



BUDGET ANALYSIS

Client Information:

Three Season Front Porch Rebuild - 350 SF

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Support roof structure and remove wall and floor framing to existing foundation. Rebuild floor and wall structure with new storm windows, storm door and new fir flooring to match original. Interior of room to be pine plywood beadboard. Existing ceiling to be replaced with matching t/g pine beadboard. Exterior to be sided in similar styled material. Build new wood landing and stairs.

Note: No work to existing foundation. Painting & flooring BY OWNER.

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		
<u>Design and Planning Process-</u> see Design and Planning Agreement for details.	1	EA		
Subtotal - Category 1				

02. Site Prep and Demolition			
<u>Client Responsibilities:</u> -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.	1 EA	\$ 0.00	\$ 0.00
<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	\$ 620.89	\$ 714.03
<u>Demolition of work area:</u> - Support existing roof structure. - Remove walls from under header at roof framing down to foundation. - Wrapped aluminum header above windows to remain. - Foundation to remain. - Demo all siding (asbestos) on porch. - Demo all aluminum wrapping on exterior and interior EXCEPT for header. - All window trim and wrapping on inside of porch on house to remain. - Demo all storm windows and doors at porch. Existing windows to home and door to home to remain. - Demo beadboard paneling, and ceiling in porch. - Demo flooring and floor framing on porch. - Demo all fixtures in porch. - Demo lap siding on house in porch. - Demo base trim in porch. - Demo top step of concrete steps to porch only. - Charge for testing asbestos siding completed. - Remove and SAVE mailbox and house numbers. HOMEOWNER responsible for re-installing prior to final inspection. - Remove and SAVE downspouts for re-install (by Castle).	1 EA	\$ 3,250.71	\$ 3,738.32
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.			
Subtotal - Category 2		\$ 3,871.61	\$ 4,452.35
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Pier Footing- 8" X 42" with 12" bell.	3 EA	\$ 874.73	\$ 1,005.93
Pour new concrete sidewalk patch at expansion joint for new path access to existing sidewalk to side of house.	1 EA	\$ 903.68	\$ 1,039.23
Subtotal - Category 4		\$ 1,778.40	\$ 2,045.16
05. Masonry			

Subtotal - Category 5		\$	-	\$	-
06. Framing					
<ul style="list-style-type: none"> - Exterior 2x4 wall framing. Includes 1/2" OSB sheathing. - Furnish and install new 4x4 wrapped posts per plan. New post bases to prevent rot. - Furnish and install new (3) 2x4 wrapped posts where porch meets house per plan. - Frame new floor using 2x6 joists at 16" O.C. running north/south with (3) 2x6 running east/west down middle of porch for support. Includes ledger board at house and (2) 2x6 treated sill plate for walls. - Frame landing with treated 2X6, 16" O.C. Includes install of ledger board, rim joist, and header. Includes all needed mechanical fasteners (hangers, etc.) To be installed OVER existing concrete steps. - Frame new stairs with treated 2X12 stair jacks, 12" O.C. - Furnish and install new 2x10 cedar under existing box beam header. 	1 EA	\$	7,563.39	\$	8,697.90
Subtotal - Category 6		\$	7,563.39	\$	8,697.90
09. Roofing, Flashing, Gutters					
Subtotal - Category 9		\$	-	\$	-
10. Exterior Trim, Porches and Decks					
<ul style="list-style-type: none"> - Furnish and install 1x miratec wrapping on all new posts and boxes between new storm windows and storm door. - Furnish and install new 1 x 3 7/8" miratec trim fit in between all vertical porch posts to attached storm windows to. - Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door ON EXTERIOR ONLY. Color: brown - Decking - 5/4" X 6", Kiln dried, Cedar tone Treated decking with cedar colored top mount screws. - Porch flooring: unfinished Kiln dried fir floor- C & better vertical grain doug fir. Note: floor painting by owner. - Skirting/stair riser - Kiln dried, Cedar tone Treated 1X10 skirting around the perimeter of the framing and stair risers. - Railing on both sides of stair and landing- ornamental iron. - Cedar tone treated apron below the framing. 1x6 with a 1/4" space between them, installed vertically with 1x4 base 	1 EA	\$	8,697.05	\$	10,001.61
Subtotal - Category 10		\$	8,697.05	\$	10,001.61
11. Siding, Soffit, and Fascia					
<u>House wrap-</u> 1 layer Tyvek.	288 SF	\$	529.20	\$	608.58
<u>Siding- Hardie fiber cement board lap:</u>	288 SF	\$	10,080.00	\$	11,592.00
Color:					
Lap size:					
Texture:					
Corner boards width, texture and color:					
Window and door trim width, texture and color:					
<u>Soffits and Fascia - Aluminum:</u>	36 LF	\$	1,111.32	\$	1,278.02
Color:					
Smooth or texture:					
Vented or non-vented:					

