: Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints) Size: Location:	1 EA	\$ 40.79	\$ 44.87
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinsset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$ 196.21	\$ 215.83
Subtotal - Category 19		\$ 1,608.77	\$ 1,769.65
20. Millwork, Doors, Hardware			
Bi-fold door: Manufacturer: Model: Species: Style: Jamb: wood w stop or sheetrock opening Core: solid or hollow Finish hinge: Bore: single or none NOTE: Assumes a 42" wide opening or smaller. If larger than that, enter as quantity 2.	1 EA	\$ 901.77	\$ 991.95

Door knob/handle hardware:	1 EA	\$ 82.20	\$ 90.42
<i>\$30 allowance</i>			
<i>Manufacturer:</i>			
<i>Model:</i>			
<i>Type: privacy, passage, dummy</i>			
<i>Finish:</i>			
Casing- moderate 1 piece:	220 LF	\$ 2,561.46	\$ 2,817.61
<i>Manufacturer:</i>			
<i>Model:</i>			
<i>Species:</i>			
<i>Size:</i>			
<i>Picture framed: Y or N</i>			
<i>Stool detail (thickness/extension) and apron detail (height, profile #): or NA</i>			
<i>Location:</i>			
Base shoe molding:	55 LF	\$ 359.47	\$ 395.42
<i>Manufacturer:</i>			
<i>Model:</i>			
<i>Species:</i>			
<i>Size:</i>			
<i>Location:</i>			
Base molding - moderate 1 piece shorter base:	55 LF	\$ 758.18	\$ 833.99
<i>Manufacturer:</i>			
<i>Model:</i>			
<i>Species:</i>			
<i>Size:</i>			
<i>Location:</i>			
Subtotal - Category 20		\$ 4,663.07	\$ 5,129.38
21. Cabinetry, Countertops and Appliances			
CABINET SPECS:	1 EA	\$ 0.00	\$ 0.00
<i>Cabinet Line: Crystal Current, Keyline, or Encore</i>			
<i>Box Type: Framed, Inset, or Frameless</i>			
<i>Door Construction: MDF or Wood</i>			
<i>Door Style:</i>			
<i>Drawer Style: 5 piece or slab</i>			
<i>Drawer box construction:</i>			
<i>Interior material: current- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate available current frameless, all plywood green core box with natural maple veneer available if keyline; finished interiors of any cabinets would be noted on plans.</i>			
<i>Wood Species:</i>			
<i>Finish: paint or stain</i>			
<i>Color:</i>			
<i>Sheen:</i>			
<i>Specialties: (distressing, highlights, etc.)</i>			
<i>Crown:</i>			
<i>Shoe: Yes</i>			
<i>Finished end: Furniture groove finished end (standard) or optional upgrade to flush finished</i>			
<i>Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included.</i>			
<i>Crystal accessories (location noted on plan):</i>			
<i>Other accessories provided by Castle (location noted on plan)::</i>			
<i>Other modifications will be noted on plan, examples: finished bottoms, recessed bottoms</i>			
Fireplace mantel.	1 EA	\$ 922.50	\$ 1,014.75
Fireplace surround.	1 EA	\$ 1,783.50	\$ 1,961.85
Subtotal - Category 21		\$ 2,776.69	\$ 3,054.35
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Underlayment- 1/4" plywood- for vinyl, Marmoleum, or other flooring requiring a smooth underlayment.	192 SF	\$ 826.56	\$ 909.22
Floor transitions:	1 EA	\$ 49.20	\$ 54.12
<i>Manufacturer:</i>			
<i>Type: t mold, reducer, etc.</i>			
<i>Finish:</i>			
<i>Locations:</i>			

Luxury vinyl tile: \$4.90/sf Manufacturer: Mannington Line/series: Adura flex Style: plank or tile Type: glue down or floating (glue down is castle standard) Size: Color: Pattern: NOTE:	192 SF	\$ 1,995.55	\$ 2,195.11
Subtotal - Category 23		\$ 2,871.31	\$ 3,158.44
24. Painting and Decorating			
In house set up, prep, clean up- 1 room.	1 EA	\$ 492.75	\$ 542.03
Ceilings- prime and painting: Color: Standard flat ceiling white Rooms:	192 SF	\$ 526.18	\$ 578.79
Walls- prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	440 SF	\$ 777.61	\$ 855.37
Molding (base, casing)- priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	275 LF	\$ 2,635.88	\$ 2,899.46
Interior door- priming and painting of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	1 EA	\$ 382.88	\$ 421.16
Exterior door- finish: Manufacturer: Color name and # door: Color name and # jamb: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	2 EA	\$ 1,227.75	\$ 1,350.53
Window- priming and painting on interior side of window: Manufacturer: Color name and #: Sheen: satin is standard	7 EA	\$ 3,492.30	\$ 3,841.53
Paint or stain match by Castle. Take sample to store, get matched, and approved by client.	1 EA	\$ 231.00	\$ 254.10
Paint or stain match by Sub. Take sample to store, get matched, and approved by client.	1 EA	\$ 61.50	\$ 67.65
Exterior Painting- Paint or stain cedar siding.	440 SF	\$ 1,082.40	\$ 1,190.64
<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.</i></p> <p><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>			
<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		\$ 10,910.24	\$ 12,001.26
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	\$ 492.32	\$ 541.55
Street permit: -Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	3 MO	\$ 350.55	\$ 385.61
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.			
20 Yard roll-off dumpster: -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	1 EA	\$ 543.66	\$ 598.03
Additional months dumpster is needed.	2 MO	\$ 184.50	\$ 202.95
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.	3 MO	\$ 845.01	\$ 929.51
Subtotal - Category 25		\$ 2,416.04	\$ 2,657.64
Project Subtotal		\$ 89,456.34	\$ 98,041.98
26. Designer Oversight & Project Management		\$ 10,287.48	\$ 11,316.23
27. Overhead and Profit		\$ 14,760.30	\$ 16,236.33
Grand Total**		\$ 114,504.12	\$ 125,954.53
<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>			
Grand Total After Discounts		*All pricing valid 21 days*	

*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
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362 Snelling Ave S.
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Showroom maps & hours can be found on our website at www.CASTLEBRI.com

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