

Screen Porch

Address:

City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: Construct a 224 SF screen porch on pier footing. Screens will be installed in window frames that will allow for storm windows to be added in the future. A roof will be framed and two Velux skylights will be installed. Provide ceiling fan, indoor-outdoor carpeting on the floor. Trussed roof, open rafters and no interior finishing.

| | Qty. | Unit | Low Total | High Total |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------|-------------|-------------|
| 01. Permits and Design | | | | |
| Permit | 1 | EA | \$ 1,080.00 | \$ 1,188.00 |
| Design & Planning Process -- See Design & Planning Agreement for Details. | 1 | EA | \$ 1,250.00 | \$ 1,250.00 |
| 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 |
| <div style="border: 1px solid black; padding: 5px;"><p>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</p></div> | 1 | EA | \$ - | \$ - |
| 03. Landscaping & Fence | | | | |
| Sod & seed 250 sf of lawn | 1 | EA | \$ 420.00 | \$ 462.00 |
| 04. Concrete & Foundation | | | | |
| Pier Footings - 16" dia. X 42" deep | 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. 2 X 12 treated joists, 16" o.c. (Materials & labor) | 224 | SF | \$ 3,673.60 | \$ 4,040.96 |
| Stair framing (Materials & labor) Includes stair framing & pine, paint grade treads & risers, 36" wide | 8 | Treads | \$ 1,398.40 | \$ 1,538.24 |
| 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 timberline asphalt shingles | 300 | SF | \$ 1,620.00 | \$ 1,782.00 |
| Furnish & install new 4" standard gutters & 3x4 downspouts | 52 | LF | \$ 499.20 | \$ 549.12 |
| 10. Exterior Trim, Porches & Decks | | | | |
| Furnish & install Miratec exterior window & door trim (5/4x6) | 180 | LF | \$ 1,454.40 | \$ 1,599.84 |
| 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 | 60 | LF | \$ 1,440.00 | \$ 1,584.00 |
| 12. Exterior Doors & Trim | | | | |
| Furnish & install new full view storm door; <u>Door allowance: \$300.00/ea</u> | 1 | EA | \$ 584.00 | \$ 642.40 |
| 13. Windows | | | | |

| | | | | | |
|--------------------------------------------------------------------------|------|----|----------|----|----------|
| Furnish & install Velux Skylight w. laminate glass & flashing kit | 2 EA | \$ | 1,680.00 | \$ | 1,848.00 |
| Furnish & install stretched screening - charcoal - over framed openings. | 9 EA | \$ | 1,296.00 | \$ | 1,425.60 |

14. Plumbing

15. HVAC

16. Electrical

| | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----|----------|----|----------|
| Finished price for electrical. Includes ceiling fan/light, exterior porch light, interior and exterior wall outlets to code. <u>Fixture Allowance \$225.00.</u> | 224 SF | \$ | 1,612.80 | \$ | 1,774.08 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----|----------|----|----------|

17. Insulation

18. Drywall

19. Tile & Stone

20. Millwork, Doors, Hardware

21. Cabinetry, Countertops & Appliances

22. Specialties

23. Flooring

| | | | | | |
|------------------------------------------|--------|----|----------|----|----------|
| Furnish & install indoor/outdoor carpet. | 224 SF | \$ | 1,075.20 | \$ | 1,182.72 |
|------------------------------------------|--------|----|----------|----|----------|

24. Painting & Decorating

| | | | | | |
|------------------------------------------|------|----|--------|----|--------|
| Exterior Painting - Paint exterior trim. | 1 EA | \$ | 720.00 | \$ | 792.00 |
|------------------------------------------|------|----|--------|----|--------|

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 |
|-------------------------------------------------------------------------------|--------|----|--------|----|--------|

| | | | | | |
|-----------------------------------------------------------------------------------|------|----|--------|----|--------|
| 10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum | 1 EA | \$ | 312.00 | \$ | 343.20 |
|-----------------------------------------------------------------------------------|------|----|--------|----|--------|

26. Project Management

27. Administrative Fees

28. Designer Oversight

29. Overhead & Profit

| | | | | | |
|--|--|----|----------|----|----------|
| | | \$ | 2,570.79 | \$ | 2,827.87 |
| | | \$ | 1,249.33 | \$ | 1,374.26 |
| | | \$ | 482.02 | \$ | 530.23 |
| | | \$ | 4,498.89 | \$ | 4,948.78 |

Grand Total**

| | | | | | |
|--|--|----|-----------|----|-----------|
| | | \$ | 40,935.96 | \$ | 44,904.55 |
|--|--|----|-----------|----|-----------|

****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 \$ 1,023.40

2.5%* - Low total

Check or Cash Discount \$ 1,122.61 Total Project Cost with All Cash \$ 39,912.56 \$ 43,781.94

Discount

*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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