

Three Season Front Porch Addition

Address

City, State, Zip

Phone

Email



BUDGET ANALYSIS

Project Description:

Date: 5/27/2020

New back 3 season porch. Assumes 10'x10', with wood decking, gabled roof, and vaulted ceiling with beadboard. Storm windows included.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 944.00	\$ 1,038.40
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 1,000.00	\$ 1,000.00
Have a surveyor locate and mark all 4 property corners with new monuments	1	EA	\$ 531.00	\$ 584.10
Subtotal - Category 1			\$ 2,475.00	\$ 2,622.50
02. Site Prep and Demolition				
Site Prep (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	\$ 384.50	\$ 422.95
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD. ADD: \$110.00 NOTE: This is priced at our cost with free install. It is a good alternative to having a lock box on your door and you can use it in the future after your project is complete. There are other options that provide "smart" technology as well for a slightly higher cost. Ask your designer for details.	1	EA	\$ 0.00	\$ 0.00
Demolition of work area to EPA lead safe work practices: Demo existing wood landing and steps at back door. Demo existing sconce. Demo concrete at areas where new footings will need to go. Remove areas of house siding where new addition will tie into.	1	EA	\$ 1,332.00	\$ 1,465.20
NOTE: Although care is taken to carefully remove tile from walls and floor occasionally screw pops, hairline cracks, and 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 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 in a non-chargeable change order.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 1,716.50	\$ 1,888.15
03. Landscaping and Fence - By Field Outdoor Spaces				
NO landscaping included.	0	SF	\$ -	\$ -
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Pier Footings - 12" X42" with 18" bell	2	EA	\$ 858.00	\$ 943.80
Fill in concrete slab as needed from footing work.	20	SF	\$ 614.00	\$ 675.40
Subtotal - Category 4			\$ 1,472.00	\$ 1,619.20
06. Framing				
Frame new exterior porch walls with windows and doors.	30	LF	\$ 1,481.70	\$ 1,629.87
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	130	SF	\$ 1,921.40	\$ 2,113.54
Frame porch deck with treated 2X10, 16" O.C.. Includes install of ledger board, rim joist, and header. Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking.	100	SF	\$ 2,056.34	\$ 2,261.97

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.	18 LF	\$	362.07	\$	398.28
Subtotal - Category 6			\$ 5,821.51	\$	6,403.66
09. Roofing, Flashing, Gutters					
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	160 SF	\$	896.80	\$	986.48
Furnish and install new 5" standard gutters and 3x4 downspouts Color:	40 LF	\$	330.40	\$	363.44
Subtotal - Category 9			\$ 1,227.20	\$	1,349.92
10. Exterior Trim, Porches and Decks					
Furnish and install Cedar exterior trim (5/4x?) Width:	150 LF	\$	1,224.30	\$	1,346.73
Decking - 5/4" X 6", Cedar decking with cedar colored top mount screws;	120 SF	\$	1,880.40	\$	2,068.44
Skirting/stair riser - Cedar 1X10 skirting around the perimeter of the framing and stair risers.	40 LF	\$	662.40	\$	728.64
Railing - Cedar - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap. <u>2X2 spindles</u>	10 LF	\$	467.15	\$	513.87
Furnish and install basic gripable handrail with mounting hardware Rail style/spec #: Species/paint grade: Hardware style/spec #: Hardware finish color:	6 LF	\$	62.94	\$	69.23
Subtotal - Category 10			\$ 4,297.19	\$	4,726.91
11. Siding, Soffit, and Fascia					
Siding - Wood narrow lap finger jointed paint grade - allowance for small portion needed for porch. Patch at existing house where new addition ties into. Manufacturer: Color: Lap Size:	100 SF	\$	944.00	\$	1,038.40
Soffits and Fascia - Aluminum Color:	30 LF	\$	708.00	\$	778.80
Subtotal - Category 11			\$ 1,652.00	\$	1,817.20
12. Exterior Doors and Trim					
Furnish and install new full view storm door; <u>Door allowance: \$340.00/ea.</u> Door Width: Manufacturer/model #: Door Color: Hardware Color: Swing:	1 EA	\$	623.20	\$	685.52
Subtotal - Category 12			\$ 623.20	\$	685.52
13. Windows					
Furnish and install custom sized storm/screen window units; <u>Storm window allowance: \$120.00/ea.</u> Manufacturer: Window size: Window Color:	8 EA	\$	2,115.20	\$	2,326.72
Subtotal - Category 13			\$ 2,115.20	\$	2,326.72
14. Plumbing					
15. HVAC					
NO heating included.	0 EA	\$	-	\$	-
16. Electrical					
Electrical Permit	1 EA	\$	129.80	\$	142.78
Cap exterior sconce. Add lighting to porch area with switch and outlets. Wire for future hot tub at back of home.	1 EA	\$	1,416.00	\$	1,557.60

Subtotal - Category 16			\$	1,545.80	\$	1,700.38
17. Insulation						
18. Drywall						
19. Tile and Stone						
20. Millwork, Doors, Hardware						
Moderate base molding - NOTE: Assumes 1 piece shorter base	30 LF	\$	288.30	\$	317.13	
Species:						
Size:						
Profile #:						
Supplier:						
Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows	150 LF	\$	1,197.75	\$	1,317.53	
Species:						
Size:						
Profile #:						
"Picture framed" OR sill/stool detail:						
Supplier:						
Furnish and install wood wainscoting or beadboard on interior porch 1/2 walls.	25 LF	\$	976.00	\$	1,073.60	
Furnish and install bead board <u>plywood</u> paneling for ceiling - vaulted ceiling.	125 SF	\$	1,589.82	\$	1,748.80	
Cove model #:						
Subtotal - Category 20			\$	4,051.87	\$	4,457.05
21. Cabinetry, Countertops and Appliances						
22. Specialties						
23. Flooring						
24. Painting and Decorating						
Paint or stain beadboard ceilings using low VOC Paint.	125 SF	\$	429.00	\$	471.90	
COLOR: Standard flat ceiling white						
Prime and paint walls using low VOC Paint.	80 SF	\$	284.00	\$	312.40	
Manufacturer:						
Color name and #:						
Sheen:						
Priming and painting of base molding and/or casing. 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.	180 LF	\$	1,126.44	\$	1,239.08	
Manufacturer:						
Color name and #:						
Sheen: (satin is standard)						
Exterior Painting - Paint new exterior trim, and lap siding. Patch painting only on exterior of house where siding was patched. Additional charges for painting the whole exterior wall.	1 EA	\$	1,598.00	\$	1,757.80	
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			\$	3,437.44	\$	3,781.18
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	\$	592.00	\$	651.20	

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>	1 MO	\$	80.00	\$	80.00
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
6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum. NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	241.90	\$	266.09
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	1 EA	\$	200.60	\$	220.66

Subtotal - Category 25		\$	1,114.50	\$	1,217.95
Project Subtotal		\$	31,563.81	\$	34,596.35
26. Project Management		\$	2,020.08	\$	2,222.09
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	789.10	\$	868.00
28. Designer Oversight		\$	473.46	\$	520.80
29. Overhead and Profit		\$	4,418.93	\$	4,860.83
Grand Total**		\$	39,265.38	\$	43,191.91

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.**

Grand Total After Discounts					
Check or Cash Discount Low 2.5%*	\$	981.63	Check or Cash Discount High 2.5%*	\$	1,079.80
				\$	38,283.74
				\$	42,112.12

*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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