

**Screen Porch to 4 Seasons Room**

**Address:**

**City, State, Zip:**

**Phone:**

**Email:**

**BUDGET ANALYSIS**



**Project Description:**

**Date: 7/24/2017**

Project Description: 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. Optional gas fireplace. Homeowner provided light fixtures.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 1,717.40	\$ 1,889.14
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,200.00	\$ 2,200.00
<b>Subtotal - Category 1</b>			<b>\$ 3,917.40</b>	<b>\$ 4,089.14</b>
<b>02. Site Prep and Demolition</b>				
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. - All demolition of work areas will be performed to EPA lead safe work practices. - Remove all wall screening and framing, except for support columns. - Determine condition of 4 x 4 support columns and the need to do any repairs to the bottom of the posts that have been in contact with the concrete slab. - Remove existing rear entry door and storm door – to be replaced with new – and enlarge opening to set new door ~ 7” higher to accommodate new raised floor. - Remove wall vent at south 2nd story porch wall.	1	EA	\$ 1,516.00	\$ 1,667.60
<b>Subtotal - Category 2</b>			<b>\$ 1,516.00</b>	<b>\$ 1,667.60</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces (www.fieldoutdoorspaces.com)</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>				

<p><b>Floor framing.</b> Includes 3/4" TandG plywood subfloor (materials and labor)</p> <p>- Frame porch floor using 2 x 6 treated pine joists, 16" o.c., doubling every other joist. Hang floor joists from new treated rim/ledger plates with rated hangers. Add mid-span blocking.</p> <p>- Install 3/4" tongue &amp; groove OSB premium underlayment sub-floor over joists, after closed-cell foam installation.</p> <p><b>Interior wall framing</b> (materials and labor)</p> <p>a. Install 2 x 6 treated pine sill plates onto existing slab, undercutting existing 4 x 4 posts.</p> <p>b. Install new 2 x 6 SPF porch wall framing, as per plan, allowing for window and doors openings. Exception: West wall will be framed as 2 x 4 to allow for bookcase alcove.</p> <p>c. 2 x 4 SPF flat framing/furring in front of stucco house wall, leaving openings for existing kitchen window. Cover basement glass block window. NOTE: Confirm that there will be room for the Homeowner's two bookcases on either side of the existing fireplace chase, as shown in the plan. May need to use 3/4" furring, instead of 2 x 4.</p> <p>d. Frame new fireplace surround enclosure per plans.</p> <p>e. Frame new opening for raised doorway to house, including dbl. 2 x 8 header.</p> <p>f. Patch south wall of 2nd floor, at removed wall duct.</p> <p><b>Ceiling framing</b></p> <p>Install furring strips, over existing ceiling, with 2 x 2 SPF, to allow for electrical wiring and ceiling light junction boxes.</p>	1 EA	\$ 9,778.80	\$ 10,756.68
<b>Subtotal - Category 6</b>		\$ 9,778.80	\$ 10,756.68
<b>09. Roofing, Flashing, Gutters</b>			
<b>Subtotal - Category 9</b>		\$ -	\$ -
<b>10. Exterior Trim, Porches and Decks</b>			
Furnish and Install vertical Miratec trim at meeting of porch siding and house stucco.	1 EA	\$ 700.80	\$ 770.88
<b>Subtotal - Category 10</b>		\$ 700.80	\$ 770.88
<b>11. Siding, Soffit, and Fascia</b>			
Siding -	1 EA	\$ 3,542.41	\$ 3,896.65
<p>a. Install LP® SmartSide® 7/16" x 12" x 16' engineered wood smooth fiber lap siding on porch exterior to match, as closely as possible, existing lap siding on floor above. Install over Tyvek house wrap.</p> <p>b. Install 2 x 8 treated pine rim board above grade, covered with aluminum wrap.</p> <p>c. Install required flashings at rim board, above windows and door, and other code required applications.</p> <p>d. Repair siding at 2nd floor, adjacent to removed vent, as needed.</p>			
<b>Subtotal - Category 11</b>		\$ 3,542.41	\$ 3,896.65
<b>12. Exterior Doors and Trim</b>			
Furnish and install 1 new fiberglass panel exterior door w. glass; <u>Door allowance: \$600.00/ea.</u>	1 EA	\$ 3,912.40	\$ 4,303.64
- 32 in. x 80 in. Fiberglass, 1/2 lite, prehung RH swing door. Simulated divided lites above, two panels below. Finished both sides. Clad frame and exterior casing.			
Furnish and install 1 new fiberglass panel exterior door w. glass; <u>Door allowance: \$600.00/ea.</u>			
- 2-8 x 6-8 rear entry door, at house, to replace existing, fiberglass, prehung LH swing door. Jamb depth at 6 9/16". Add extension jambs on site.			
Furnish and install new full view storm door; <u>Door allowance: \$300.00/ea.</u>			
All doors include hardware. Finish: TBD			
Total includes installation and materials			
<b>Subtotal - Category 12</b>		\$ 3,912.40	\$ 4,303.64
<b>13. Windows</b>			
Furnish and install new 2 wide Designer, custom clad/wood full frame window in new window opening; <u>Window allowance \$2500.00/ea.</u>	4 EA	\$ 13,343.88	\$ 14,678.27

