

# One Story Exterior Remodel

Address:

City, State, Zip:

Phone:

Email:



## BUDGET ANALYSIS

**Project Description:**

**Date:** 6/8/2022

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
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 2,990.00	\$ 3,438.50
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 6,800.00	\$ 6,800.00
<b>Subtotal - Category 1</b>			<b>\$ 9,790.00</b>	<b>\$ 10,238.50</b>
<b>02. Site Prep and Demolition</b>				
Site Prep Large Project or Addition (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	\$ 1,868.40	\$ 2,148.66
<ul style="list-style-type: none"> <li>•Demo siding from home and dispose of in dumpster (by siding TP).</li> <li>•Remove gutters and downspouts and recycle aluminum (by siding TP).</li> <li>•Remove soffits and dispose of wood (by siding TP).</li> <li>•Remove 14 casement windows and associated trim (by Castle).</li> <li>•(Existing concrete stoop to remain in place.)</li> <li>•(Does NOT include mold, lead, and/or asbestos abatement. If abatement measures are found to be necessary, additional costs will be included via a change order).</li> </ul>	1	EA	\$ 1,478.40	\$ 1,700.16
<i>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.</i>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 3,346.80</b>	<b>\$ 3,848.82</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces or homeowner</b>				
Presumes no landscaping work included in this project.	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 3</b>			<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>04. Concrete and Foundation</b>				
Pier Footings - 12" X42" with 18" bell	2	EA	\$ 856.20	\$ 984.63
Flat concrete work. 4" slab. Patio / Driveway / Sidewalk	80	SF	\$ 2,600.00	\$ 2,990.00
<b>Subtotal - Category 4</b>			<b>\$ 3,456.20</b>	<b>\$ 3,974.63</b>
<b>05. Masonry</b>				
Tuck-pointing of brick work.	1	EA	\$ 2,860.00	\$ 3,289.00
<b>Subtotal - Category 5</b>			<b>\$ 2,860.00</b>	<b>\$ 3,289.00</b>
<b>06. Framing</b>				
Install portico support framing.	4	EA	\$ 1,259.20	\$ 1,448.08
Frame portico entry roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	140	SF	\$ 4,340.28	\$ 4,991.32
Furnish and install new 1 3/4" X 11 7/8" LVL ridge beam (materials and labor)	12	LF	\$ 1,133.28	\$ 1,303.27
<b>Subtotal - Category 6</b>			<b>\$ 6,732.76</b>	<b>\$ 7,742.67</b>

<b>09. Roofing, Flashing, Gutters</b>			
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs)	140 SF	\$ 1,092.00	\$ 1,255.80
Shingle manufacturer:			
Shingle type:			
Option: Furnish and install leaf free gutters and 3x4 downspouts.	284 LF	\$ 8,122.40	\$ 9,340.76
Color:			
<b>Subtotal - Category 9</b>		<b>\$ 9,214.40</b>	<b>\$ 10,596.56</b>
<b>10. Exterior Trim, Porches and Decks</b>			
<b>Subtotal - Category 10</b>		<b>\$ -</b>	<b>\$ -</b>
<b>11. Siding, Soffit, and Fascia</b>			
Demo siding in affected areas	1760 SF	\$ 6,726.72	\$ 7,735.73
Furnish and install 1 layer Tyvek house wrap	1760 SF	\$ 2,860.00	\$ 3,289.00
Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim.	1760 SF	\$ 28,828.80	\$ 33,153.12
Manufacturer:			
Color:			
Trim width:			
Lap size:			
Portico Soffits - Plywood	140 SF	\$ 4,550.00	\$ 5,232.50
smooth or bead board			
Soffits and Fascia - Aluminum	248 LF	\$ 6,770.40	\$ 7,785.96
Color:			
<b>Subtotal - Category 11</b>		<b>\$ 49,735.92</b>	<b>\$ 57,196.31</b>
<b>12. Exterior Doors and Trim</b>			
<b>Subtotal - Category 12</b>		<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>13. Windows</b>			
Furnish and install new clad/wood full frame window;	14 EA	\$ 23,045.40	\$ 26,502.21
Window allowance \$950.00/ea.			
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:			
Exterior Brickmould profile/material/color/size: if comes with window, if not specify under			
Window install material (flashing, caulk, shims, etc.)	14 EA	\$ 910.00	\$ 1,046.50
Exterior window trim (brickmould) to be integral to new window unit.	14 EA	\$ 2,275.00	\$ 2,616.25
Manufacturer:			
Color:			
Material:			
Size:			
Style:			
<b>Subtotal - Category 13</b>		<b>\$ 26,230.40</b>	<b>\$ 30,164.96</b>
<b>14. Plumbing</b>			
<b>Subtotal - Category 14</b>		<b>\$ -</b>	<b>\$ -</b>
<b>15. HVAC</b>			
<b>Subtotal - Category 15</b>		<b>\$ -</b>	<b>\$ -</b>
<b>16. Electrical</b>			
Run wiring for exterior light fixtures and outlets.	1 EA	\$ 1,560.00	\$ 1,794.00
Electrical Permit	1 EA	\$ 240.50	\$ 276.58

