

**Screen Porch to Room Conversion**

**Address:**

**City, State, Zip:**

**Phone:**

**Email:**



**BUDGET ANALYSIS**

**Project Description:**

**Date: 6/8/2022**

Convert existing screen porch into 4-season space with seating and dining areas. Build a raised, insulated floor and install new windows in insulated walls. Finished Interior. Gas fireplace. No change existing stoop.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 2,181.25	\$ 2,617.50
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 4,800.00	\$ 4,800.00
<b>Subtotal - Category 1</b>			<b>\$ 6,981.25</b>	<b>\$ 7,417.50</b>
<b>02. Site Prep and Demolition</b>				
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	\$ 454.95	\$ 545.94
Demolition of work area to EPA lead safe work practices. Demo existing windows, screens and walls (leave existing support posts and roof structure). Demo subfloor.	1	EA	\$ 3,250.80	\$ 3,900.96
<i>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.</i>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 3,705.75</b>	<b>\$ 4,446.90</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces or homeowner</b>				
<b>Subtotal - Category 3</b>			<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>				
<b>Subtotal - Category 4</b>			<b>\$ -</b>	<b>\$ -</b>
<b>05. Masonry</b>				
<b>Subtotal - Category 5</b>			<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>				
2x2 Fur wall and/or ceiling framing (materials and labor)	192	SF	\$ 873.50	\$ 1,048.20
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	44	LF	\$ 3,224.10	\$ 3,868.92
Addition floor framing OR flat roof framing. Includes 3/4" tongue and groove plywood subfloor	192	SF	\$ 5,294.02	\$ 6,352.82
Interior wall framing (materials and labor)	9	LF	\$ 519.45	\$ 623.34
<b>Subtotal - Category 6</b>			<b>\$ 9,911.07</b>	<b>\$ 11,893.29</b>
<b>09. Roofing, Flashing, Gutters</b>				
<b>Subtotal - Category 9</b>			<b>\$ -</b>	<b>\$ -</b>
<b>10. Exterior Trim, Porches and Decks</b>				
Furnish and install Miratec exterior window and door trim or paint grade (5/4x?) <i>Width:</i>	126	LF	\$ 1,618.97	\$ 1,942.77
<b>Subtotal - Category 10</b>			<b>\$ 1,618.97</b>	<b>\$ 1,942.77</b>
<b>11. Siding, Soffit, and Fascia</b>				
Siding - Cedar board and baton	226	SF	\$ 2,344.75	\$ 2,813.70
<b>Subtotal - Category 11</b>			<b>\$ 2,344.75</b>	<b>\$ 2,813.70</b>

<b>12. Exterior Doors and Trim</b>			
Furnish and install new fiberglass ___ panel exterior door w. glass; <u>Door allowance: \$900.00/ea.</u> Manufacturer: Line: Type: Exterior material /color: Interior material/color: Glass: Grids (type, size, pattern, color): Interior weather strip color: Sill/threshold color: Bore (single or double): Exterior Brickmould profile/material/color/size: if comes with door, if not specify under section 10	1 EA	\$ 1,676.50	\$ 2,011.80
Furnish and install new 6' French doors fiberglass; using call #s <u>Door allowance: \$3,500.00/set</u> Manufacturer: Line: Type: Exterior material/color: Interior material/color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Interior weather strip color: Sill/threshold color: Hardware style/color: Exterior handle style/color: Interior handle set style/color: Screen surround material/color: Screen color: Exterior Brickmould Profile/Material/Color/Size: if comes with door, if not specify under section	1 EA	\$ 5,590.50	\$ 6,708.60
Furnish and install deadbolt lock and knob set on new doors; <u>Allowance: \$200.00/ea.</u> Hardware Color: Manufacturer: Style/model #:	1 EA	\$ 315.15	\$ 378.18
<b>Subtotal - Category 12</b>		<b>\$ 7,582.15</b>	<b>\$ 9,098.58</b>
<b>13. Windows</b>			
Furnish and install new full frame top of line vinyl or fiberglass window; <u>Window allowance \$750.00/ea.</u> Manufacturer: Line: Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior material /color: Interior material /color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Interior weather Strip color: ??? Hardware type/color: WOCD: Y or N (and specify color, if diff. from hardware) Screen surround material/color: Screen color: Exterior Brickmould profile/material/color/size: if comes with window, if not specify under	7 EA	\$ 8,905.75	\$ 10,686.90
Window install material (flashing, caulk, shims, etc.)	7 EA	\$ 437.50	\$ 525.00
<b>Subtotal - Category 13</b>		<b>\$ 9,343.25</b>	<b>\$ 11,211.90</b>
<b>14. Plumbing</b>			
<b>Subtotal - Category 14</b>		<b>\$ -</b>	<b>\$ -</b>
<b>15. HVAC</b>			
Mechanical permit	1 EA	\$ 312.50	\$ 375.00
Furnish and install gas insert fireplace. Includes venting, setting unit, and installing gas line and all assoc. permits. <u>Unit allowance: \$2600.00</u> Manufacturer: Model #:	1 EA	\$ 5,362.50	\$ 6,435.00
<b>Subtotal - Category 15</b>		<b>\$ 5,675.00</b>	<b>\$ 6,810.00</b>

