



BUDGET ANALYSIS

Client Information:

Sunroom Addition on Pier Footings 224 SF

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Construct a 224 SF three-season porch on pier footings. 16'x 14' addition. Frame walls and roof. All non-glass areas to be insulated – including floors, walls and roof. Include wood-clad windows, luxury vinyl tile flooring, ceiling fan and new electrical to code. Electrical baseboard heat only. Access from main part of house only. Option: 2 skylights.

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		\$ 2,615.20 \$ 3,007.48
<u>Design and Planning Process-</u> see Design and Planning Agreement for details.		1 EA		\$ 4,278.93 \$ 4,278.93

<p><u>Locate and mark all 4 property corners with new monuments and draw a full site plan-</u> 1 EA</p> <p>showing existing buildings, driveway, sidewalks, patios, large trees, etc.- surveyor.</p> <p>NOTE: 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.</p>	\$ 1,632.00	\$ 1,876.80
Subtotal - Category 1	\$ 8,526.13	\$ 9,163.21
02. Site Prep and Demolition		
<p><u>Client Responsibilities:</u> 1 EA</p> <p>-Remove personal items from work areas including food, appliances, furniture, and valuables. -Remove valuables, art, and personal items from walking paths to restrooms and entry/exit and the other side of walls adjacent to work area.</p>	\$ 0.00	\$ 0.00
<p><u>Site Prep Large Project or Addition:</u> 1 EA</p> <p>-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.</p>	\$ 1,748.52	\$ 2,010.80
<p><u>Demolition of work area:</u> 1 EA</p> <p>-Demo exterior siding, overhang and roofing as needed.</p>	\$ 2,137.04	\$ 2,457.60
<p><u>Tarps- Large 20' x 40'</u> heavy duty green tarps in area where roof is being removed. 1 EA</p>	\$ 1,920.45	\$ 2,208.52
<p><u>Active air filtration-</u> on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas. 1 EA</p>	\$ 134.78	\$ 155.00
<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	\$ 5,940.80	\$ 6,831.92
03. Landscaping and Fence		
Subtotal - Category 3	\$ -	\$ -
04. Concrete and Foundation		
<p><u>Pier Footing-</u> 12" X 42" with 18" bell. 3 EA</p>	\$ 1,089.44	\$ 1,252.86
Subtotal - Category 4	\$ 1,089.44	\$ 1,252.86
05. Masonry		
Subtotal - Category 5	\$ -	\$ -
06. Framing		

Basic framing line: -Flatten walls and ceiling. -Fur out as needed. -Replace subfloor. -Furnish and install backers for rock and accessories. -Frame one niche or med chest NOTE: Tile extends to ceiling on shower walls. Level ceiling parallel to floor to avoid slivers/wedges of tile.	1 EA	\$ 973.83	\$ 1,119.90
Exterior wall framing. Includes 1/2" OSB sheathing.	44 LF	\$ 2,306.98	\$ 2,653.02
Addition floor framing OR flat roof framing. 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.	224 SF	\$ 3,346.91	\$ 3,848.95
Remove LOAD BEARING wall, frame temp walls, frame a new opening: -Includes new DROPPED HEADERS for the support of the weight above. -Non-steel, 10' or smaller opg. -Post footings/blocking below additional and not included on this line item.	1 EA	\$ 952.21	\$ 1,095.04
Gable roof (Splice between existing roof & new sunroom roof)- stick framed. 1/2" OSB, "H" clips @ 24" O.C.	120 SF	\$ 2,750.59	\$ 3,163.18
Truss roof. 1/2" OSB, "H" clips @ 24" O.C. 1 story, non complicated.	270 SF	\$ 5,271.81	\$ 6,062.58
Beam- (2) 1-3/4" X 11 7/8" LVL. NOTE: add wall framing or post footing for support below- not included on this line.	16 LF	\$ 1,935.03	\$ 2,225.28
Subtotal - Category 6		\$ 17,537.35	\$ 20,167.95
09. Roofing, Flashing, Gutters			
Asphalt shingle roofing- for additions.	455 SF	\$ 4,585.31	\$ 5,273.10
Manufacturer: Type:			
Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts.	62 LF	\$ 1,054.00	\$ 1,212.10
Color:			
Subtotal - Category 9		\$ 5,639.31	\$ 6,485.20
10. Exterior Trim, Porches and Decks			
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	\$ 764.78	\$ 879.49
Trim- Miratec or paint grade: Width: Thickness: Profile if backband detail: Texture: NOTE: double the LF if backband is needed as well.	180 LF	\$ 1,605.49	\$ 1,846.32
Subtotal - Category 10		\$ 2,370.27	\$ 2,725.81
11. Siding, Soffit, and Fascia			
House wrap- 1 layer Tyvek.	395 SF	\$ 705.08	\$ 810.84

