

## Sunroom Addition - Three Season Porch

Sample

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### Project Description:

Date: 10/8/2014

Construct a 224SF three season porch on pier footings. Frame walls & roof w. two skylights; all non-glass areas to be insulated- including floors, walls & roof. Include wood-clad windows, tile flooring, ceiling fan & add electrical to code.

	Qty.	Unit	Low Total	High Total
<b>01. Permits</b>				
Permit	1	EA	\$ 2,220.73	\$ 2,442.80
Design and Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 1,654.64	\$ 1,654.64
<b>02. Site Prep &amp; 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.	1	EA	\$ 281.60	\$ 309.76
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	\$ 134.60	\$ 148.06
<b>03. Landscaping &amp; Fence</b>				
Sod and seed 250 sf of lawn	1	EA	\$ 620.00	\$ 682.00
<b>04. Concrete and Foundation</b>				
Pier Footings	4	EA	\$ 2,480.00	\$ 2,728.00
<b>05. Masonry</b>				
<b>06. Framing</b>				
Exterior wall framing (Materials & labor)	46	LF	\$ 1,483.04	\$ 1,631.34
Addition floor framing (Materials & labor)	224	SF	\$ 3,333.12	\$ 3,666.43
Remove exterior load bearing walls. Includes new headers for the support of the floor above.	1	EA	\$ 1,178.00	\$ 1,295.80
Stair framing (Materials & labor) Includes stair framing and pine, paint grade treads and risers, 36" wide	15	Treads	\$ 948.60	\$ 1,043.46
Frame a gable roof - stick framed (materials and labor)	300	SF	\$ 2,825.40	\$ 3,107.94
Install new 1 3/4" X 11 7/8" LVL ridge beam (materials and labor)	14	LF	\$ 408.52	\$ 449.37
Sheet a new roof with 1/2" OSB with "H" clips and typical 24" O.C. roof framing	300	SF	\$ 1,429.20	\$ 1,572.12
<b>09. Roofing, Flashing, Gutters</b>				
Furnish & install architectural designer asphalt shingles over new roof area	480	SF	\$ 1,249.92	\$ 1,374.91
Labor and Materials for leaf free gutters.	52	LF	\$ 548.08	\$ 602.89
<b>10. Exterior Trim, Porches &amp; Decks</b>				
<b>11. Siding, Soffit, and Fascia</b>				
Demo Siding In Affected Areas	112	SF	\$ 69.44	\$ 76.38
Furnish & install 1 layer of tyvek house wrap	220	SF	\$ 90.02	\$ 99.03
Furnish & install fiber cement board siding over new exterior wall area	220	SF	\$ 2,182.40	\$ 2,400.64
Furnish & install aluminum soffit & fascia	52	LF	\$ 967.20	\$ 1,063.92
<b>12. Exterior Doors &amp; Trim</b>				
Furnish & install full view storm door. <u>Door allowance: \$300.00</u>	1	EA	\$ 595.20	\$ 654.72
<b>13. Windows</b>				
Furnish & install a vinyl full frame window in new window opening - Window specs TBD. <u>Allowance \$200.00 for standard size window.</u>	10	EA	\$ 4,034.00	\$ 4,437.40
Vellux Skylight with laminate glass and flashing kit	2	EA	\$ 1,195.60	\$ 1,315.16
<b>14. Plumbing</b>				
<b>15. HVAC</b>				
<b>16. Electrical</b>				
Finished porch price for electrical	1	EA	\$ 1,240.00	\$ 1,364.00

Lighting fixture allowance. <u>Light Fixture Allowance \$150/ea</u>	3 EA	\$	892.80	\$	982.08
<b>17. Insulation</b>					
Furnish & install 5" spray foam insulation in sloped ceilings	300 SF	\$	1,953.00	\$	2,148.30
Furnish & install 3" spray foam insulation in exterior walls & common wall between house & porch	414 SF	\$	1,617.08	\$	1,778.79
Furnish & install 5" spray foam insulation in floors & overhangs	224 SF	\$	1,458.24	\$	1,604.06
Rim joists 2" spray foam insulation	16 LF	\$	94.24	\$	103.66
<b>18. Drywall</b>					
Furnish & install 1/2" Drywall on walls with smooth or knock-down finish	480 SF	\$	1,249.92	\$	1,374.91
<b>19. Tile &amp; Stone</b>					
Furnish & install tile backer on floor	224 SF	\$	416.64	\$	458.30
Furnish & install porcelain tile on floor. Custom - TBD. <u>Allowance: \$4.00/SF</u>	224 SF	\$	1,111.04	\$	1,222.14
<b>20. Millwork, Doors, Hardware</b>					
Provide and install bead board plywood paneling for ceiling (includes: ceiling cove).	300 SF	\$	1,987.20	\$	2,185.92
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	\$	396.80	\$	436.48
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	224 SF	\$	763.84	\$	840.22
<b>21. Cabinetry, Countertops &amp; Appliances</b>					
<b>22. Specialties</b>					
<b>23. Flooring</b>					
Furnish & install floor transitions	2 EA	\$	124.00	\$	136.40
<b>24. Painting &amp; Decorating</b>					
Prime and painting ceilings using non-toxic zero VOC Mythic Paint.	300 SF	\$	837.00	\$	920.70
Prime and paint walls using non-toxic zero VOC Mythic Paint.	480 SF	\$	1,071.36	\$	1,178.50
Basic stain, seal, sand, and varnish or enamel of casing up to 4" and base	224 SF	\$	416.64	\$	458.30
Basic stain, seal, sand, and varnish or enamel on interior doors	1 EA	\$	115.32	\$	126.85
Exterior Painting - new walls	1 EA	\$	1,802.00	\$	1,982.20
Paint new back door using non-toxic zero VOC Mythic Paint.	1 EA	\$	248.00	\$	272.80
<b>25. Clean Up &amp; Debris Removal</b>				\$	-
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	224 SF	\$	348.10	\$	382.91
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	520.80	\$	572.88
Subtotal		\$	48,593.33	\$	53,287.20
<b>26. Project Management</b>		\$	3,887.47	\$	4,276.21
<b>27. Administrative, Financing Fees, and Sales Tax</b>		\$	1,794.38	\$	1,973.82
<b>28. Designer Oversight</b>		\$	728.90	\$	801.79
<b>29. Overhead &amp; Profit</b>		\$	6,803.07	\$	7,483.37
<b>Grand Total**</b>		\$	61,807.15	\$	67,822.40

**\*\*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.**

<b>Check or Cash Discount</b>	<b>Total Project Cost with All</b>				
<b>2.5%*</b>	<b>\$</b>	<b>1,620.37</b>	<b>Cash Discount</b>	<b>\$ 60,186.78</b>	<b>\$ 66,202.03</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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