

Sunroom addition

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/8/2022

Sunroom Addition

Construct a 224 SF three-season porch on pier footings. 16'x 14' addition. Frame walls and roof. All non-glass areas to be insulated – including floors, walls and roof. Include wood-clad windows, luxury vinyl tile flooring, ceiling fan and new electrical to code. Electrical baseboard heat only. Design amount includes structural engineering. Access from main part of house only. Option 2 skylights.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 2,397.50	\$ 2,877.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 6,500.00	\$ 6,500.00
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			\$ 10,397.50	\$ 11,177.00
02. Site Prep and Demolition				
Site Prep Large Project or Addition (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	\$ 1,786.20	\$ 2,143.44
Demolition of work area to EPA lead safe work practices. Demo exterior siding, overhang and roofing as needed.	1	EA	\$ 2,822.40	\$ 3,386.88
Furnish and install tarps in area where roof is being removed.	1	EA	\$ 1,573.00	\$ 1,887.60
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			\$ 6,332.30	\$ 7,598.76
03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Pier Footings - 12" X42" with 18" bell	3	EA	\$ 1,227.15	\$ 1,472.58
Subtotal - Category 4			\$ 1,227.15	\$ 1,472.58
05. Masonry				
Subtotal - Category 5			\$ -	\$ -

06. Framing			
Basic bath framing line: Flatten walls and ceiling, fur out as needed, replace subfloor, furnish and install backers for rock and accessories, frame one niche or med chest; add additional lines below if applicable.	1 EA	\$ 2,014.00	\$ 2,416.80
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
Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above.	1 EA	\$ 1,896.60	\$ 2,275.92
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	120 SF	\$ 3,559.32	\$ 4,271.18
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	270 SF	\$ 6,654.56	\$ 7,985.47
Subtotal - Category 6		\$ 23,403.46	\$ 28,084.16
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	\$ 1,162.50	\$ 1,395.00
Subtotal - Category 9		\$ 4,006.25	\$ 4,807.50
10. Exterior Trim, Porches and Decks			
Furnish and install Miratec exterior window and door trim or paint grade (5/4x?) Width:	180 LF	\$ 2,282.58	\$ 2,739.10
Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door Color: NOTE: Additional \$100 will be added for a non-standard color	8 EA	\$ 3,116.80	\$ 3,740.16
Subtotal - Category 10		\$ 5,399.38	\$ 6,479.26
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	\$ 2,187.50	\$ 2,625.00
Subtotal - Category 11		\$ 6,774.44	\$ 8,129.33
12. Exterior Doors and Trim			
Furnish and install new wood exterior door; Door allowance: \$750.00/ea. 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	\$ 1,459.75	\$ 1,751.70
Furnish and install new full view storm door; Door allowance: \$600.00/ea. Manufacturer/model #: Door Color: Hardware Color:	1 EA	\$ 1,077.10	\$ 1,292.52

Furnish and install deadbolt lock and knob set on new doors; <u>Allowance: \$200.00/ea.</u> Hardware Color: Manufacturer: Style/model #:	1 EA	\$ 314.10	\$ 376.92
Subtotal - Category 12		\$ 2,850.95	\$ 3,421.14
13. Windows			
• OPTION: Add 2 skylights: Add \$6,445.00. Fresh Air curb mounted no leak skylight with Manual Blind, blackout blinds flat 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 NOTE: Includes drywall returns into the window	0 EA	\$ 0.00	\$ 0.00
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 Window install material (flashing, caulk, shims, etc.)	9 EA	\$ 11,403.00	\$ 13,683.60
Window install material (flashing, caulk, shims, etc.)	9 EA	\$ 562.50	\$ 675.00
Add WOCD (per window). Manufacturer:	6 EA	\$ 562.50	\$ 675.00
Subtotal - Category 13		\$ 12,528.00	\$ 15,033.60
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

