

Three Season Front Porch Rebuild

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/8/2022

Support roof structure and remove wall and floor framing to existing foundation. Rebuild floor and wall structure with new storm windows, storm door and new fir flooring to match original. Interior of room to be pine plywood beadboard. Existing ceiling to be replaced with matching t/g pine beadboard. Exterior to be sided in similar styled material. Build new wood landing and stairs.

Note: No work to existing foundation. Painting BY OWNER.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit		1 EA	\$ 1,521.25	\$ 1,825.50
Design and Planning Process -- See Design and Planning Agreement for Details.		1 EA	\$ 3,700.00	\$ 3,700.00
Subtotal - Category 1			\$ 5,221.25	\$ 5,525.50
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: - Support existing roof structure. - Remove walls from under header at roof framing down to foundation. - Wrapped aluminum header above windows to remain. - Foundation to remain. - Demo all siding (asbestos) on porch. - Demo all aluminum wrapping on exterior and interior EXCEPT for header. - All window trim and wrapping on inside of porch on house to remain. - Demo all storm windows and doors at porch. Existing windows to home and door to home to remain. - Demo beadboard paneling, and ceiling in porch. - Demo flooring and floor framing on porch. - Demo all fixtures in porch. - Demo lap siding on house in porch. - Demo base trim in porch. - Demo top step of concrete steps to porch only. - Charge for testing asbestos siding completed. - Remove and SAVE mailbox and house numbers. HOMEOWNER responsible for re-installing prior to final inspection. - Remove and SAVE downspouts for re-install (by Castle)		1 EA	\$ 4,233.60	\$ 5,080.32
<u>Rough</u> cost to abate asbestos siding.		183 SF	\$ 2,745.00	\$ 3,294.00
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			\$ 7,425.15	\$ 8,910.18

03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Pier Footings - 8" X42" with 12" bell	3 EA	\$ 1,038.60	\$ 1,246.32	
Pour new concrete sidewalk patch at expansion joint for new path access to existing sidewalk to side of house.	1 EA	\$ 1,133.40	\$ 1,360.08	
Subtotal - Category 4			\$ 2,172.00	\$ 2,606.40
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				
- Exterior 2x4 wall framing. Includes 1/2" OSB sheathing.	1 EA	\$ 8,417.00	\$ 10,100.40	
- Furnish and install new 4x4 wrapped posts per plan. New post bases to prevent rot.				
- Furnish and install new (3) 2x4 wrapped posts where porch meets house per plan.				
- Frame new floor using 2x6 joists at 16" O.C. running north/south with (3) 2x6 running east/west down middle of porch for support. Includes ledger board at house and (2) 2x6 treated sill plate for walls.				
- Frame landing with treated 2X6, 16" O.C. Includes install of ledger board, rim joist, and header. Includes all needed mechanical fasteners (hangers, etc.) To be installed OVER existing concrete steps.				
- Frame new stairs with treated 2X12 stair jacks, 12" O.C.				
- Furnish and install new 2x10 cedar under existing box beam header.				
Subtotal - Category 6			\$ 8,417.00	\$ 10,100.40
09. Roofing, Flashing, Gutters				
Subtotal - Category 9			\$ -	\$ -
10. Exterior Trim, Porches and Decks				
- Furnish and install 1x miratec wrapping on all new posts and boxes between new storm windows and storm door.	1 EA	\$ 9,262.80	\$ 11,115.36	
- Furnish and install new 1 x 3 7/8" miratec trim fit in between all vertical porch posts to attached storm windows to.				
- Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door ON EXTERIOR ONLY. Color: brown				
- Decking - 5/4" X 6", Kiln dried, Cedar tone Treated decking with cedar colored top mount screws.				
- Porch flooring: unfinished Kiln dried fir floor- C & better vertical grain doug fir. Note: floor painting by owner.				
- Skirting/stair riser - Kiln dried, Cedar tone Treated 1X10 skirting around the perimeter of the framing and stair risers.				
- Railing on both sides of stair and landing- ornamental iron.				
- Cedar tone treated apron below the framing. 1x6 with a 1/4" space between them, installed vertically with 1x4 base.				
Subtotal - Category 10			\$ 9,262.80	\$ 11,115.36
11. Siding, Soffit, and Fascia				
Furnish and install 1 layer Tyvek house wrap	288 SF	\$ 450.00	\$ 540.00	
Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim.	288 SF	\$ 4,536.00	\$ 5,443.20	
Manufacturer:				
Color:				
Trim width:				
Lap size:				
Soffits and Fascia - Aluminum	36 LF	\$ 945.00	\$ 1,134.00	
Color:				
Subtotal - Category 11			\$ 5,931.00	\$ 7,117.20
12. Exterior Doors and Trim				
Furnish and install new full view storm door;	1 EA	\$ 1,077.10	\$ 1,292.52	
<u>Door allowance: \$600.00/ea.</u>				
Manufacturer/model #:				
Door Color:				
Hardware Color:				
Subtotal - Category 12			\$ 1,077.10	\$ 1,292.52
13. Windows				
Window install material (flashing, caulk, shims, etc.)	6 EA	\$ 375.00	\$ 450.00	

