

Name:
 Address:
 City, State, Zip:
 Phone:
 Email:



BUDGET ANALYSIS

Project Description:

Date: 2/13/2020

Screen Porch: Construct a 224 SF screen porch on pier footing. Furnish and install storm windows and storm door. A roof will be framed and two Velux skylights will be installed. Provide ceiling fan, indoor-outdoor carpeting on the floor. Trussed roof, open rafters and beadboard walls. Landscape by owner. Assumes new door to go in place of existing window- no change to header.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,500.00	\$ 1,650.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,600.00	\$ 2,600.00
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. 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.	1	EA	\$ 1,125.00	\$ 1,237.50
Subtotal - Category 1			\$ 5,225.00	\$ 5,487.50
02. Site Prep and Demolition				
Site Prep (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	\$ 389.75	\$ 428.73
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD ADD: \$110.00 NOTE: This is priced at our cost with free install. It is a good alternative to having a lock box on your door and you can use it in the future after your project is complete. There are other options that provide "smart" technology as well for a slightly higher cost. Ask your designer for details.	1	EA	\$ 0.00	\$ 0.00
Demolition of work area to EPA lead safe work practices. Demo overhang and roofing as needed	1	EA	\$ 888.00	\$ 976.80
Furnish and install tarps in areas where roof(s) is/are being removed Estimated Days	2	EST DAY!	\$ 396.00	\$ 435.60
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas	1	EA	\$ 136.50	\$ 150.15
NOTE: Although care is taken to carefully remove tile from walls and floor occasionally screw pops, hairline cracks, and other issues can arise in adjacent spaces; no costs are included in this estimate to patch drywall 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 in a non-chargeable change order.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 1,810.25	\$ 1,991.28
03. Landscaping and Fence - By Field Outdoor Spaces OR OWNER- NOT INCLUDED				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Pier Footings - 12" X42" with 18" bell	3	EA	\$ 1,056.75	\$ 1,162.43

Subtotal - Category 4			\$	1,056.75	\$	1,162.43
05. Masonry						
Subtotal - Category 5			\$	-	\$	-
06. Framing						
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	44 LF	\$	2,205.50	\$	2,426.05	
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	224 SF	\$	3,772.16	\$	4,149.38	
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	80 SF	\$	1,711.60	\$	1,882.76	
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	270 SF	\$	4,085.10	\$	4,493.61	
Exterior Landing Framing: Frame landing with treated 2X8, 16" O.C. Includes install of ledger board, rim joist, and header. Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking.	9 SF	\$	262.62	\$	288.88	
Deck Stairs: Frame deck stairs with treated 2X12 stair jacks, 12" O.C.. See Category 10 Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking or risers	30 LF	\$	521.48	\$	573.62	
Subtotal - Category 6			\$	12,558.46	\$	13,814.30
09. Roofing, Flashing, Gutters						
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	455 SF	\$	2,701.56	\$	2,971.72	
Furnish and install new 5" standard gutters and 3x4 downspouts Color:	62 LF	\$	542.50	\$	596.75	
Subtotal - Category 9			\$	3,244.06	\$	3,568.47
10. Exterior Trim, Porches and Decks						
Furnish and install Cedar exterior trim (5/4x?) Width:	180 LF	\$	1,493.10	\$	1,642.41	
DECK SECTION:	1	\$	0.00	\$	0.00	
Decking - 5/4" X 6", Kiln dried, Cedar tone Treated decking with cedar colored top mount	30 SF	\$	460.80	\$	506.88	
Skirting/stair riser - Kiln dried, Cedar tone Treated 1X10 skirting around the perimeter of the framing and stair risers.	30 LF	\$	467.70	\$	514.47	
Railing - Cedar tone treated - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap. 2X2 spindles	18 LF	\$	835.07	\$	918.57	
Subtotal - Category 10			\$	3,256.67	\$	3,582.33
11. Siding, Soffit, and Fascia						
Furnish and install 1 layer Tyvek house wrap	395 SF	\$	493.75	\$	543.13	
Siding - Steel Manufacturer: Color: Lap Size:	395 SF	\$	2,715.63	\$	2,987.19	
Soffits and Fascia - Aluminum Color:	70 LF	\$	1,750.00	\$	1,925.00	
Subtotal - Category 11			\$	4,959.38	\$	5,455.31
12. Exterior Doors and Trim						
Furnish and install new full view storm door; <u>Door allowance: \$340.00/ea.</u> Door Width: Manufacturer/model #: Door Color: Hardware Color: Swing:	1 EA	\$	647.00	\$	711.70	
Subtotal - Category 12			\$	647.00	\$	711.70
13. Windows						
• <u>Fresh Air curb mounted no leak skylight with Manual Blind, blackout blinds flat</u> o Inside Curb Size Code: 22.5 x 22.5 o VCM – 2234 Laminated Low E3: 477 o Blind: FHCC, Essentials 1025White o Model #: VCM-2234-477 + FHCC 1025 o Step Flashing with adhesive underlayment: ECL 0000C-90 NOTE: Includes drywall returns into the window	2 EA	\$	4,404.50	\$	4,844.95	