<b>16. Electrical</b>			
Electrical Permit	1 EA	\$ 231.25	\$ 277.50
<b>Specify device color:</b> White, light almond, or ivory are standard. <b>PICK ONE</b>	1 EA	\$ 0.00	\$ 0.00
<b>Specify switch style</b> Pole or Decora. <b>PICK ONE</b>			
<b>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**</b>	1 Note	\$ 0.00	\$ 0.00
<b>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.</b>	1 Note	\$ 0.00	\$ 0.00
<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. 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.</b>	1 Note	\$ 0.00	\$ 0.00
Furnish and install electrical baseboard heat w. wall thermostat; Note - comes in 2', 4', 6', and 8' sections, 1LF of baseboard heats 20 Sq. Ft. of Space, 1 circuit per every 12LF	15 LF	\$ 3,187.50	\$ 3,825.00
Addition price for electrical	300 SF	\$ 3,937.50	\$ 4,725.00
Furnish and install recessed can lights	6 EA	\$ 862.50	\$ 1,035.00
<b>Subtotal - Category 16</b>		<b>\$ 8,218.75</b>	<b>\$ 9,862.50</b>
<b>17. Insulation</b>			
Exterior walls 3" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	440 SF	\$ 1,925.00	\$ 2,310.00
Floors and overhangs 5" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	300 SF	\$ 2,437.50	\$ 2,925.00
Rim joists 3" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	55 LF	\$ 412.50	\$ 495.00
<b>Subtotal - Category 17</b>		<b>\$ 4,775.00</b>	<b>\$ 5,730.00</b>
<b>18. Drywall</b>			
Furnish and install 1/2" or 5/8" drywall on ceilings with smooth finish	300 SF	\$ 1,875.00	\$ 2,250.00
Furnish and install 1/2" drywall on walls with smooth finish	440 SF	\$ 2,640.00	\$ 3,168.00
<b>Subtotal - Category 18</b>		<b>\$ 4,515.00</b>	<b>\$ 5,418.00</b>
<b>19. Tile and Stone</b>			
Furnish and install fireplace surround with custom handmade tiles, pattern TBD; <b>Tile allowance: \$50/SF</b> <b>Supplier:</b> <b>Spec#/description:</b> <b>Color:</b>	12 SF	\$ 1,947.76	\$ 2,337.31
GROUT - 17# Custom Building Products Prism <b>Color:</b>	1 EA	\$ 41.45	\$ 49.74
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. <b>Include on all Tile projects.</b>	1 EA	\$ 79.04	\$ 94.85
<b>Subtotal - Category 19</b>		<b>\$ 2,068.25</b>	<b>\$ 2,481.90</b>
<b>20. Millwork, Doors, Hardware</b>			
Base shoe molding <b>Species:</b> <b>Size:</b> <b>Brand/profile #:</b>	55 LF	\$ 314.33	\$ 377.19

Classic base molding - NOTE - Assumes 1X and top cap Species: 1X size: Top cap profile and height #: Brand/profile #:	55 LF	\$ 1,176.56	\$ 1,411.87
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows Species: Overall size: 1X size: Backband brand/profile#: "Picture framed": Y or N	140 LF	\$ 2,605.96	\$ 3,127.15
Stool detail (thickness/extension) and aron detail (height, profile #): Furnish and install wood jambs to an opening NOTE: The casing for the opening is on the window/door casing line Species: Jamb depth: Opening size:	20 LF	\$ 404.22	\$ 485.06
<b>Subtotal - Category 20</b>		<b>\$ 4,501.07</b>	<b>\$ 5,401.28</b>
<b>21. Cabinetry, Countertops and Appliances</b>			
<b>CABINET SPECS:</b> Cabinet Line: Crystal Current or Crystal Keyline Box Type: Frameless, Framed, Inset Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: select one- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate option for current frameless, or all plywood green core box with natural maple veneer if keyline; finished interiors of any cabinets would be noted on plans. Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown: Shoe: Yes Finished end: Furniture groove finished end (standard) or optional upgrade to flush finished Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included. Any accessories will be noted on plan. If accessory provided by Castle and not Cabinet	1 EA	\$ 0.00	\$ 0.00
Custom - Fireplace mantel will be installed.	1 EA	\$ 812.50	\$ 975.00
Custom - Fireplace surround will be installed.	1 EA	\$ 1,625.00	\$ 1,950.00
<b>APPLIANCES:</b> <i>NOTE: Client to communicate with appliance supplier regarding delivery of appliances they purchased and arrange to meet/receive delivery themselves. The project manager will be in communication with client regarding that timing.</i>	1 Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 21</b>		<b>\$ 2,437.50</b>	<b>\$ 2,925.00</b>
<b>22. Specialties</b>			
<b>Subtotal - Category 22</b>		<b>\$ -</b>	<b>\$ -</b>
<b>23. Flooring</b>			
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	300 SF	\$ 1,421.10	\$ 1,705.32
Floor transitions. Description Type: Finish:	1 EA	\$ 95.15	\$ 114.18
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted) Allowance \$4.90 sf Line/series: Color: Tile size:	300 SF	\$ 4,481.85	\$ 5,378.22
<b>Subtotal - Category 23</b>		<b>\$ 5,998.10</b>	<b>\$ 7,197.72</b>