<b>Subtotal - Category 13</b>			\$	<b>13,343.88</b>	\$	<b>14,678.27</b>
<b>14. Plumbing</b>						
<b>Subtotal - Category 14</b>			\$	-	\$	-
<b>15. HVAC</b>						
OPTION: Furnish and install gas insert fireplace. Includes venting, setting unit, and installing gas line and all assoc. permits. Includes mantle and surround.		0 EA	\$	0.00	\$	0.00
Option not included: \$6,820.00						
<b>Subtotal - Category 15</b>			\$	<b>0.00</b>	\$	<b>0.00</b>
<b>16. Electrical</b>						
Electrical Permit		1 EA	\$	136.40	\$	150.04
OPTION: Furnish and install wall sconces on sides of fireplace; \$75.00/fixture		0 EA	\$	0.00	\$	0.00
Option not included: \$410.00						
Finished living space price for electrical - Homeowner Provided Fixtures.		1 EA	\$	2,418.00	\$	2,659.80
<b>Subtotal - Category 16</b>			\$	<b>2,554.40</b>	\$	<b>2,809.84</b>
<b>17. Insulation</b>						
Insulation as noted:		1 EA	\$	3,095.04	\$	3,404.54
<ul style="list-style-type: none"> <li>- Install closed-cell insulation to min. R26 at new 2 x 6 exterior porch walls.</li> <li>- Install closed-cell insulation to min. R33 at new raised floor framing.</li> <li>- NOTE: The use of closed-cell foam requires that the all residents of the home be out of the house for 24 hours after installation of closed-cell foam insulation.</li> <li>- Seal all new window openings and framing penetrations, as required.</li> </ul>						
<b>Subtotal - Category 17</b>			\$	<b>3,095.04</b>	\$	<b>3,404.54</b>
<b>18. Drywall</b>						
Drywall as noted:		1 EA	\$	3,309.80	\$	3,640.78
Furnish and install 1/2" drywall on porch walls with smooth finish.						
<ul style="list-style-type: none"> <li>a. Install 1/2" drywall on all porch walls.</li> <li>b. Install 5/8" drywall at porch ceiling, over furring strips.</li> <li>c. Tape all walls and ceilings to paint ready condition.</li> <li>d. Repair &amp; patch interior stair landing walls, as needed, after new rear entry door installation.</li> </ul>						
<b>Subtotal - Category 18</b>			\$	<b>3,309.80</b>	\$	<b>3,640.78</b>
<b>19. Tile and Stone</b>						
<b>Subtotal - Category 19</b>			\$	-	\$	-
<b>20. Millwork, Doors, Hardware</b>						
Classic base molding - NOTE - Assumes 1X and top cap and includes base shoe to best match existing in home		72 LF	\$	1,214.21	\$	1,335.63
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows to best matching existing in home		135 LF	\$	2,192.94	\$	2,412.23
<b>Subtotal - Category 20</b>			\$	<b>3,407.15</b>	\$	<b>3,747.86</b>
<b>21. Cabinetry, Countertops and Appliances</b>						
<b>Subtotal - Category 21</b>			\$	-	\$	-
<b>22. Specialties</b>						
<b>Subtotal - Category 22</b>			\$	-	\$	-
<b>23. Flooring</b>						
Floor prep. Smoothing, leveling, etc.		1 MH	\$	69.00	\$	75.90
Furnish and install luxury vinyl tile on floor. Moderate - Mannington Adura Non-grouted. Allowance \$4.50 sf		265 SF	\$	3,164.42	\$	3,480.86
<b>Subtotal - Category 23</b>			\$	<b>3,233.42</b>	\$	<b>3,556.76</b>
<b>24. Painting and Decorating</b>						
Prime and painting ceilings using low VOC Paint. COLOR: Std flat ceiling white		0 EA	\$	0.00	\$	0.00
Prime and paint walls using low VOC Paint. COLOR: TBD SHEEN: TBD		0 EA	\$	0.00	\$	0.00

Stain and seal 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>	0 EA	\$	0.00	\$	0.00
Stain and seal on interior doors <u>both sides</u> . INCLUDES CASING 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>	0 EA	\$	0.00	\$	0.00
Stain and seal on interior side of window, <u>one side</u> . INCLUDES CASING/TRIM 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>	0 EA	\$	0.00	\$	0.00
Exterior Painting  - Paint exterior trim with exterior latex: Color and finish (TBD). - Paint exterior siding with exterior latex, if needed: Color and finish (TBD). - Paint and paint OR stain and seal new back door.	0 EA	\$	0.00	\$	0.00
Total for Above	1 EA	\$	4,661.00	\$	5,127.10
<b>Subtotal - Category 24</b>		\$	<b>4,661.01</b>	\$	<b>5,127.11</b>
<b>25. Clean Up and Debris Removal</b>					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	265 SF	\$	548.55	\$	603.41
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.	2 Month	\$	160.00	\$	160.00
20 Yard roll-off dumpster - 10 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	409.20	\$	450.12
<b>Subtotal - Category 25</b>		\$	<b>1,117.75</b>	\$	<b>1,213.53</b>
<b>Project Subtotal</b>		\$	<b>58,090.25</b>	\$	<b>63,663.27</b>
<b>26. Project Management</b>		\$	4,647.22	\$	5,111.94
<b>27. Administrative Fees and Sales Tax Paid on Material Purchases</b>		\$	1,452.26	\$	1,597.48
<b>28. Designer Oversight</b>		\$	871.35	\$	958.49
<b>29. Overhead and Profit</b>		\$	8,132.63	\$	8,945.90
<b>Grand Total**</b>		\$	<b>73,193.71</b>	\$	<b>80,277.08</b>
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><b>**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></p>					
<b>Check or Cash Discount Low 2.5%*</b>	\$	<b>1,829.84</b>	<b>Check or Cash Discount High 2.5%*</b>	\$	<b>2,006.93</b>
				\$	<b>71,363.87</b>
				\$	<b>78,270.15</b>

\*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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