

Window Replacement (Clad/Wood Pocket)

Address:

City, State, Zip:



Project Description:

Date: 1/3/2017

Project Description: Replace (10) existing 3'x4' double-hung windows with insulated clad/wood pocket windows. Wrap existing exterior trim with aluminum as required to match. Do not disturb existing interior trim. Includes finishing of interior.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 310.00	\$ 341.00
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 325.00	\$ 325.00
02. Site Prep & Demolition				
Site Prep (Includes floor protection, poly curtain walls, & delivery of tools/equipment & set up of job site). Place yard sign & order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 413.00	\$ 454.30
<div style="border: 1px solid black; padding: 5px;"><p>NOTE: Although care is taken to carefully remove tile from walls & floor occasionally screw pops, hairline cracks, & 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 & 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</p></div>	1	EA	\$ -	\$ -
03. Landscaping & Fence				
04. Concrete & Foundation				
05. Masonry				
06. Framing				
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
Wrap Exterior Trim in Aluminum at 10 Windows	10	EA	\$ 1,426.00	\$ 1,568.60
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
Furnish & install new custom size clad/wood Ultra Pocket Window; <u>Window allowance \$490.00/ea.</u> Note- no new interior stop is included; if needed, cost to be added.	10	EA	\$ 8,306.00	\$ 9,136.60
14. Plumbing				
15. HVAC				
16. Electrical				
17. Insulation				
18. Drywall				
19. Tile & Stone				
20. Millwork, Doors, Hardware				
21. Cabinetry, Countertops & Appliances				
22. Specialties				
23. Flooring				
24. Painting & Decorating				
Prime and enamel or stain, seal, varnish 10 windows (interior) using non-toxic zero VOC Paint.	10	EA	\$ 2,416.00	\$ 2,657.60
25. Clean Up & Debris Removal				
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	192	SF	\$ 368.64	\$ 405.50
6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1	EA	\$ 260.40	\$ 286.44

26. Project Management	\$	1,106.00	\$	1,216.60
27. Administrative Fees	\$	713.84	\$	785.23
28. Designer Oversight	\$	-	\$	-
29. Overhead & Profit	\$	691.25	\$	760.38
Grand Total**	\$	16,336.14	\$	17,937.25

****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.**

Check or Cash Discount	\$	408.40		
2.5%* - Low total				
Check or Cash Discount	\$	448.43	Total Project Cost with All Cash	\$ 15,927.74
2.5%* - High total			Discount	\$ 17,488.82

*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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