<u>Siding- Steel:</u>	395 SF	\$ 9,669.60	\$ 11,120.04
Manufacturer:			
Color:			
Lap Size:			
Texture:			
<u>Soffits and Fascia - Aluminum:</u>	70 LF	\$ 2,099.16	\$ 2,414.03
Color:			
Smooth or texture:			
Vented or non-vented:			
Subtotal - Category 11		\$ 12,473.84	\$ 14,344.91
12. Exterior Doors and Trim			
<u>Entry door:</u>	1 EA	\$ 1,262.11	\$ 1,451.43
\$630 allowance			
Manufacturer:			
Model:			
Type:			
Exterior color:			
Interior color:			
Glass: clear insulated Low E2 w/ Argon is standard- modify if something else desired			
Grids (type, size, pattern, color):			
Weather strip color:			
Sill/threshold color:			
Exterior Brickmould profile/material/color/size: if comes with door; if not specify under section 10			
<u>Full view storm door:</u>	1 EA	\$ 1,128.55	\$ 1,297.83
\$630 allowance			
Manufacturer:			
Model:			
Door Color:			
Hardware Color:			
<u>Deadbolt lock and knob set:</u>	1 EA	\$ 358.53	\$ 412.32
\$210 allowance			
Manufacturer:			
Model:			
Color:			
Subtotal - Category 12		\$ 2,749.20	\$ 3,161.58
13. Windows			
<u>Option: Add 1 Skylight \$2,300 - \$2,650 + Mgmt Fees</u> - Fresh air curb mounted no leak	0 EA	\$ 0.00	\$ 0.00
skylight with manual blind, blackout blinds flat:			
Model: VCM-2234-477 + FHCC 1025			
Inside Curb size code: 22.5 x 22.5			
Glass: VCM – 2234 Laminated Low E3: 477			
Blind: FHCC, Essentials 1025White			
Flashing: Step Flashing with adhesive underlayment: ECL 0000C-90			
NOTE: Includes drywall returns into the window- see drywall section.			

<p><u>Furnish and install new clad/wood full frame window:</u></p> <p><i>\$1180 allowance</i></p> <p>Manufacturer: Marvin</p> <p>Line: Ultimate</p> <p>Operation type, size, jamb, tempering, egress notes: see plan/schedule</p> <p>Exterior material/color:</p> <p>Interior material/color:</p> <p>Glass: clear Low E2 w/ Argon is standard- modify if something else desired</p> <p>Grids (type, size, pattern, color):</p> <p>Weather strip color:</p> <p>Hardware type/color:</p> <p>WOCD: Y or N (and specify color, if diff. from hardware)</p> <p>Screen surround material/color:</p> <p>Screen color:</p> <p>Exterior Brickmould profile/material/color/size: if comes with window, if not specify under section 10 *for budget analysis add separate line item*</p> <p>NOTE: All windows in bathrooms must be tempered glass</p> <p><u>Window Operating Control Device (WOCD)</u>(per window):</p> <p>Manufacturer:</p> <p>Color:</p> <p>Note: Reference MN residential building code R312.2: Window fall protection. Needed when the lowest part of the window opening is located 72" or more above grade and within 36" of the finished floor. Exceptions: window replacements.</p>	9 EA	\$ 18,020.64 \$ 20,723.74
Subtotal - Category 13		\$ 18,632.64 \$ 21,427.54
14. Plumbing		
<p><i>NOTE: 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.</i></p> <p><i>NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.</i></p>		
Subtotal - Category 14		\$ 0.00 \$ 0.00
15. HVAC		
Subtotal - Category 15		\$ - \$ -
16. Electrical		
<p><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></p>		
<p><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></p>		

<u>Electrical Permit.</u>	1 EA	\$ 251.60	\$ 289.34
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Outlet style: Decora or Standard			
<u>Light fixture-</u> CBR furnish and elec install: \$100 allowance Manufacturer: Model: Finish: Bulb:	3 EA	\$ 889.44	\$ 1,022.86
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.			
<u>Electrical baseboard heat w. wall thermostat:</u>	12 LF	\$ 2,774.40	\$ 3,190.56
NOTE: comes in 2', 4', 6', and 8' sections; 1LF of baseboard heats 20 Sq. Ft. of Space; 1 circuit per every 12LF.			
Subtotal - Category 16		\$ 3,915.44	\$ 4,502.76
17. Insulation			
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.			
<u>Roof insulation:</u>	224 SF	\$ 779.88	\$ 896.86
-R-49 Blown fiberglass insulation with poly in attic rafters. -See separate line for air chutes.			
<u>Wall insulation-</u> R-19 Insulation batts with poly.	416 SF	\$ 769.43	\$ 884.85
<u>Floors and overhangs-</u> 5" closed cell spray foam insulation.	224 SF	\$ 3,046.40	\$ 3,503.36
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			
Subtotal - Category 17		\$ 4,595.71	\$ 5,285.07
18. Drywall			
<u>Ceilings-</u> 1/2" or 5/8" drywall with smooth finish.	224 SF	\$ 1,447.04	\$ 1,664.10
<u>Walls-</u> 1/2" drywall with smooth finish.	554 SF	\$ 3,390.48	\$ 3,899.05
Sheetrock opening for doorway to the main house: Drywall or plaster patch.	1 EA	\$ 408.00	\$ 469.20
<u>Boom/cartage fee</u> - all projects.	1 EA	\$ 360.40	\$ 414.46
Subtotal - Category 18		\$ 5,605.92	\$ 6,446.81
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			

