

Double Hung Insert Window Replacements

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/9/2022

Remove & replace (12) 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.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 957.50	\$ 1,149.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 1,900.00	\$ 1,900.00
Subtotal - Category 1			\$ 2,857.50	\$ 3,049.00
02. Site Prep and Demolition				
Site Prep Small to Medium Project (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	\$ 446.55	\$ 535.86
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD	1	EA	\$ 0.00	\$ 0.00
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.				
Remove (12) double hung sash sets on main level. (Interior & exterior trim/millwork to remain. No changes to window frames/casings.)	1	EA	\$ 1,058.40	\$ 1,270.08
NOTE: Although care is taken to carefully remove materials from wall and floor surfaces, 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 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 via Change Order.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 1,504.95	\$ 1,805.94
03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				
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				
Subtotal - Category 10			\$ -	\$ -

11. Siding, Soffit, and Fascia			
Subtotal - Category 11		\$ -	\$ -
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -
13. Windows			
Furnish and install new custom size clad/wood pocket insert window; Window allowance \$900.00/ea.	12 EA	\$ 17,226.00	\$ 20,671.20
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): Interior weather Strip color: ??? Hardware type/color: WOCD: Y or N (and specify color, if diff. from hardware) Screen surround material/color: Screen color: Stop description:			
Window install material (flashing, caulk, shims, etc.)	12 EA	\$ 750.00	\$ 900.00
Subtotal - Category 13		\$ 17,976.00	\$ 21,571.20
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
Subtotal - Category 16		\$ -	\$ -
17. Insulation			
Subtotal - Category 17		\$ -	\$ -
18. Drywall			
Subtotal - Category 18		\$ -	\$ -
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Subtotal - Category 20		\$ -	\$ -
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ -	\$ -
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Subtotal - Category 23		\$ -	\$ -
24. Painting and Decorating			
In house set up, prep, clean up	1 EA	\$ 384.05	\$ 460.86
Staining and finishing on interior side of window, one side . 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.	12 EA	\$ 4,344.00	\$ 5,212.80
Manufacturer: Color name and #: Sheen: (satin is standard)			
Castle paint or stain match	1 EA	\$ 176.40	\$ 211.68
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		\$ 4,904.45	\$ 5,885.34

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	\$ 352.80	\$ 423.36		
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		
10 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	\$ 337.50	\$ 405.00		
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	\$ 212.50	\$ 255.00		
Subtotal - Category 25		\$ 982.80	\$ 1,163.36		
Project Subtotal		\$ 28,245.70	\$ 33,474.84		
26. Designer Oversight & Project Management		\$ 3,248.26	\$ 3,897.91		
27. Overhead and Profit		\$ 4,660.54	\$ 5,592.65		
Grand Total**		\$ 36,154.50	\$ 43,385.40		
<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%*	\$ 903.86	Check or Cash Discount High 2.5%*	\$ 1,084.63	\$ 35,250.63	\$ 42,300.76

*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

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