

Name: One Story Exterior Remodel

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 10/20/2021

Complete exterior renovation of one story rambler including siding replacement, new full frame casement windows, aluminum soffit and fascia, gutters with leaf guards, painting of the brick, and a portico addition and front entry.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 2,107.40	\$ 2,318.14
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 4,200.00	\$ 4,200.00
Subtotal - Category 1			\$ 6,307.40	\$ 6,518.14
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	\$ 571.05	\$ 628.16
Demo siding from home and dispose of in dumpster. Remove gutters and downspouts and recycle aluminum. Remove soffits and dispose of wood. Remove 14 casement windows. Existing concrete stoop to remain in place. No abatement included- if necessary cost to increase.	1	EA	\$ 3,192.00	\$ 3,511.20
<i>NOTE: Although care is taken to carefully remove tile from walls and floor occasionally screw pops, hairline cracks, and 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 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 in a non-chargeable change order.</i>	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 3,763.05	\$ 4,139.36
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Pier Footings - 12" X42" with 18" bell	2	EA	\$ 749.10	\$ 824.01
Flat concrete work. 6" slab.	80	SF	\$ 1,968.00	\$ 2,164.80
Subtotal - Category 4			\$ 2,717.10	\$ 2,988.81
05. Masonry				
Tuck-pointing of bricks	1	EA	\$ 1,968.00	\$ 2,164.80
Subtotal - Category 5			\$ 1,968.00	\$ 2,164.80
06. Framing				
Install portico support framing.	4	EA	\$ 835.20	\$ 918.72
Frame portico entry roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	140	SF	\$ 2,871.96	\$ 3,159.16
Furnish and install new 1 3/4" X 11 7/8" LVL ridge beam (materials and labor)	12	LF	\$ 869.76	\$ 956.74
Subtotal - Category 6			\$ 4,576.92	\$ 5,034.61
09. Roofing, Flashing, Gutters				

Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	140 SF	\$	817.95	\$	899.75
Furnish and install leaf free gutters and downspouts. Color:	284 LF	\$	3,318.54	\$	3,650.39
Subtotal - Category 9			\$ 4,136.49	\$	4,550.14
10. Exterior Trim, Porches and Decks					
Furnish and install Miratec exterior trim (5/4x6) to wrap front columns Width:	128 LF	\$	1,289.47	\$	1,418.42
Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door Color: NOTE: Additional \$100 will be added for a non-standard color	14 EA	\$	2,410.80	\$	2,651.88
Subtotal - Category 10			\$ 3,700.27	\$	4,070.30
11. Siding, Soffit, and Fascia					
Siding - LP Smartside lap siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim. Manufacturer: Color: Trim width: Lap size:	1760 SF	\$	16,236.00	\$	17,859.60
Vaulted Entry Soffits - Plywood smooth or bead board	140 SF	\$	2,755.20	\$	3,030.72
Soffits and Fascia - Aluminum Color:	248 LF	\$	6,100.80	\$	6,710.88
Subtotal - Category 11			\$ 25,092.00	\$	27,601.20
12. Exterior Doors and Trim					
Subtotal - Category 12			\$ -	\$	-
13. Windows					
Furnish and install new vinyl full frame window in new window opening; Window allowance \$375.00/ea. Manufacturer: Richlin Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: Jamb size: standard is 4 9/16" for 2x4 construction and 6 9/16" for 2x6 construction or custom (PM to verify at tpsv) Exterior trim details: Grids:	14 EA	\$	12,749.60	\$	14,024.56
Window install material (flashing, caulk, shims, etc.)	14 EA	\$	1,015.98	\$	1,117.58
Subtotal - Category 13			\$ 13,765.58	\$	15,142.14
14. Plumbing					
Subtotal - Category 14			\$ -	\$	-
15. HVAC					
Subtotal - Category 15			\$ -	\$	-
16. Electrical					
Electrical Permit	1 EA	\$	135.30	\$	148.83
Furnish and install light fixture at front entry portico, 1 new weather proof receptacle, and disconnect/reconnect of electrical for siding, etc. work; Fixture allowance \$250.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	1,783.50	\$	1,961.85

NOTE: For all homeowner 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 owner are the responsibility of the owner to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.		1 Note	\$	0.00	\$	0.00
Subtotal - Category 16			\$	1,918.80	\$	2,110.68
17. Insulation						
Subtotal - Category 17			\$	-	\$	-
18. Drywall						
Subtotal - Category 18			\$	-	\$	-
19. Tile and Stone						
Subtotal - Category 19			\$	-	\$	-
20. Millwork, Doors, Hardware						
Moderate window casing on all new windows - NOTE: Assumes 2 1/4" casing and "picture framed" windows Species: Size: Profile #: "Picture framed" OR sill/stool detail: Supplier:	280 LF	\$	2,510.76	\$	2,761.84	
Subtotal - Category 20			\$	2,510.76	\$	2,761.84
21. Cabinetry, Countertops and Appliances						
Subtotal - Category 21			\$	0.00	\$	0.00
22. Specialties						
Furnish and install new house numbers and mailbox. Allowance for letters \$50; Allowance for Mailbox \$100.	1 EA	\$	344.10	\$	378.51	
Subtotal - Category 22			\$	344.10	\$	378.51
23. Flooring						
Subtotal - Category 23			\$	-	\$	-
24. Painting and Decorating						
Staining and finishing on interior side of window trim. NOTE: Our standard is low VOC for woodwork. Manufacturer: Color name and #: Sheen: (satin is standard)	14 EA	\$	2,106.30	\$	2,316.93	
Exterior Painting - Paint new LP Smartside siding. Option not included, assumes pre-finished, add \$9000 if necessary.	0 EA	\$	0.00	\$	0.00	
Exterior Painting - Paint or Stain brick.	420 SF	\$	2,010.96	\$	2,212.06	
Exterior Painting - Finish vaulted ceiling and paint new columns.	1 EA	\$	1,276.80	\$	1,404.48	
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			\$	5,394.06	\$	5,933.47
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	\$ 319.20	\$ 351.12		
<div>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.</div>	0 EA	\$ 0.00	\$ 0.00		
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	2 EA	\$ 824.10	\$ 906.51		
<div>Regular portable restroom (one month) NOTE: This cost can be saved if homeowner is ok with making a bathroom in the house available to Castle and it's trade partners</div>	2 EA	\$ 418.20	\$ 460.02		
Subtotal - Category 25		\$ 1,561.50	\$ 1,717.65		
Project Subtotal		\$ 77,756.03	\$ 85,111.64		
26. Designer Oversight & Project Management		\$ 6,278.80	\$ 6,906.68		
27. Overhead and Profit		\$ 10,905.28	\$ 11,995.81		
Grand Total**		\$ 94,940.12	\$ 104,434.13		
MN License # BC005657					
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 Low 2.5%*	\$ 2,373.50	Check or Cash Discount High 2.5%*	\$ 2,610.85	\$ 92,566.61	\$ 101,823.27

*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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