Front portico & back door lights: CBR furnish and elec install light fixture; Fixture allowance \$250.00/ea. <b>Manufacturer:</b> <b>Model #:</b> <b>Finish:</b>	3 EA	\$ 1,482.00	\$ 1,704.30
<b>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. 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.</b>	1 Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 16</b>		\$ 3,282.50	\$ 3,774.88
<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 casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows <b>Species:</b> <b>Size:</b> <b>Brand/profile #:</b> <b>"Picture framed": Y or N</b> <b>Stool detail (thickness/extension) and apron detail (height, profile #):</b>	280 LF	\$ 2,979.76	\$ 3,426.72
<b>Subtotal - Category 20</b>		\$ 2,979.76	\$ 3,426.72
<b>21. Cabinetry, Countertops and Appliances</b>			
<b>Subtotal - Category 21</b>		\$ -	\$ -
<b>22. Specialties</b>			
Furnish and install new house numbers and mailbox. Allowance for letters \$50; Allowance for Mailbox \$100.	1 EA	\$ 379.80	\$ 436.77
<b>Subtotal - Category 22</b>		\$ 379.80	\$ 436.77
<b>23. Flooring</b>			
<b>Subtotal - Category 23</b>		\$ -	\$ -
<b>24. Painting and Decorating</b>			
In house set up, prep, clean up	1 EA	\$ 402.10	\$ 462.42
Priming and painting of base molding and/or casing. 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. <b>Manufacturer:</b> <b>Color name and #:</b> <b>Sheen: (satin is standard)</b>	280 LF	\$ 2,158.80	\$ 2,482.62
Finishing of an EXTERIOR door both sides. 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. <b>Manufacturer:</b> <b>Color name and #:</b> <b>Sheen: (satin is standard)</b>	2 EA	\$ 876.40	\$ 1,007.86
Staining and finishing on interior side of window, <b>one side</b> . 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. <b>Manufacturer:</b> <b>Color name and #:</b> <b>Sheen: (satin is standard)</b>	14 EA	\$ 5,306.00	\$ 6,101.90
Castle paint or stain match	1 EA	\$ 184.80	\$ 212.52
Exterior Painting - Painting of portico plywood soffits & columns	1 EA	\$ 1,300.00	\$ 1,495.00

Exterior Painting - Painting of brick	420 SF	\$ 1,092.00	\$ 1,255.80
Presumes all new Hardie siding, aluminum soffits, fascia, & exterior trim is pre-finished and therefor does not need to be painted. No additional exterior painting included in this project.	1 Note	\$ 0.00	\$ 0.00
<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>\$ 11,320.10</b>	<b>\$ 13,018.12</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	\$ 739.20	\$ 850.08
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>	2 MO	\$ 160.00	\$ 160.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	30 DAYS	\$ 210.00	\$ 210.00
<b>DUMPSTER NOTE:</b> 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
20 Yard roll-off dumpster - 10 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days	2 EA	\$ 871.00	\$ 1,001.65
Regular portable restroom (one month) <b>NOTE:</b> 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	2 EA	\$ 442.00	\$ 508.30
<b>Subtotal - Category 25</b>		<b>\$ 2,422.20</b>	<b>\$ 2,730.03</b>
<b>Project Subtotal</b>		<b>\$ 131,861.84</b>	<b>\$ 150,437.97</b>
<b>26. Designer Oversight &amp; Project Management</b>		<b>\$ 14,405.91</b>	<b>\$ 16,566.79</b>
<b>27. Overhead and Profit</b>		<b>\$ 20,669.34</b>	<b>\$ 23,769.74</b>
<b>Grand Total**</b>		<b>\$ 166,937.09</b>	<b>\$ 191,977.65</b>
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><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.</b></p>			
<b>Check or Cash Discount Low 2.5%*</b>	<b>\$ 4,173.43</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 4,799.44</b>
			<b>\$ 162,763.66</b>
			<b>\$ 187,178.21</b>

\*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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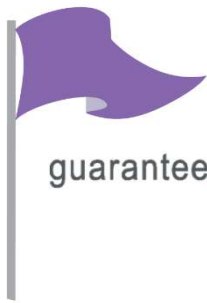


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## Castle Offers Financing

**\$** Up to \$25k or  
50% of project cost

**%** 7% interest rate

**60** Up to 60 month term

**🔒** Completely  
unsecured loan

**NO FEES** No fees, closing costs or  
prepayment penalties

**🏠** On approved credit  
Requires ACH payment

Find out if  
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Call or email Tandra Heine, Financial Controller at 612.877.8374 or  
[Tandra@castlebri.com](mailto:Tandra@castlebri.com) to schedule your 10 minute no obligation consultation.