

Name:  
 Address:  
 City, State, Zip:  
 Phone:  
 Email:



## BUDGET ANALYSIS

**Project Description:**

**Date:** 5/21/2020

Demo wall and frame new header for a new 5'-0" French door or patio door.  
 Includes deck stairs 5' wide x 3 steps to grade on footings.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 750.00	\$ 825.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 950.00	\$ 950.00
<b>Subtotal - Category 1</b>			<b>\$ 1,700.00</b>	<b>\$ 1,775.00</b>
<b>02. Site Prep and Demolition</b>				
Site Prep (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	\$ 404.55	\$ 445.01
PATIO DOOR: Demolition of work area to EPA lead safe work practices: Demo the existing window, interior and exterior trim, and base molding on that window wall and dispose. Demo the interior wall covering as needed. Make a clean cut in the stucco to demo the stucco directly below the window. Demo the framing as needed to create the new patio door rough opening. NOTE: Although great care is taken and it is almost never an issue, if the stucco chips or if a stucco patch is needed, there will be additional costs. NO stucco work is included in this	1	EA	\$ 466.20	\$ 512.82
<b>OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD</b> <b>ADD: \$110.00</b> <b>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.</b>	1	EA	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 870.75</b>	<b>\$ 957.83</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces</b>				
<b>Subtotal - Category 3</b>			<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>				
Pier Footings - 8" X42" with 12" bell	2	EA	\$ 618.90	\$ 680.79
Pier Footings - 12" X42" with 18" bell	0	EA	\$ -	\$ -
<b>Subtotal - Category 4</b>			<b>\$ 618.90</b>	<b>\$ 680.79</b>
<b>05. Masonry</b>				
<b>Subtotal - Category 5</b>			<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>				
Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above. PATIO DOOR: Frame for the new patio door rough opening. To include a new (2) 2X8 header and king studs for the new opening. Install a new treated sill under the new patio door after the wall is removed.	1	EA	\$ 460.80	\$ 506.88
<b>Deck Stairs:</b> Frame deck stairs with treated 2X12 stair jacks, 12" O.C.. See Category 10 Includes all needed mechanical fasteners (hangers, etc.) <b>DOES NOT include decking or risers.</b>	15	LF	\$ 352.31	\$ 387.54
<b>Subtotal - Category 6</b>			<b>\$ 813.11</b>	<b>\$ 894.42</b>

<b>09. Roofing, Flashing, Gutters</b>				
<b>Subtotal - Category 9</b>			\$ -	\$ -
<b>10. Exterior Trim, Porches and Decks</b>				
Furnish and install Cedar exterior trim (5/4x?)	21 LF	\$ 180.41	\$ 198.45	
<b>Width:</b>				
Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door	1 EA	\$ 175.00	\$ 192.50	
<b>Color:</b>				
NOTE: Additional \$100 will be added for a non-standard color				
<b>DECK SECTION:</b>	1	\$ 0.00	\$ 0.00	
Decking - 5/4" X 6", Cedar decking with cedar colored top mount screws;	15 SF	\$ 247.55	\$ 272.30	
Skirting/stair riser - Cedar 1X10 skirting around the perimeter of the framing and stair risers.	12 LF	\$ 209.18	\$ 230.10	
<b>Subtotal - Category 10</b>			\$ 812.14	\$ 893.35
<b>11. Siding, Soffit, and Fascia</b>				
<b>Subtotal - Category 11</b>			\$ -	\$ -
<b>12. Exterior Doors and Trim</b>				
Furnish and install French doors or sliding glass clad/wood patio door; Door allowance: \$2,100.00/set	1 EA	\$ 3,246.60	\$ 3,571.26	
<b>Manufacturer/supplier:</b>				
<b>Door Size:</b>				
<b>Operating panel (viewed from exterior):</b>				
<b>Jamb Depth:</b>				
<b>Grids:</b>				
<b>Grid type</b>				
<b>Hardware Color:</b>				
<b>Subtotal - Category 12</b>			\$ 3,246.60	\$ 3,571.26
<b>13. Windows</b>				
<b>Subtotal - Category 13</b>			\$ -	\$ -
<b>14. Plumbing</b>				
<b>Subtotal - Category 14</b>			\$ 0.00	\$ 0.00
<b>15. HVAC</b>				
<b>Subtotal - Category 15</b>			\$ -	\$ -
<b>16. Electrical</b>				
Specify device color:	1 EA	\$ 0.00	\$ 0.00	
White, light almond, or ivory are standard. PICK ONE				
Specify switch style				
Pole or Decora. PICK ONE				
NOTE: Battery operated smoke detector and CO by homeowner. Will all need to be functional and placed per code. Code requires each floor have one smoke detector. In addition, any bedroom needs a smoke detector. Also there must be a carbon monoxide detector within 10 feet of each bedroom. **If the rest of the home does not meet the above code, homeowner will be responsible to update or if homeowner prefers, Castle will perform updates and a change order will be issued**	1 Note	\$ 0.00	\$ 0.00	
NOTE: For all home owner 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.	1 Note	\$ 0.00	\$ 0.00	
<b>Subtotal - Category 16</b>			\$ 0.00	\$ 0.00
<b>17. Insulation</b>				
<b>Subtotal - Category 17</b>			\$ -	\$ -
<b>18. Drywall</b>				
<b>Subtotal - Category 18</b>			\$ -	\$ -
<b>19. Tile and Stone</b>				
<b>Subtotal - Category 19</b>			\$ -	\$ -
<b>20. Millwork, Doors, Hardware</b>				

Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows Species: Size: Profile #: "Picture framed" OR sill/stool detail: Supplier:	21 LF	\$	192.79	\$	212.07
<b>Subtotal - Category 20</b>			\$	<b>192.79</b>	\$ <b>212.07</b>
<b>21. Cabinetry, Countertops and Appliances</b>					
<b>Subtotal - Category 21</b>			\$	<b>0.00</b>	\$ <b>0.00</b>
<b>22. Specialties</b>					
<b>Subtotal - Category 22</b>			\$	<b>-</b>	\$ <b>-</b>
<b>23. Flooring</b>					
<b>Subtotal - Category 23</b>			\$	<b>-</b>	\$ <b>-</b>
<b>24. Painting and Decorating</b>					
Finishing of an EXTERIOR door 1 side (interior). Includes the jamb of the unit. 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. Manufacturer: Color name and #: Sheen: (satin is standard)	1 EA	\$	373.98	\$	411.37
<b>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.</b>	1 Note	\$	0.00	\$	0.00
<b>Subtotal - Category 24</b>			\$	<b>373.98</b>	\$ <b>411.37</b>
<b>25. Clean Up and Debris Removal</b>					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area. Haul all extra material off site.	1 EA	\$	310.80	\$	341.88
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. 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.	1 MO	\$	80.00	\$	80.00
<b>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 via a change order. Sometimes it will get moved, sometimes it will just get fined. The charge is the same either way.</b>	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	\$	371.25
<b>Subtotal - Category 25</b>			\$	<b>728.30</b>	\$ <b>793.13</b>
<b>Project Subtotal</b>			\$	<b>9,376.57</b>	\$ <b>10,189.22</b>
<b>26. Project Management</b>			\$	750.13	\$ 825.14
<b>27. Administrative Fees and Sales Tax Paid on Material Purchases</b>			\$	234.41	\$ 257.86
<b>28. Designer Oversight</b>			\$	140.65	\$ 154.71
<b>29. Overhead and Profit</b>			\$	1,312.72	\$ 1,443.99
<b>Grand Total**</b>			\$	<b>11,814.48</b>	\$ <b>12,995.92</b>
MN License # BC005657 <b>**Important Notice**</b>					

**\*\*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 2.5%	2.50%				
<b>Grand Total After Discounts</b>					
Check or Cash Discount Low 2.5%*	\$ 295.36	Check or Cash Discount High 2.5%*	\$ 324.90	\$ 11,519.11	\$ 12,671.03

\*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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