

New Deck

Address:

City, State, Zip:

## BUDGET ANALYSIS



### Project Description:

Date: 7/24/2017

Build a new 24' x 10' cedar deck in the back yard per plan. Demo wall and frame new header for a new 5'-0" patio door.

	Qty.	Unit	Total	High Budget
<b>01. Permits and Design</b>				
Permit - Permit cost for the door to be covered with the interior project since it will all be exposed for the inspector to see. This is just for the deck permit.	1 EA	\$ 781.00	\$ 859.10	
Design and Planning Process -- See Design and Planning Agreement for Details.	1 EA	\$ 735.00	\$ 735.00	
<b>Subtotal - Category 1</b>		<b>\$ 1,516.00</b>	<b>\$ 1,594.10</b>	
<b>02. Site Prep and Demolition</b>				
<b>PATIO DOOR:</b> 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	\$ 279.00	\$ 306.90	
<b>PATIO DOOR:</b> Demolition of work area to EPA lead safe work practices: Demo the existing window, interior and exterior trim, and base molding on that window wall and dispose. Demo the interior wall covering as needed. Make a clean cut in the stucco to demo the stucco directly below the window. Demo the framing as needed to create the new patio door rough opening. NOTE: Although great care is taken and it is almost never an issue, if the stucco chips or if a stucco patch is needed, there will be additional costs. NO stucco work is included in this proposal.	1 EA	\$ 387.60	\$ 426.36	
<b>DECK:</b> Demo out (2) 16"X16" holes in the existing concrete patio for two of the new footing holes. Demo stucco as needed across the house for install of the new 2X10 treated ledger board.	1 EA	\$ 323.00	\$ 355.30	
<b>Subtotal - Category 2</b>		<b>\$ 989.60</b>	<b>\$ 1,088.56</b>	
<b>03. Landscaping and Fence - By Field Outdoor Spaces (<a href="http://www.fieldoutdoorspaces.com">www.fieldoutdoorspaces.com</a>)</b>				
<b>Subtotal - Category 3</b>		<b>\$ -</b>	<b>\$ -</b>	
<b>04. Concrete and Foundation</b>				
Pier Footings - 8" X42" per plan	2 EA	\$ 537.40	\$ 591.14	
Pier Footings - 12" X42" per plan	3 EA	\$ 773.10	\$ 850.41	
<b>Subtotal - Category 4</b>		<b>\$ 1,310.50</b>	<b>\$ 1,441.55</b>	
<b>05. Masonry</b>				
<b>Subtotal - Category 5</b>		<b>\$ -</b>	<b>\$ -</b>	
<b>06. Framing</b>				
<b>PATIO DOOR:</b> Frame for the new patio door rough opening. To include a new (2) 2X8 header and king studs for the new opening. Install a new treated sill under the new patio door after the wall is removed.	1 EA	\$ 422.40	\$ 464.64	
<b>Deck Framing:</b> Frame deck with treated 2X10, 16" O.C.. Includes install of ledger board, rim joist, and header. Includes all needed mechanical fasteners (hangers, etc.)	241 SF	\$ 3,733.23	\$ 4,106.56	
<b>Deck Stairs:</b> Frame deck stairs with treated 2X12 stair jacks, 12" O.C.. DOES NOT include decking or risers. See Category 10 Includes all needed mechanical fasteners (hangers, etc.)	30 LF	\$ 448.53	\$ 493.38	
<b>NOTE: Field to provide the landing surface for the back set of stairs. The side set to land on the existing concrete.</b>				
<b>Subtotal - Category 6</b>		<b>\$ 4,604.16</b>	<b>\$ 5,064.58</b>	
<b>09. Roofing, Flashing, Gutters</b>				
<b>Subtotal - Category 9</b>		<b>\$ -</b>	<b>\$ -</b>	
<b>10. Exterior Trim, Porches and Decks</b>				

