

3 Season Porch Addition

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 8/21/2023

Construct a 288 SF 3 season porch. Furnish and install storm windows and storm door. No change to door to home. A roof will be framed and two Velux skylights will be installed. Provide ceiling fan, indoor-outdoor carpeting on the floor. Trussed roof, beadboard walls and ceiling. Landscape by owner.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 2,250.00	\$ 2,700.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 5,600.00	\$ 5,600.00
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	\$ 1,500.00	\$ 1,800.00
Subtotal - Category 1			\$ 9,350.00	\$ 10,100.00
02. Site Prep and Demolition				
Site Prep Small to Medium Project (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	\$ 446.55	\$ 535.86
Demolition of work area to EPA lead safe work practices. Demo overhang, roofing, siding, gutters, soffit, and fascia as necessary.	1	EA	\$ 2,822.40	\$ 3,386.88
Charge to set up and take down scaffolding for exterior work or addition.	1	EA	\$ 591.70	\$ 710.04
Furnish and install tarps in area where roof is being removed.	1	EA	\$ 1,609.80	\$ 1,931.76
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	\$ 150.70	\$ 180.84
NOTE: Although care is taken to carefully remove materials from wall and floor surfaces, screw pops, hairline cracks, and other issues can occasionally arise in adjacent spaces. No costs are included in this estimate to patch drywall or plaster 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 via Change Order.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 5,621.15	\$ 6,745.38
03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Pier Footings - 8" X42" with 12" bell	4	EA	\$ 1,384.80	\$ 1,661.76
Pier Footings - 12" X42" with 18" bell	3	EA	\$ 1,227.15	\$ 1,472.58
Subtotal - Category 4			\$ 2,611.95	\$ 3,134.34

05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	44 LF	\$ 3,177.90	\$ 3,813.48
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	224 SF	\$ 6,101.09	\$ 7,321.31
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	140 SF	\$ 4,152.54	\$ 4,983.05
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	288 SF	\$ 7,098.19	\$ 8,517.83
Deck Framing Posts: Frame deck posts with treated 6x6's (up to 8' height), as per building code. Includes all needed mechanical fasteners (bases, anchors, caps, etc.)	7 EA	\$ 1,817.46	\$ 2,180.96
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.	12 SF	\$ 502.70	\$ 603.24
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.	46 LF	\$ 1,301.21	\$ 1,561.45
Subtotal - Category 6		\$ 24,151.09	\$ 28,981.31
09. Roofing, Flashing, Gutters			
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	455 SF	\$ 2,843.75	\$ 3,412.50
Furnish and install new 5" standard gutters and 3x4 downspouts Color:	62 LF	\$ 1,240.00	\$ 1,488.00
Subtotal - Category 9		\$ 4,083.75	\$ 4,900.50
10. Exterior Trim, Porches and Decks			
Furnish and install Cedar exterior trim (5/4x?) Width:	180 LF	\$ 1,945.08	\$ 2,334.10
Decking - 5/4" X 6", Kiln dried, Cedar tone Treated decking with cedar colored top mount screws;	58 SF	\$ 1,362.78	\$ 1,635.34
Skirting/stair riser - Kiln dried, Cedar tone Treated 1X10 skirting around the perimeter of the framing and stair risers.	135 LF	\$ 3,159.00	\$ 3,790.80
Railing - Cedar tone treated - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap. <u>2X2 spindles</u>	39 LF	\$ 2,541.59	\$ 3,049.91
Subtotal - Category 10		\$ 9,008.46	\$ 10,810.15
11. Siding, Soffit, and Fascia			
Furnish and install 1 layer Tyvek house wrap	395 SF	\$ 617.19	\$ 740.63
Siding - Steel Manufacturer: Color: Lap Size:	395 SF	\$ 3,969.75	\$ 4,763.70
Soffits and Fascia - Aluminum Color:	70 LF	\$ 1,837.50	\$ 2,205.00
Subtotal - Category 11		\$ 6,424.44	\$ 7,709.33
12. Exterior Doors and Trim			
Furnish and install new full view storm door; <u>Door and hardware allowance: \$700.00/ea.</u> Manufacturer/model #: Door Color: Hardware Color:	1 EA	\$ 1,202.10	\$ 1,442.52
Subtotal - Category 12		\$ 1,202.10	\$ 1,442.52