Subtotal - Category 11		\$ 11,720.52	\$ 13,478.60
12. Exterior Doors and Trim			
<u>Full view storm door:</u> 1 EA \$630 allowance Manufacturer: Model: Door Color: Hardware Color:		\$ 1,158.67	\$ 1,332.47
Subtotal - Category 12		\$ 1,158.67	\$ 1,332.47
13. Windows			
<u>Storm window:</u> 6 EA \$350 allowance Manufacturer: Allied Aluminum Line: Full Screen with Horizontal Bar in Screen Model: 240X Color:		\$ 3,549.51	\$ 4,081.94
Subtotal - Category 13		\$ 3,549.51	\$ 4,081.94
14. Plumbing			
<p><u>NOTE:</u> 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><u>NOTE:</u> Any new waste or supply lines will be plastic, not copper or galvanized.</p>			
Subtotal - Category 14		\$ 0.00	\$ 0.00
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
<p><u>NOTE:</u> 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.</p>			
<p><u>NOTE:</u> 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>			
Device color: White, light almond, or ivory are standard Switch style: Pole or Decora Outlet style: Decora or Standard	1 EA	\$ 0.00	\$ 0.00

<ul style="list-style-type: none"> - Electrical Permit - Furnish and install (2) new GFCI outlets in porch. - Install new HOMEOWNER PROVIDED ceiling fan centered in porch on new switch: 56" - Install new HOMEOWNER PROVIDED exterior sconce on exterior of porch on new switch: - Furnish and install new exterior outlet at porch per code. - Device color to be white 	1 EA	\$ 2,240.00	\$ 2,576.00
<p><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></p>			
Subtotal - Category 16		\$ 2,240.00	\$ 2,576.00
17. Insulation			
<p><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></p>			
Subtotal - Category 17		\$ 0.00	\$ 0.00
18. Drywall			
Subtotal - Category 18		\$ -	\$ -
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Furnish and install new cedar 2x8 window sills.	1 EA	\$ 777.61	\$ 894.25
Base molding - moderate 1 piece shorter base:	60 LF	\$ 661.96	\$ 761.25
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
T&G bead board - on the ceiling:	350 SF	\$ 5,123.71	\$ 5,892.27
Manufacturer:			
Model t&g:			
Model cove:			
Species:			
Subtotal - Category 20		\$ 6,563.28	\$ 7,547.77
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ 0.00	\$ 0.00
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			

<p><i>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.</i></p>		
Subtotal - Category 23	\$ 0.00	\$ 0.00
24. Painting and Decorating		
<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> <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	\$ 0.00	\$ 0.00
25. Clean Up and Debris Removal		
<p><u>Disposal and clean-up:</u> 1 EA</p> <p>-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.</p>	\$ 434.28	\$ 499.42
<p><u>Street permit:</u> 2 MO</p> <p>-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>	\$ 364.00	\$ 418.60
<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>		
<p><u>20 Yard roll-off dumpster:</u> 1 EA</p> <p>-10 ton maximum. NOTE: for 30 days only. See line below for additional months.</p>	\$ 679.22	\$ 781.11
<p><u>Additional months dumpster is needed.</u> 1 MO</p>	\$ 105.00	\$ 120.75
<p><u>Portable restroom:</u> 2 MO</p> <p>-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.</p>	\$ 695.52	\$ 799.85
Subtotal - Category 25	\$ 2,278.02	\$ 2,619.72
Project Subtotal	\$ 53,110.45	\$ 60,754.52
26. Designer Oversight & Project Management	\$ 5,576.60	\$ 6,413.09
27. Overhead and Profit	\$ 8,763.22	\$ 10,077.71

Grand Total**				\$ 67,450.27	\$ 77,567.81
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.					
Check or Cash Discount Low 2.5%*	\$ 1,686.26	Check or Cash Discount High 2.5%*	\$ 1,939.20		\$ 65,764.02 \$ 75,628.62

*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



362 Snelling Ave S.
St. Paul, MN 55105
P) 651-699-4164



5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



2600 Johnson St. NE
Minneapolis, MN 55418
P) 612-789-8509



6480 Wayzata Blvd.
Golden Valley, MN 55426
P) 763-333-0750

Need Help with Financing Options?



[HTTPS://WWW.CASTLEBRI.COM/FINANCING-OPTIONS/](https://www.castlebri.com/financing-options/)