<b>PATIO DOOR:</b> Supply and install new 5/4X6 backer trim around the new door. Get a full roll of color matched aluminum to wrap the new trim. NOTE: The extra aluminum left on the roll to be left with the OWNERS.	1 EA	\$ 489.50	\$ 538.45
<b>NOTE: The side and top trim will not be the same width as the existing. It will be made to butt up tight to the existing stucco line and caulked. It will be wider than the existing.</b>			
Decking - 5/4" X 6", Cedar decking with cedar colored top mount screws;	271 SF	\$ 3,605.44	\$ 3,965.98
<b>NOTE: There will be a small access area in the decking to access the existing sill cock.</b>			
Skirting/stair riser - Cedar 1X12 skirting around the perimeter of the framing and 1X8 cedar stair risers.	76 LF	\$ 1,093.12	\$ 1,202.44
Furnish and install standard diamond cedar lattice under the deck. To go on the south side of the deck ONLY and tie into the fencing to keep the dog in the backyard.	1 EA	\$ 322.30	\$ 354.53
Railing - Cedar - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a continuous 5/4 X 6 top cap. Some of the newel posts will stand proud of the 5/4X6 top cap by 2".	57 LF	\$ 3,264.03	\$ 3,590.43
<b>See plan for which ones.</b> 1/2" square aluminum spindles. <b>FINISH: TBD</b>			
Remove (2) sections of fence on the south side of the new deck and dispose. Remove the existing gate and SAVE. Remove the section of fence closest to the garage and re work to tie in deck to the existing fence post and fill in next to the new gate location. Dig for a new 4X4 treated post. Wrap with cedar in similar detail of the other posts. Re-install the existing gate and it's hardware.	1 EA	\$ 609.10	\$ 670.01
<b>Subtotal - Category 10</b>		\$ 9,383.49	\$ 10,321.84
<b>11. Siding, Soffit, and Fascia</b>			
<b>Subtotal - Category 11</b>		\$ -	\$ -
<b>12. Exterior Doors and Trim</b>			
<b>PATIO DOOR:</b> Furnish and install a 5' Marvin sliding patio door. - Operating door is on the RIGHT when viewed from the exterior - Bare pine interior and aluminum clad exterior. <b>COLOR: TBD</b> - Tempered Low E2 w/argon glass panels. - Traditional handle with 2 point multi-lock on active panel. Non-keyed. <b>Handle finish: TBD</b> - Exterior ultimate sliding screen w/ roller assembly and charcoal fiberglass mesh. <b>Screen color: TBD</b>	1 EA	\$ 3,771.40	\$ 4,148.54
<b>Subtotal - Category 12</b>		\$ 3,771.40	\$ 4,148.54
<b>13. Windows</b>			
<b>Subtotal - Category 13</b>		\$ -	\$ -
<b>14. Plumbing</b>			
<b>Subtotal - Category 14</b>		\$ -	\$ -
<b>15. HVAC</b>			
<b>Subtotal - Category 15</b>		\$ -	\$ -
<b>16. Electrical</b>			
<b>Subtotal - Category 16</b>		\$ -	\$ -
<b>17. Insulation</b>			
<b>Subtotal - Category 17</b>		\$ -	\$ -
<b>18. Drywall</b>			
<b>Subtotal - Category 18</b>		\$ -	\$ -
<b>19. Tile and Stone</b>			
<b>Subtotal - Category 19</b>		\$ -	\$ -
<b>20. Millwork, Doors, Hardware</b>			
<b>Subtotal - Category 20</b>		\$ -	\$ -
<b>21. Cabinetry, Countertops and Appliances</b>			
<b>Subtotal - Category 21</b>		\$ -	\$ -
<b>22. Specialties</b>			
<b>Subtotal - Category 22</b>		\$ -	\$ -
<b>23. Flooring</b>			
<b>Subtotal - Category 23</b>		\$ -	\$ -
<b>24. Painting and Decorating</b>			
<b>Subtotal - Category 24</b>		\$ -	\$ -
<b>25. Clean Up and Debris Removal</b>			

Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	100 SF	\$ 193.80	\$ 213.18
6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum. <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days	1 EA	\$ 284.00	\$ 312.40
<b>Subtotal - Category 25</b>		<b>\$ 477.80</b>	<b>\$ 525.58</b>
<b>Project Subtotal</b>		<b>\$ 22,052.95</b>	<b>\$ 24,184.75</b>
<b>26. Project Management</b>		\$ 1,984.77	\$ 2,183.24
<b>Grand Total**</b>		<b>\$ 24,037.72</b>	<b>\$ 26,367.99</b>

MN License # BC005657

<b>Check or Cash Discount</b>				
<b>2.5%*</b>	<b>\$ 600.94</b>		<b>\$ 23,436.77</b>	<b>\$ 25,708.79</b>

\*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  
P) 612-789-8509



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

The Natural Built Home Store



4020 Minnehaha Ave  
Minneapolis, MN 55406  
P) 612-605-7999  
[www.naturalbuilthome.com](http://www.naturalbuilthome.com)

Showroom maps & hours can be found on our website at [www.CASTLEBRI.com](http://www.CASTLEBRI.com)