

**Three Season Front Porch Rebuild**

Address

City, State, Zip

Phone

**PROPOSAL**



**Project Description:**

**Date: 5/27/2020**

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.

|   | Qty. | Unit | Total            |
|---|------|------|------------------|
| <b>01. Permits and Design</b>   |      |      |                  |
| Permit  | 1    | EA   | \$ 771.25        |
| <b>Subtotal - Category 1</b>  |      |      | <b>\$ 771.25</b> |
| <b>02. Site Prep and Demolition</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   | \$ 404.55        |
| Demolition of work area to EPA lead safe work practices:<br>- Support existing roof structure.<br>- Remove walls from under header at roof framing down to foundation.<br>- Wrapped aluminum header above windows to remain.<br>- Foundation to remain.<br>- Demo all siding (asbestos) on porch.<br>- Demo all aluminum wrapping on exterior and interior EXCEPT for header.<br>- All window trim and wrapping on inside of porch on house to remain.<br>- Demo all storm windows and doors at porch. Existing windows to home and door to home to remain.<br>- Demo beadboard paneling, and ceiling in porch.<br>- Demo flooring and floor framing on porch.<br>- Demo all fixtures in porch.<br>- Demo lap siding on house in porch.<br>- Demo base trim in porch.<br>- Demo top step of concrete steps to porch only.<br>- Charge for testing asbestos siding completed.<br>- Remove and SAVE mailbox and house numbers. HOMEOWNER responsible for re-installing prior to final inspection.<br>- Remove and SAVE downspouts for re-install (by Castle). | 1    | EA   | \$ 3,543.80      |
| Cost to abate asbestos siding.  | 183  | SF   | \$ 800.63        |

*NOTE: Although care is taken to carefully dismantle and temporarily support porch structure but occasionally screw pops, hairline cracks, and other issues can arise in adjacent spaces or on STUCCO ABOVE; no costs are included in this estimate to patch drywall, stucco 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.*

*NOTE: No landscaping is included in this project.*

1 Note \$ 0.00

**Subtotal - Category 2** \$ **4,748.98**

**04. Concrete and Foundation**

Pier Footings - 8" X42" with 12" bell for new landing to porch entry. 2 EA \$ 643.90

Pour new concrete sidewalk patch at expansion joint for new path access to existing sidewalk to side of house. 1 EA \$ 696.60

**Subtotal - Category 4** \$ **1,340.50**

**06. Framing**

- Exterior 2x4 wall framing. Includes 1/2" OSB sheathing. 1 EA \$ 5,618.10

- Furnish and install new 4x4 wrapped posts per plan.

- 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.

**Subtotal - Category 6** \$ **5,618.10**

**10. Exterior Trim, Porches and Decks**

- Furnish and install 1x miratec wrapping on all new posts and boxes between new storm windows and storm door. 1 EA \$ 6,751.55

- 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- Cedar tone treated - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap and aluminum spindles.  
1/2" Spindle shape: round  
Spindle finish: black

- Furnish and install basic gripable handrail with mounting hardware on one side of stairs.  
Rail style/spec #:  
Species/paint grade:  
Hardware style/spec #:  
Hardware finish color:

- Cedar tone treated apron below the framing. 1x6 with a 1/4" space between them, installed vertically with 1x4 base.

