



BUDGET ANALYSIS

Client Information:

Double Hung Insert Window Replacements

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Remove & replace (10) double hung window sash sets with Marvin Signature inserts on the main level of a 1 story house. Interior of window inserts to be stained to match existing interior trim work.

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			\$ 875.00	\$ 962.50
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA			\$ 250.00	\$ 250.00
Subtotal - Category 1					\$ 1,125.00	\$ 1,212.50
02. Site Prep and Demolition						
<u>Site Prep Small to Medium Project:</u>		1 EA			\$ 648.50	\$ 713.35
-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.						
<u>Demolition of work area:</u>		1 EA			\$ 1,008.00	\$ 1,108.80
- Remove (12) double hung sash sets on main level. (Interior & exterior trim/millwork to remain. No changes to window frames/casings.)						
<p><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></p>						
Subtotal - Category 2					\$ 1,656.50	\$ 1,822.15
03. Landscaping and Fence						
<i>NOTE: Any landscaping work to be done by Field Outdoor Spaces or Client.</i>						
13. Windows						

IRA tax rebate eligible windows product info: https://www.energystar.gov/products/most_efficient/vertical_slider_windows	0 EA	\$ -	\$ -
Custom size clad/wood pocket insert window: \$1064 allowance Manufacturer: Line: 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: <u>Window install material</u> (flashing, caulk, shims, etc.).	10 EA	\$ 16,462.50	\$ 18,108.75
	10 EA	\$ 625.00	\$ 687.50
Subtotal - Category 13		\$ 17,087.50	\$ 18,796.25
24. Painting and Decorating			
In house set up, prep, clean up- 3 or more rooms.	1 EA	\$ 671.25	\$ 738.38
Window- staining and finishing on interior side of window: Manufacturer: Color name and #: Sheen: satin is standard	10 EA	\$ 3,965.00	\$ 4,361.50
Paint or stain match by Castle. Take sample to store, get matched, and approved by client.	1 EA	\$ 231.00	\$ 254.10
<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		\$ 4,867.25	\$ 5,353.98
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. NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.	1 EA	\$ 336.00	\$ 369.60
Street permit: -Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	1 MO	\$ 118.75	\$ 130.63
<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>			
10 Yard mini roll-off dumpster: -Smaller truck for smaller places. -2.5 ton maximum NOTE: for 30 days only. See line below for additional months.	1 EA	\$ 463.75	\$ 510.13
Portable restroom: Additional Cost if Needed. -Regular. NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	0 MO	\$ -	\$ -
Subtotal - Category 25		\$ 918.50	\$ 1,010.35
Project Subtotal		\$ 25,654.75	\$ 28,195.23
26. Designer Oversight & Project Management		\$ 2,950.30	\$ 3,245.33

27. Overhead and Profit				\$	4,233.03	\$	4,656.34
Grand Total**				\$	32,838.08	\$	36,121.89
<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%*	\$	820.95	Check or Cash Discount High 2.5%*	\$	903.05	\$	32,017.13
						\$	35,218.84

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

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