13. Windows			
<ul style="list-style-type: none"> • <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 <p>NOTE: Includes drywall returns into the window</p>	2 EA	\$ 4,518.10	\$ 5,421.72
Window install material (flashing, caulk, shims, etc.)	11 EA	\$ 687.50	\$ 825.00
Furnish and install custom sized Larson storm window units; <u>Storm window allowance: \$120.00/ea.</u> Manufacturer: Larson Window size: Window Color:	9 EA	\$ 2,788.20	\$ 3,345.84
Subtotal - Category 13		\$ 7,993.80	\$ 9,592.56
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
Electrical Permit	1 EA	\$ 231.25	\$ 277.50
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			
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
NOTE: No wiring for security, doorbell, TV, speakers or phone is included in pricing. If any low voltage wires are found in a wall being opened up, additional costs to re-route them will occur.	1 Note	\$ 0.00	\$ 0.00
CBR furnish and elec install light fixture; <u>Fixture allowance \$150.00/ea.</u> Manufacturer: Model #: Finish:	3 EA	\$ 1,020.00	\$ 1,224.00
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. All material issues related to materials supplied by owner are the responsibility of the owner to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.	1 Note	\$ 0.00	\$ 0.00
Addition price for electrical	288 SF	\$ 3,780.00	\$ 4,536.00
Subtotal - Category 16		\$ 5,031.25	\$ 6,037.50
17. Insulation			
Subtotal - Category 17		\$ -	\$ -
18. Drywall			
Subtotal - Category 18		\$ -	\$ -
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -

20. Millwork, Doors, Hardware			
Base shoe molding	80 LF	\$ 448.80	\$ 538.56
Species:			
Size:			
Brand/profile #:			
Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows	220 LF	\$ 2,239.82	\$ 2,687.78
Species:			
Size:			
Brand/profile #:			
"Picture framed": Y or N			
Stool detail (thickness/extension) and apron detail (height, profile #):			
Furnish and install T&G bead board on the ceiling and walls	528 SF	\$ 8,228.35	\$ 9,874.02
Species:			
Size:			
T&G brand/profile #:			
Cove brand/size/model #:			
Subtotal - Category 20		\$ 10,916.97	\$ 13,100.37
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ -	\$ -
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Floor transitions.	1 EA	\$ 94.10	\$ 112.92
Description			
Type:			
Finish:			
Moderate carpet and pad will be installed.	224 SF	\$ 1,540.00	\$ 1,848.00
\$4.50/SF Allowance - Includes carpet AND pad			
Manufacturer:			
Line/series:			
Color:			
Subtotal - Category 23		\$ 1,634.10	\$ 1,960.92
24. Painting and Decorating			
In house set up, prep, clean up	1 EA	\$ 384.05	\$ 460.86
Priming and painting of base molding and/or casing. <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>	220 LF	\$ 1,620.30	\$ 1,944.36
Manufacturer:			
Color name and #:			
Sheen: (satin is standard)			
Castle paint or stain match	1 EA	\$ 176.40	\$ 211.68
Exterior Painting - Allowance to finish cedar trim on exterior, and cedar beadboard/trim on interior.	1 EA	\$ 4,375.00	\$ 5,250.00
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		\$ 6,555.75	\$ 7,866.90
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	\$ 1,105.33	\$ 1,326.39
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.	2 MO	\$ 160.00	\$ 160.00
<u>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.</u>			
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	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 per move or violation 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
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days		1 EA	\$	418.75	\$	502.50
Regular portable restroom (one month) NOTE: This cost can be saved if home owner is ok with making a bathroom in the house available to Castle and it's trade partners		2 EA	\$	425.00	\$	510.00
Subtotal - Category 25			\$	2,319.08	\$	2,708.89
Project Subtotal			\$	96,996.38	\$	115,090.66
26. Designer Oversight & Project Management			\$	10,596.85	\$	12,716.23
27. Overhead and Profit			\$	15,204.18	\$	18,245.02
Grand Total**			\$	122,797.42	\$	147,356.90
<p>MN License # BC005657</p> <p>**Important Notice**</p> <p>**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.</p>						
Check or Cash Discount Low 2.5%*	\$	3,069.94	Check or Cash Discount High 2.5%*	\$	3,683.92	\$ 119,727.48
						\$ 143,672.98

*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

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