



BUDGET ANALYSIS

Client Information:

Double Hung Insert Window Replacements

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Replace (10) existing 3'x4' double-hung windows with Marvin Signature full frame windows. Insulate weight pocket. Replace existing interior and exterior trim. Interior of window inserts to be stained to match existing interior trim work. Drywall touch up and interior painting included. Haul away all debris.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.					
	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
<u>Permit.</u>		1 EA		\$ 840.00	\$ 966.00
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 350.00	\$ 350.00
Subtotal - Category 1				\$ 1,190.00	\$ 1,316.00
02. Site Prep and Demolition					

<u>Client Responsibilities:</u> -Remove personal items from work areas including food, appliances, furniture, and valuables. -Remove valuables, art, and personal items from walking paths to restrooms and entry/exit and the other side of walls adjacent to work area.	1 EA	\$ 0.00	\$ 0.00
<u>Site Prep Small to Medium Project:</u> -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area. -Poly curtain walls and zipper doors to work area.	1 EA	\$ 275.99	\$ 317.39
<u>Demolition of work area:</u> - Remove (10) double hung sash sets on main level. - Remove interior & exterior trim/millwork.	1 EA	\$ 1,098.62	\$ 1,263.41
<i>NOTE: Although care is taken to carefully complete demolition, 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. 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 off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.</i>			
Subtotal - Category 2		\$ 1,374.61	\$ 1,580.80
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Subtotal - Category 6		\$ -	\$ -
09. Roofing, Flashing, Gutters			
Subtotal - Category 9		\$ -	\$ -
10. Exterior Trim, Porches and Decks			
<u>Trim- Miratec or paint grade:</u> Width: Thickness: Profile if backband detail: Texture: NOTE: double the LF if backband is needed as well.	200 LF	\$ 1,835.02	\$ 2,110.27
Subtotal - Category 10		\$ 1,835.02	\$ 2,110.27
11. Siding, Soffit, and Fascia			
Subtotal - Category 11		\$ -	\$ -
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -

13. Windows			
Furnish and install new clad/wood full frame window: <i>\$1180 allowance</i> Manufacturer: Marvin Line: Ultimate 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): 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 section 10 *for budget analysis add separate line item* NOTE: All windows in bathrooms must be tempered glass	10 EA	\$ 20,609.35	\$ 23,700.76
Subtotal - Category 13		\$ 20,609.35	\$ 23,700.76
14. Plumbing			
<p>NOTE: During kitchen and bathroom remodels, the pipes (drains and galvanized water lines) sit for extended periods of time with no water going through them. The build up on the inside of the pipes dries up and sometimes can come free and clog either a drain or water line, once the water is turned back on at the end of the project. There is no money included to unclog a pipe if this happens and additional charges will occur.</p> <p>NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.</p>			
Subtotal - Category 14		\$ 0.00	\$ 0.00
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
<p>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</p>			
<p>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.</p>			
Device color: White, light almond, or ivory are standard Switch style: Pole or Decora Outlet style: Decora or Standard	1 EA	\$ 0.00	\$ 0.00

<p><i>NOTE: For all home client 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 client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</i></p>		
Subtotal - Category 16	\$ 0.00	\$ 0.00
17. Insulation		
<p><i>NOTE: if insulation is replacing vermiculite insulation, part of the replacement cost may be eligible for reimbursement via the zonolite attic insulation trust. In that case, client can subcontract work directly. This cost is for project manager to coordinate scheduling/misc. with client only.</i></p>		
Subtotal - Category 17	\$ 0.00	\$ 0.00
18. Drywall		
Subtotal - Category 18	\$ -	\$ -
19. Tile and Stone		
Subtotal - Category 19	\$ -	\$ -
20. Millwork, Doors, Hardware		
<p><u>Casing</u>- classic 1X with a backband: 200 LF</p> <p>Manufacturer:</p> <p>Model backband:</p> <p>Model 1x:</p> <p>Species:</p> <p>Size overall:</p> <p>Picture framed: Y or N</p> <p>Stool detail (thickness/extension) and apron detail (height, model #): or NA</p> <p>Location:</p>	\$ 3,525.69	\$ 4,054.54
Subtotal - Category 20	\$ 3,525.69	\$ 4,054.54
21. Cabinetry, Countertops and Appliances		

CABINET SPECS: Cabinet Line: Crystal Current, Keyline, or Encore Box Type: Framed, Inset, or Frameless Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: current- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate available current frameless, all plywood green core box with natural maple veneer available if keyline; finished interiors of any cabinets would be noted on plans. Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown: Shoe: Yes Finished end: Furniture groove finished end (standard) or optional upgrade to flush finished Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included. Crystal accessories (location noted on plan): Other accessories provided by Castle (location noted on plan):: Other modifications will be noted on plan- examples: finished bottoms, recessed bottoms	1 EA	\$	0.00	\$	0.00
Subtotal - Category 21		\$	0.00	\$	0.00
22. Specialties					
Subtotal - Category 22		\$	-	\$	-
23. Flooring					
NOTE: New and existing hardwood flooring will not match exactly. Even when adjacent existing hardwoods are refinished or stained to achieve a closer match, differences will be apparent due to the varying grains and ages of the wood.					
Subtotal - Category 23		\$	0.00	\$	0.00
24. Painting and Decorating					
<u>In house set up, prep, clean up-</u> 3 or more rooms.	1 EA	\$	521.98	\$	600.27
<u>Molding (base, casing)-</u> staining and sealing:	200 LF	\$	2,211.48	\$	2,543.21
Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:					
<u>Window-</u> priming and painting on interior side of window:	10 EA	\$	3,755.81	\$	4,319.18
Manufacturer: Color name and #: Sheen: satin is standard					
<u>Paint or stain match</u> by Castle. Take sample to store, get matched, and approved by client.	1 EA	\$	166.79	\$	191.81

<p><i>NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design.</i></p> <p><i>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.</i></p>		
<p><i>NOTE: Please note that when the client 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.</i></p>		
Subtotal - Category 24	\$ 6,656.06	\$ 7,654.47
25. Clean Up and Debris Removal		
<u>Disposal and clean-up:</u> 1 EA -Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.	\$ 278.09	\$ 319.80
<u>Street permit:</u> 1 MO -Minneapolis street use permit for dumpster or unit temp storage . NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	\$ 182.00	\$ 209.30
<p><i>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.</i></p>		
<u>10 Yard mini roll-off dumpster:</u> 1 EA -Smaller truck for smaller places. -2.5 ton maximum NOTE: for 30 days only. See line below for additional months.	\$ 564.75	\$ 649.46
Subtotal - Category 25	\$ 1,024.83	\$ 1,178.56
Project Subtotal	\$ 36,215.57	\$ 41,595.40
26. Designer Oversight & Project Management	\$ 3,802.63	\$ 4,373.03
27. Overhead and Profit	\$ 5,975.57	\$ 6,871.90
Grand Total**	\$ 45,993.77	\$ 52,892.84
<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%*	\$ 1,149.84	Check or Cash Discount High 2.5%*	\$ 1,322.32		\$ 44,843.93	\$ 51,570.52
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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 the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

Custom Design Studio Locations



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5 W. Diamond Lake Rd
Minneapolis, MN 55419
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2600 Johnson St. NE
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6480 Wayzata Blvd.
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