

Sunroom Addition - Three Season Porch

Address:

City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: Construct a 224 SF three-season porch on pier footings. 16'x 14' addition. Frame walls and roof with two skylights. All non-glass areas to be insulated - including floors, walls and roof. Include wood-clad windows, tile flooring, ceiling fan and new electrical to code.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 1,680.00	\$ 1,848.00
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 2,150.00	\$ 2,150.00
02. Site Prep & Demolition				
Site Prep (Includes floor protection, poly curtain walls, & delivery of tools/equipment & set up of job site). Place yard sign & order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 346.00	\$ 380.60
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas	1	EA	\$ 124.00	\$ 136.40
NOTE: Although care is taken to carefully remove tile from walls & floor occasionally screw pops, hairline cracks, & 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 & 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	EA	\$ -	\$ -
03. Landscaping & Fence				
Sod & seed 250 sf of lawn	1	EA	\$ 420.00	\$ 462.00
04. Concrete & Foundation				
Pier Footings - 12" X42" with 18" bell	3	EA	\$ 1,410.00	\$ 1,551.00
05. Masonry				
06. Framing				
Exterior wall framing. <u>Includes 1/2" OSB sheathing.</u> (materials & labor)	46	LF	\$ 2,051.60	\$ 2,256.76
Addition floor framing. <u>Includes 3/4" T&G plywood subfloor</u> (materials & labor)	224	SF	\$ 3,673.60	\$ 4,040.96
Remove exterior LOAD BEARING walls. Includes new headers for the support of the floor above.	1	EA	\$ 1,260.00	\$ 1,386.00
Stair framing (Materials & labor) Includes stair framing & pine, paint grade treads & risers, 36" wide	15	Treads	\$ 2,622.00	\$ 2,884.20
Frame a gable roof. <u>Includes 1/2" OSB, "H" clips @ 24" O.C.</u> - stick framed (materials & labor)	80	SF	\$ 1,465.60	\$ 1,612.16
Frame a roof with truss construction. <u>Includes 1/2" OSB, "H" clips @ 24" O.C.</u> - (materials & labor)	260	SF	\$ 3,244.80	\$ 3,569.28
09. Roofing, Flashing, Gutters				
Roofing Tear Off - 1 Layer	80	SF	\$ 192.00	\$ 211.20
Roofing - Furnish & install architectural designer asphalt shingles over new roof area	300	SF	\$ 1,620.00	\$ 1,782.00
Furnish & install leaf free gutters	52	LF	\$ 592.80	\$ 652.08
10. Exterior Trim, Porches & Decks				
Furnish & install standard sized Cedar exterior trim (5/4x6)	180	LF	\$ 1,173.60	\$ 1,290.96
11. Siding, Soffit, and Fascia				
Demo siding in affected areas	112	SF	\$ 286.72	\$ 315.39
Furnish & install 1 layer Tyvek house wrap	394	SF	\$ 346.72	\$ 381.39
Siding - Steel	394	SF	\$ 2,245.80	\$ 2,470.38

Soffits & Fascia - Aluminum	70 LF	\$	1,680.00	\$	1,848.00
12. Exterior Doors & Trim					
Furnish & install new fiberglass ___ panel exterior door w. glass; <u>Door allowance: \$500.00/ea</u>	1 EA	\$	1,142.00	\$	1,256.20
Furnish & install new full view storm door; <u>Door allowance: \$300.00/ea</u>	1 EA	\$	584.00	\$	642.40
13. Windows					
Furnish & install new vinyl full frame window in new window opening; <u>Window allowance \$200.00/ea</u>	9 EA	\$	4,176.00	\$	4,593.60
Furnish & install Velux Skylight w. laminate glass & flashing kit	2 EA	\$	1,680.00	\$	1,848.00
14. Plumbing					
15. HVAC					
16. Electrical					
Furnish & install light fixture; <u>Fixture allowance \$150.00/ea</u>	2 EA	\$	576.00	\$	633.60
Furnish & install electrical baseboard heat w. wall thermostat; Note - comes in 2', 4', 6', & 8' sections, 1LF of baseboard heats 20 Sq.Ft. of Space, 1 circuit per every 12LF	8 LF	\$	1,008.00	\$	1,108.80
Finished porch price for electrical	1 EA	\$	1,200.00	\$	1,320.00
17. Insulation					
Furnish and install 5" spray foam insulation in sloping ceilings; <i>Please note - spray foam insulation requires people & pets to vacate the home for 24 hours while the insulation is curing</i>	300 SF	\$	2,250.00	\$	2,475.00
Exterior walls 3" spray foam insulation; <i>Please note - spray foam insulation requires people & pets to vacate the home for 24 hours while the insulation is curing</i>	368 SF	\$	1,656.00	\$	1,821.60
Floors & overhangs 5" spray foam insulation; <i>Please note - spray foam insulation requires people & pets to vacate the home for 24 hours while the insulation is curing</i>	224 SF	\$	1,680.00	\$	1,848.00
18. Drywall					
Furnish & install 1/2" drywall on walls and overlay ceilings with smooth finish.	480 SF	\$	1,800.00	\$	1,980.00
19. Tile & Stone					
Furnish & install ceramic tile backer on floor	224 SF	\$	1,200.64	\$	1,320.70
Furnish & install tile on floor; <u>Tile allowance: \$6.00/SF 185 SF OR MORE</u>	224 SF	\$	3,412.33	\$	3,753.56
20. Millwork, Doors, Hardware					
Furnish and install bead board plywood paneling for ceiling (includes: ceiling cove).	224 SF	\$	1,818.88	\$	2,000.77
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	1 EA	\$	400.00	\$	440.00
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	224 SF	\$	860.16	\$	946.18
21. Cabinetry, Countertops & Appliances					
22. Specialties					
23. Flooring					
Floor transitions. Moderate.	2 EA	\$	88.00	\$	96.80
24. Painting & Decorating					
Prime and painting ceilings using non-toxic zero VOC Paint.	224 SF	\$	494.59	\$	544.05
Prime and paint walls using non-toxic zero VOC Paint.	480 SF	\$	906.24	\$	996.86
Basic stain, seal, sand, and varnish or enamel up to 4" base molding.	224 SF	\$	403.20	\$	443.52
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides</u> . INCLUDES CASING OF THE UNIT	1 EA	\$	300.00	\$	330.00
Paint new back door using non-toxic zero VOC Paint.	1 EA	\$	360.00	\$	396.00
25. Clean Up & Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	224 SF	\$	430.08	\$	473.09
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	396.00	\$	435.60
26. Project Management					
27. Administrative Fees					
28. Designer Oversight					
29. Overhead & Profit					
Grand Total**		\$	73,175.69	\$	80,278.26

****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	\$	1,829.39		
2.5%* - Low total				
Check or Cash Discount	\$	2,006.96	Total Project Cost with All Cash	\$ 71,346.30
2.5%* - High total			Discount	\$ 78,271.31

*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.

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