**Subtotal - Category 10** \$ **6,751.55**

**11. Siding, Soffit, and Fascia**

|  |        |    |                    |
|--|--------|----|--------------------|
| <ul style="list-style-type: none"> <li>- Furnish and install 1 layer Tyvek house wrap</li> <li>- Siding - fiber cement board siding - Match existing as closely as possible.</li> </ul> <p>Manufacturer: Weatherside Purity Straight Fiber Cement Shingle Siding<br/>Color: n/a<br/>Size: 12x24</p>  | 1 EA   | \$ | 1,277.00           |
| <b>Subtotal - Category 11</b>  |        |    | <b>\$ 1,277.00</b> |
| <b>12. Exterior Doors and Trim</b>   |        |    |                    |
| <ul style="list-style-type: none"> <li>Furnish and install new full view storm door; <u>Door allowance: \$340.00/ea.</u></li> <li>Door Width: 3'-0"</li> <li>Manufacturer/model #: Larson Premier Classic Elegance Easy Vent with Retractable Screen</li> <li>Away 2/3 glass 146MV</li> <li>Door Color: Brown</li> <li>Hardware Color: Brown, curved handle</li> <li>Swing: RH Out</li> </ul>  | 1 EA   | \$ | 795.60             |
| <b>Subtotal - Category 12</b>  |        |    | <b>\$ 795.60</b>   |
| <b>13. Windows</b>   |        |    |                    |
| <ul style="list-style-type: none"> <li>Furnish and install custom sized double hung storm window units;</li> <li>Manufacturer: Larson</li> <li>Window size: (2) 44 x 52, (4) 38 x 52</li> <li>Window Color: Brown with bronze hardware</li> <li>Storms to be attached directly to vertical support posts &amp; miratic trim piece added at top.</li> </ul>   | 1 EA   | \$ | 1,371.60           |
| <b>Subtotal - Category 13</b>  |        |    | <b>\$ 1,371.60</b> |
| <b>16. Electrical</b>  |        |    |                    |
| <ul style="list-style-type: none"> <li>- Electrical Permit</li> <li>- Furnish and install (2) new GFCI outlets in porch.</li> <li>- Install new HOMEOWNER PROVIDED ceiling fan centered in porch on new switch: 56" Clarity Max Roman Bronze LED Damp Hugger Ceiling Fan</li> <li>- Install new HOMEOWNER PROVIDED exterior sconce on exterior of porch on new switch: Possini Euro Design Lyons 8"H LED Outdoor Light</li> <li>- Furnish and install new exterior outlet at porch per code.</li> <li>- Device color to be white</li> </ul>                      | 1 EA   | \$ | 1,875.00           |
| <p><i><b>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.</b></i></p>  | 1 Note | \$ | 0.00               |
| <b>Subtotal - Category 16</b>  |        |    | <b>\$ 2,212.50</b> |
| <b>20. Millwork, Doors, Hardware</b>   |        |    |                    |
| <ul style="list-style-type: none"> <li>- Provide and install 3/8" x 4" pine t&amp;g beadboard, primed, on ceiling, bottom new interior wall portions and where lap siding used to be in porch area.</li> <li>- Furnish and install base molding - NOTE: Assumes 1 piece shorter base</li> <li>Species: primed</li> <li>Size: 2-1/4"</li> <li>Profile #: ranch</li> <li>Supplier: Lamperts</li> <li>- Furnish and install new cedar 2x8 window sills.</li> <li>- Ready patch existing holes on old door trim on door to home. Sand and prep for paint.</li> </ul> | 1 EA   | \$ | 2,328.50           |
| <b>Subtotal - Category 20</b>  |        |    | <b>\$ 2,328.50</b> |
| <b>24. Painting and Decorating</b>   |        |    |                    |

**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

**Subtotal - Category 24 \$ 0.00**

**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 \$ 310.80

Minneapolis daily street use permit for dumpster - Charged per 30 days. If dumpster can be placed on driveway or lawn this cost can be saved. 1 MO \$ 100.00

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.

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

**Subtotal - Category 25 \$ 748.30**

**Project Subtotal \$ 27,963.88**

**26. Project Management \$ 1,789.69**

**27. Administrative Fees and Sales Tax Paid on Material Purchases \$ 699.10**

**28. Designer Oversight \$ 419.46**

**29. Overhead and Profit \$ 3,914.94**

**Grand Total\*\* \$ 34,787.06**

MN License # BC005657

|                                    |              |                     |
|------------------------------------|--------------|---------------------|
| <b>Check or Cash Discount 2.5%</b> | <b>2.50%</b> | <b>\$ 869.68</b>    |
| <b>Grand Total After Discounts</b> |              | <b>\$ 33,917.38</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.

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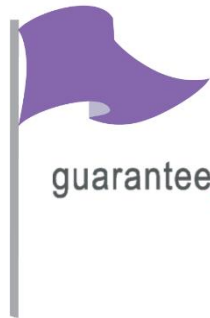


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