<b>24. Painting and Decorating</b>				
In house set up, prep, clean up	1 EA	\$	392.45	\$ 470.94
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	300 SF	\$	591.78	\$ 710.14
Prime and paint walls using low VOC Paint. <u>Manufacturer:</u> <u>Color name and #:</u> <u>Sheen:</u>	440 SF	\$	575.78	\$ 690.94
Priming and painting of base molding and/or casing. <u>NOTE: Our standard is low VOC for</u> <u>woodwork, although may not be able to use low VOC primer due to existing stain/wood</u> <u>condition- tbd. Will use low VOC primer when able.</u> <u>Manufacturer:</u> <u>Color name and #:</u> <u>Sheen: (satin is standard)</u>	195 LF	\$	1,466.89	\$ 1,760.27
Finishing of an EXTERIOR door <u>both sides</u> . Includes the jamb of the unit. <u>NOTE: Our</u> <u>standard is low VOC for woodwork, although may not be able to use low VOC primer due to</u> <u>existing stain/wood condition- tbd. Will use low VOC primer when able.</u> <u>Manufacturer:</u> <u>Color name and #:</u> <u>Sheen: (satin is standard)</u>	1 EA	\$	427.53	\$ 513.03
Sub paint or stain match- per	1 EA	\$	62.50	\$ 75.00
Exterior Painting - Paint or stain cedar siding.	246 SF	\$	922.50	\$ 1,107.00
<b>NOTE: Please note that when the homeowner is doing the painting, they are responsible for</b> <b>caulking, filling nail holes, and repairing minor wall and ceiling dings. There will need to</b> <b>be a few rounds of touch-ups, due to the nature of construction, and that falls under the</b> <b>scope of the painter.</b>	1 Note	\$	0.00	\$ 0.00
<b>Subtotal - Category 24</b>			<b>\$ 4,439.43</b>	<b>\$ 5,327.31</b>
<b>25. Clean Up and Debris Removal</b>				
Disposal and clean-up - remove all site prep, wipe down and broom sweep area. Haul all extra material off site.	1 EA	\$	722.40	\$ 866.88
St. Paul Daily street use permit for dumpster - Charged per day. <u>Day 1-30 = \$8/day. Days 31-</u> <u>120 = \$10/day. Weekends count too. If dumpster can be placed on driveway or lawn this can</u> <u>cost can be saved.</u> <u>NOTE: If the dumpster is required to be moved for plowing or street cleaning, there will be</u> <u>additional charges for moving it and replacing it after the street work is complete.</u>	75 Day	\$	675.00	\$ 675.00
<b>DUMPSTER NOTE: If the dumpster is placed on the street, and the city calls a snow</b> <b>emergency or street cleaning, there will be an additional \$200 charge per move or violation via a</b> <b>change order. Sometimes it will get moved, sometimes it will just get fined. The charge is the</b> <b>same either way.</b>	0 EA	\$	0.00	\$ 0.00
20 Yard roll-off dumpster - 10 ton maximum <u>NOTE: for 30 days only. Use line above for</u> <u>estimated days over 30 days</u>	1 EA	\$	418.75	\$ 502.50
Regular portable restroom (one month) <u>NOTE: This cost can be saved if home owner is ok with making a bathroom in the house</u> <u>available to Castle and it's trade partners</u>	3 EA	\$	637.50	\$ 765.00
Total cost for materials and labor for all line items listed above.	0 EA	\$	-	\$ -
<b>Subtotal - Category 25</b>			<b>\$ 2,453.65</b>	<b>\$ 2,809.38</b>
<b>Project Subtotal</b>			<b>\$ 86,737.69</b>	<b>\$ 102,787.72</b>
<b>26. Designer Oversight &amp; Project Management</b>			\$ 9,476.09	\$ 11,371.31
<b>27. Overhead and Profit</b>			\$ 13,596.13	\$ 16,315.36
<b>Grand Total**</b>			<b>\$ 109,809.91</b>	<b>\$ 131,771.89</b>

MN License # BC005657

**\*\*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 Low 2.5%*</b>	\$ 2,745.25	<b>Check or Cash Discount High 2.5%*</b>	\$ 3,294.30	\$ 107,064.66	\$ 128,477.60
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\*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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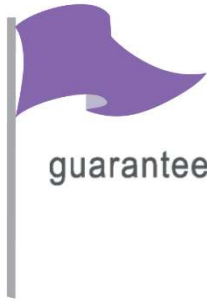


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**Castle Offers Financing**

Up to \$25k or 50% of project cost	7% interest rate	Up to 60 month term
Completely unsecured loan	No fees, closing costs or prepayment penalties	On approved credit Requires ACH payment

**Find out if you qualify**

Call or email Tandra Heine, Financial Controller at 612.877.8374 or [Tandra@castlebri.com](mailto:Tandra@castlebri.com) to schedule your 10 minute no obligation consultation.