<p>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.</p>		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		12 LF	\$ 2,550.00	\$ 3,060.00
Addition price for electrical		224 SF	\$ 2,940.00	\$ 3,528.00
Subtotal - Category 16			\$ 6,741.25	\$ 8,089.50
17. Insulation				
R-49 Blown fiberglass insulation with poly in the new attic rafters		224 SF	\$ 448.00	\$ 537.60
R-19 Insulation batts with poly		416 SF	\$ 676.00	\$ 811.20
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		224 SF	\$ 2,520.00	\$ 3,024.00
Subtotal - Category 17			\$ 3,644.00	\$ 4,372.80
18. Drywall				
Furnish and install 1/2" or 5/8" drywall on ceilings with smooth finish		224 SF	\$ 1,400.00	\$ 1,680.00
Furnish and install 1/2" drywall on walls with smooth finish		554 SF	\$ 3,324.00	\$ 3,988.80
Sheetrock opening for doorway to the main house: Drywall or plaster patch		1 EA	\$ 375.00	\$ 450.00
Subtotal - Category 18			\$ 5,099.00	\$ 6,118.80
19. Tile and Stone				
Subtotal - Category 19			\$ -	\$ -
20. Millwork, Doors, Hardware				
Base shoe molding		60 LF	\$ 336.60	\$ 403.92
Species:				
Size:				
Brand/profile #:				
Moderate base molding - NOTE: Assumes 1 piece shorter base		60 LF	\$ 610.86	\$ 733.03
Species:				
Size:				
Profile #:				
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 #):				
Subtotal - Category 20			\$ 3,187.28	\$ 3,824.74
21. Cabinetry, Countertops and Appliances				
Subtotal - Category 21			\$ -	\$ -
22. Specialties				
Subtotal - Category 22			\$ -	\$ -
23. Flooring				
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.		224 SF	\$ 1,042.27	\$ 1,250.73
Floor transitions.		1 EA	\$ 94.10	\$ 112.92
Description				
Type:				
Finish:				
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted)		224 SF	\$ 3,304.11	\$ 3,964.93
Allowance \$4.90 sf				
Line/series:				
Color:				
Tile size:				
Subtotal - Category 23			\$ 4,440.48	\$ 5,328.58

24. Painting and Decorating			
In house set up, prep, clean up	1 EA	\$ 384.05	\$ 460.86
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	224 SF	\$ 433.87	\$ 520.64
Prime and paint walls using low VOC Paint. <u>Manufacturer:</u> <u>Color name and #:</u> <u>Sheen:</u>	554 SF	\$ 711.00	\$ 853.20
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> <u>Manufacturer:</u> <u>Color name and #:</u> <u>Sheen: (satin is standard)</u>	280 LF	\$ 2,062.20	\$ 2,474.64
Finishing of an EXTERIOR door <u>both sides</u> . Includes the jamb of the unit. <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> <u>Manufacturer:</u> <u>Color name and #:</u> <u>Sheen: (satin is standard)</u>	1 EA	\$ 418.60	\$ 502.32
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		\$ 4,009.72	\$ 4,811.66
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	\$ 1,034.50	\$ 1,241.40
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. <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>	3 MO	\$ 240.00	\$ 240.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	60 DAYS	\$ 420.00	\$ 420.00
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 <u>NOTE: for 30 days only. Use line above for 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 available to Castle and it's trade partners</u>	3 EA	\$ 637.50	\$ 765.00
Subtotal - Category 25		\$ 2,750.75	\$ 3,168.90
Project Subtotal		\$ 102,956.91	\$ 121,918.29
26. Designer Oversight & Project Management		\$ 11,248.04	\$ 13,497.65
27. Overhead and Profit		\$ 16,138.50	\$ 19,366.19
Grand Total**		\$ 130,343.45	\$ 156,412.14
<p>MN License # BC005657</p> <p>**Important Notice**</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.**

Check or Cash Discount Low 2.5%*	\$ 3,258.59	Check or Cash Discount High 2.5%*	\$ 3,910.30	\$ 127,084.86	\$ 152,501.83
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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

Custom Design Showrooms



5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



2600 Johnson St. NE
Minneapolis, MN 55418
P) 612-789-8509



362 Snelling Ave S.
St. Paul, MN 55105
P) 651-699-4164



4020 Minnehaha Ave
Minneapolis, MN 55406
P) 612-789-8509

Showroom maps & hours can be found on our website at www.CASTLEBRI.com



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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 to schedule your 10 minute no obligation consultation.