Furnish and install custom sized Larson storm window units; Storm window allowance: \$120.00/ea. Manufacturer: Larson Window size: Window Color:	6 EA	\$ 1,858.80	\$ 2,230.56
Subtotal - Category 13		\$ 2,233.80	\$ 2,680.56
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			
- Electrical Permit - Furnish and install (2) new GFCI outlets in porch. - Install new HOMEOWNER PROVIDED ceiling fan centered in porch on new switch: 56" - Install new HOMEOWNER PROVIDED exterior sconce on exterior of porch on new switch: - Furnish and install new exterior outlet at porch per code. - Device color to be white	2 EA	\$ 3,750.00	\$ 4,500.00
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
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
Subtotal - Category 16		\$ 3,981.25	\$ 4,777.50
17. Insulation			
Subtotal - Category 17		\$ -	\$ -
18. Drywall			
Subtotal - Category 18		\$ -	\$ -
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Furnish and install new cedar 2x8 window sills.	1 EA	\$ 830.60	\$ 996.72
Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Brand/profile #:	60 LF	\$ 610.86	\$ 733.03
Furnish and install T&G bead board on the ceiling and bottom of interior of walls. Species: Size: T&G brand/profile #: Cove brand/size/model #:	350 SF	\$ 5,454.40	\$ 6,545.28
Subtotal - Category 20		\$ 6,895.86	\$ 8,275.03

21. Cabinetry, Countertops and Appliances					
Subtotal - Category 21			\$ -	\$ -	\$ -
22. Specialties					
Subtotal - Category 22			\$ -	\$ -	\$ -
23. Flooring					
Subtotal - Category 23			\$ -	\$ -	\$ -
24. Painting and Decorating					
Subtotal - Category 24			\$ -	\$ -	\$ -
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	\$ 675.52	\$ 810.63	
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>		2 MO	\$ 160.00	\$ 160.00	
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		2 EA	\$ 837.50	\$ 1,005.00	
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			\$ 2,098.02	\$ 2,485.63	
Project Subtotal			\$ 54,755.23	\$ 64,886.28	
26. Designer Oversight & Project Management			\$ 6,296.85	\$ 7,556.22	
27. Overhead and Profit			\$ 9,034.61	\$ 10,841.54	
Grand Total**			\$ 70,086.70	\$ 84,104.04	
<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%*	\$ 1,752.17	Check or Cash Discount High 2.5%*	\$ 2,102.60	\$ 68,334.53	\$ 82,001.44

*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

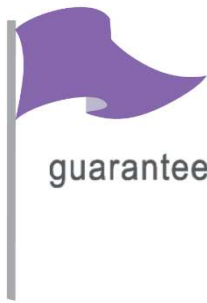


362 Snelling Ave S.
St. Paul, MN 55105
P) 651-699-4164



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

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



Need Help with Financing Options?

guaranteedRate[®]

ALERUS
MORTGAGE

TRADITION
mortgage

Financial
ONE
CREDIT UNION

<https://www.castlebri.com/financing-options/>

Castle Offers Financing

\$ Up to \$25k or
50% of project cost

% 7% interest rate

60 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.