<u>Casing</u> - moderate 1 piece: Manufacturer: Model: Species: Size: Picture framed: Y or N Stool detail (thickness/extension) and apron detail (height, profile #): or NA Location:	220 LF	\$ 2,055.33	\$ 2,363.63
<u>Base molding</u> - moderate 1 piece shorter base: Manufacturer: Model: Species: Size: Location:	60 LF	\$ 649.68	\$ 747.13
<u>Base shoe molding</u> : Manufacturer: Model: Species: Size: Location:	60 LF	\$ 301.18	\$ 346.35
Subtotal - Category 20		\$ 3,006.19	\$ 3,457.12
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ 0.00	\$ 0.00
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
<u>Underlayment</u> - 1/4" plywood- for vinyl, Marmoleum, or other flooring requiring a smooth underlayment.	224 SF	\$ 1,066.24	\$ 1,226.18
<u>Floor transitions</u> : Manufacturer: Type: t mold, reducer, etc. Finish: Locations:	1 EA	\$ 54.40	\$ 62.56
<u>Luxury vinyl tile</u> : \$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: new wood 1	224 SF	\$ 2,574.21	\$ 2,960.34
NOTE: New and existing hardwood flooring will not match exactly. Even when adjacent existing hardwoods are refinished or stained to achieve a closer match, differences will be apparent due to the varying grains and ages of the wood.			

Subtotal - Category 23		\$ 3,694.85	\$ 4,249.08
24. Painting and Decorating			
<u>In house set up, prep, clean up-</u> 1 room.	1 EA	\$ 358.44	\$ 412.21
<u>Ceilings-</u> prime and painting:	224 SF	\$ 415.49	\$ 477.82
Color: Standard flat ceiling white			
Rooms:			
<u>Walls-</u> prime and paint:	554 SF	\$ 772.79	\$ 888.71
Manufacturer:			
Color name and #:			
Sheen:			
Rooms:			
<u>Molding (base, casing)-</u> priming and painting:	280 LF	\$ 1,988.92	\$ 2,287.26
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Items: base, casing, crown, etc.			
Rooms or locations:			
<u>Exterior door-</u> finish:	1 EA	\$ 480.72	\$ 552.83
Manufacturer:			
Color name and # door:			
Color name and # jamb:			
Sheen: satin is standard			
Locations:			
NOTE: includes both sides and jamb of unit.			
<u>Window-</u> priming and painting on interior side of window:	9 EA	\$ 3,287.17	\$ 3,780.25
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
<u>Paint or stain match</u> by Castle. Take sample to store, get matched, and approved by client.	2 EA	\$ 324.44	\$ 373.11
<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		\$ 7,627.98	\$ 8,772.17
25. Clean Up and Debris Removal			

<u>Disposal and clean-up:</u>		1 EA	\$	650.06	\$	747.57
-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.						
<u>Street permit:</u>		3 MO	\$	530.40	\$	609.96
-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.						
<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>30 Yard roll-off dumpster:</u>		1 EA	\$	763.61	\$	878.15
-10 ton maximum						
NOTE: For 30 days only. See line below for additional months.						
<u>Additional months dumpster is needed.</u>		2 MO	\$	204.00	\$	234.60
<u>Portable restroom:</u>		3 MO	\$	1,013.47	\$	1,165.49
-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.						
Subtotal - Category 25			\$	3,161.55	\$	3,635.78
Project Subtotal			\$	106,566.60	\$	121,909.74
26. Designer Oversight & Project Management			\$	10,070.54	\$	11,581.12
27. Overhead and Profit			\$	15,825.14	\$	18,198.91
Grand Total**			\$	132,462.28	\$	152,331.62
<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%*	\$	3,311.56	Check or Cash Discount High 2.5%*	\$	3,808.29	
					\$	129,150.72
					\$	148,523.33

*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 Studio Locations



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5 W. Diamond Lake Rd
Minneapolis, MN 55419
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2600 Johnson St. NE
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6480 Wayzata Blvd.
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