Furnish and install custom sized storm window units; Storm window allowance: \$90.00/ea. Manufacturer: Window size: Window Color:	9 EA	\$ 2,124.00	\$ 2,336.40
Subtotal - Category 13		\$ 6,528.50	\$ 7,181.35
14. Plumbing			
NOTE TO CLIENTS: 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. General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.	1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 14		\$ 0.00	\$ 0.00
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
Electrical Permit	1 EA	\$ 137.50	\$ 151.25
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			
Porch electrical rough in.	1 EA	\$ 1,750.00	\$ 1,925.00
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**	1 Note	\$ 0.00	\$ 0.00
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	3 EA	\$ 937.50	\$ 1,031.25
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.	1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 16		\$ 2,825.00	\$ 3,107.50
17. Insulation			
Subtotal - Category 17		\$ -	\$ -
18. Drywall			
Subtotal - Category 18		\$ -	\$ -
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Supplier:	80 LF	\$ 723.60	\$ 795.96

Moderate window and door casing - basic cedar. Species: Size: Profile #: "Picture framed" OR sill/stool detail: Supplier:	220 LF	\$	1,783.65	\$	1,962.02
Furnish and install bead board <u>plywood</u> paneling for walls. Cove model #:	176 SF	\$	2,278.54	\$	2,506.39
Subtotal - Category 20		\$	4,785.79	\$	5,264.37
21. Cabinetry, Countertops and Appliances					
Subtotal - Category 21		\$	0.00	\$	0.00
22. Specialties					
Subtotal - Category 22		\$	-	\$	-
23. Flooring					
Floor transitions. Description Type: Finish:	1 EA	\$	49.50	\$	54.45
Moderate carpet and pad will be installed. Indoor/outdoor. \$3.00/SF Allowance - Includes carpet AND pad Manufacturer: Line/series: Color:	224 SF	\$	1,120.00	\$	1,232.00
Subtotal - Category 23		\$	1,169.50	\$	1,286.45
24. Painting and Decorating					
Finishing of an EXTERIOR door <u>both sides</u> . Includes the jamb of the unit. <u>NOTE: 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.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	1 EA	\$	358.25	\$	394.08
Exterior Painting - Allowance to finish cedar trim on exterior, and cedar beadboard/trim on interior	1 EA	\$	2,500.00	\$	2,750.00
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		\$	2,858.25	\$	3,144.08
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.	1 EA	\$	296.00	\$	325.60
Minneapolis daily street use permit for dumpster - Charged per 30 days. If dumpster can be placed on driveway or lawn this can cost can be saved. NOTE: If the dumpster is required to be moved for plowing or street cleaning, there will be additional charges for moving it and replacing it after the street work is complete.	2 MO	\$	160.00	\$	160.00
ADD number of days, dumpster is estimated to be needed over 30 days	30 DAYS	\$	210.00	\$	210.00
DUMPSTER 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 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
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	337.50	\$	371.25
Subtotal - Category 25		\$	1,003.50	\$	1,066.85
Project Subtotal		\$	52,020.60	\$	56,823.91
26. Project Management		\$	4,161.65	\$	4,577.81
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	1,300.51	\$	1,430.57
28. Designer Oversight		\$	780.31	\$	858.34
29. Overhead and Profit		\$	7,282.88	\$	8,011.17

Grand Total**	\$ 65,545.95	\$ 72,100.55
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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%*	\$ 1,638.65	Check or Cash Discount High 2.5%*	\$ 1,802.51	\$ 63,907.30	\$ 70,298.03
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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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2600 Johnson St. NE
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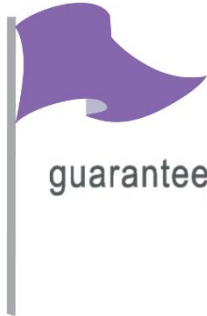


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Showroom maps & hours can be found on our website at www.CASTLEBRI.com



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