

Patio Door Install

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/8/2022

Demo wall and frame new header for a new 6' wide French door. Furnish & install 6068 French door. Furnish & install a cedar deck landing (6' wide by 3' deep) and stairs (6' wide, 3 steps down) to grade with hand rails on both sides.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 635.00	\$ 762.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 1,300.00	\$ 1,300.00
Subtotal - Category 1			\$ 1,935.00	\$ 2,062.00
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
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	\$ 705.60	\$ 846.72
<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
Subtotal - Category 2			\$ 1,152.15	\$ 1,382.58
03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Pier Footings - 8" X42" with 12" bell	2	EA	\$ 692.40	\$ 830.88
Subtotal - Category 4			\$ 692.40	\$ 830.88
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				
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	\$ 602.80	\$ 723.36
Deck Framing Posts: Frame deck posts with treated 6x6's (up to 8' height), as per building code. Includes all needed mechanical fasteners (bases, anchors, caps, etc.)	2	EA	\$ 519.28	\$ 623.13

Exterior Landing Framing: Frame landing with treated 2X8, 16" O.C. Includes install of ledger board, rim joist, and header. Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking.	18 SF	\$ 675.15	\$ 810.18
Deck Stairs: Frame deck stairs with treated 2X12 stair jacks, 12" O.C.. See Category 10 Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking or risers.	18 LF	\$ 641.77	\$ 770.13
Subtotal - Category 6		\$ 2,439.00	\$ 2,926.80
09. Roofing, Flashing, Gutters			
Subtotal - Category 9		\$ -	\$ -
10. Exterior Trim, Porches and Decks			
Furnish and install Cedar exterior trim (5/4x?) Width:	21 LF	\$ 226.93	\$ 272.31
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	1 EA	\$ 389.60	\$ 467.52
Decking - 5/4" X 6", Cedar decking with cedar colored top mount screws;	36 SF	\$ 894.53	\$ 1,073.43
Skirting/stair riser - Cedar 1X10 skirting around the perimeter of the framing and stair risers.	30 LF	\$ 723.36	\$ 868.03
Railing - Cedar - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap. <u>2X2 spindles</u>	14 LF	\$ 956.12	\$ 1,147.34
Subtotal - Category 10		\$ 3,190.53	\$ 3,828.64
11. Siding, Soffit, and Fascia			
Subtotal - Category 11		\$ -	\$ -
12. Exterior Doors and Trim			
Furnish and install new 6' French doors w/clad exterior; using call #s <u>Door allowance: \$4,000.00/set</u> Manufacturer: Line: Type: 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: Sill/threshold color: Hardware style/color: Exterior handle style/color: Interior handle set style/color: Screen surround material/color: Screen color: Exterior Brickmould profile/material/color/size: if comes with door, if not specify under section	1 EA	\$ 6,283.25	\$ 7,539.90
Subtotal - Category 12		\$ 6,283.25	\$ 7,539.90
13. Windows			
Subtotal - Category 13		\$ -	\$ -
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
Electrical Permit	1 EA	\$ 231.25	\$ 277.50
Specify device color: White, light almond, or ivory are standard. PICK ONE	1 EA	\$ 0.00	\$ 0.00
Specify switch style Pole or Decora. PICK ONE			
Wire for new sconce and receptacle, minor demo/refeed allowance.	1 EA	\$ 1,500.00	\$ 1,800.00

<p>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**</p>	1 Note	\$	0.00	\$	0.00
<p>NOTE: No wiring for security, doorbell, TV, speakers or phone is included in pricing. If any low voltage wires are found in a wall being opened up, additional costs to re-route them will occur.</p>	1 Note	\$	0.00	\$	0.00
<p>CBR furnish and elec install light fixture; <u>Fixture allowance \$150.00/ea.</u> Manufacturer: Model #: Finish:</p>	1 EA	\$	340.00	\$	408.00
<p>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.</p>	1 Note	\$	0.00	\$	0.00
Subtotal - Category 16		\$	2,071.25	\$	2,485.50
17. Insulation					
Subtotal - Category 17		\$	-	\$	-
18. Drywall					
Subtotal - Category 18		\$	-	\$	-
19. Tile and Stone					
Subtotal - Category 19		\$	-	\$	-
20. Millwork, Doors, Hardware					
<p>Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows Species: Size: Brand/profile #: "Picture framed": Y or N</p>	21 LF	\$	232.32	\$	278.79
Subtotal - Category 20		\$	232.32	\$	278.79
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
<p>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.</p> <p>Manufacturer: Color name and #: Sheen: (satin is standard)</p>	21 LF	\$	211.47	\$	253.76
<p>Finishing of an EXTERIOR door <u>both sides</u>. 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.</p> <p>Manufacturer: Color name and #: Sheen: (satin is standard)</p>	1 EA	\$	418.60	\$	502.32
<p>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.</p>	1 Note	\$	0.00	\$	0.00
Subtotal - Category 24		\$	1,014.12	\$	1,216.94

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		\$ 20,012.82	\$ 23,715.39		
26. Designer Oversight & Project Management		\$ 2,301.47	\$ 2,761.77		
27. Overhead and Profit		\$ 3,302.12	\$ 3,962.54		
Grand Total**		\$ 25,616.41	\$ 30,739.70		
<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%*	\$ 640.41	Check or Cash Discount High 2.5%*	\$ 768.49	\$ 24,976.00	\$ 29,971.20

*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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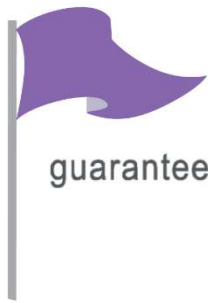


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