



BUDGET ANALYSIS

Client Information:

Patio Door Install
 Address:
 City, State, Zip:
 Phone:
 Email:

Project Description:

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.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.					
	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
<u>Permit.</u>		1 EA		\$ 875.00	\$ 962.50
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 1,200.00	\$ 1,200.00
Subtotal - Category 1				\$ 2,075.00	\$ 2,162.50
02. Site Prep and Demolition					
<u>Site Prep Small to Medium Project:</u>		1 EA		\$ 648.50	\$ 713.35
-Tools/equipment delivery and set up of job site.					
-Place yard sign and order dumpster.					
-Floor protection to work area.					
-Poly curtain walls and zipper doors to work area.					
<u>Demolition of work area:</u>		1 EA		\$ 672.00	\$ 739.20
- 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.					
<i>*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 proposal.</i>					
<i>NOTE: Although care is taken to carefully complete demolition, 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. 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 off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.</i>					
Subtotal - Category 2				\$ 1,320.50	\$ 1,452.55
03. Landscaping and Fence					

<i>NOTE: Any landscaping work to be done by Field Outdoor Spaces or Client.</i>			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
<i>Note: Bottom of the stair bearing down onto existing concrete patio/sidewalk.</i>		1 Note	\$ 0.00 \$ 0.00
<u>Landing Footing</u> - 8" X 42" with 12" bell.		2 EA	\$ 685.40 \$ 753.94
Subtotal - Category 4		\$ 685.40	\$ 753.94
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
<u>Remove LOAD BEARING wall, frame temp walls, frame a new opening:</u>		1 EA	\$ 1,486.50 \$ 1,635.15
-Includes new DROPPED HEADERS for the support of the weight above.			
-Non-steel, 10' or smaller opg.			
-Post footings/blocking below additional and not included on this line item.			
<u>Deck Framing Posts:</u>		2 EA	\$ 513.85 \$ 565.24
-Treated 6x6's (up to 8' height), as per building code.			
-Includes all needed mechanical fasteners (bases, anchors, caps, etc.).			
<u>Exterior Landing Framing:</u>		18 SF	\$ 653.99 \$ 719.38
-Floor structure treated 2X8, 16" O.C.			
-Includes install of ledger board, rim joist.			
Includes all needed mechanical fasteners (hangers, etc.).			
-Excludes decking.			
<u>Deck Stairs:</u>		3 Treads	\$ 898.50 \$ 988.35
-Treated 2X12 stair stringers, 12" O.C..			
-Includes all needed mechanical fasteners (hangers, etc.).			
-Excludes decking and risers.			
Subtotal - Category 6		\$ 3,552.84	\$ 3,908.12
09. Roofing, Flashing, Gutters			
Subtotal - Category 9		\$ -	\$ -
10. Exterior Trim, Porches and Decks			
<u>Trim- Cedar:</u>		21 LF	\$ 236.15 \$ 259.76
Width:			
Thickness:			
Texture:			
<u>Decking - 5/4" X 6" Cedar-</u> with cedar colored top mount screws.		36 SF	\$ 783.36 \$ 861.70
<u>Skirting/stair riser - Cedar.</u> 1X10 skirting around the perimeter of the framing and stair risers.		30 LF	\$ 703.20 \$ 773.52
<u>Railing - Cedar:</u>		14 LF	\$ 1,226.56 \$ 1,349.21
Newel post size: 4x4			
Top and bottom rail: vertical 2X4 top and bottom supports with a 5/4 X 6 top cap			
Spindles: 2x2			
<u>Handrail- Gripable with mounting hardware:</u>		14 LF	\$ 213.57 \$ 234.93
Rail manufacturer:			
Rail model:			
Rail wood species:			
Hardware manufacturer:			
Hardware model:			
Hardware finish			
Subtotal - Category 10		\$ 3,162.83	\$ 3,479.12
11. Siding, Soffit, and Fascia			
<i>Presumes no siding work in this project.</i>		1 Note	\$ 0.00 \$ 0.00
Subtotal - Category 11		\$ 0.00	\$ 0.00
12. Exterior Doors and Trim			
IRA tax rebate eligible exterior door product info: https://www.energystar.gov/about/federal_tax_credits/exterior_doors		1 NOTE	\$ 0.00 \$ 0.00

6' French doors w/clad exterior; using call #s: \$4,400 allowance Manufacturer: Model: Exterior Material / Color: Interior Species / Color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Weather strip color: Sill/threshold color: Hardware style/color: Exterior handle style/color: Interior handle set style/color: Screen surround material/color: Screen color:	1 EA	\$ 6,073.25	\$ 6,680.58
Subtotal - Category 12		\$ 6,073.25	\$ 6,680.58
13. Windows			
Subtotal - Category 13		\$ -	\$ -
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
<p><i>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</i></p>			
<p><i>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.</i></p>			
Electrical Permit.	1 EA	\$ 231.25	\$ 254.38
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Wire for new sconce and receptacle, minor demo/refeed allowance.	1 EA	\$ 1,500.00	\$ 1,650.00
Light fixture- CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$ 340.00	\$ 374.00
<p><i>NOTE: For all home client 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 client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</i></p>			
Subtotal - Category 16		\$ 2,071.25	\$ 2,278.38
17. Insulation			
Subtotal - Category 17		\$ -	\$ -
18. Drywall			
Drywall or plaster patch around new door.	1 EA	\$ 153.00	\$ 168.30
Subtotal - Category 18		\$ 153.00	\$ 168.30
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			

Casing - moderate 1 piece:	21 LF	\$ 515.45	\$ 566.99
Manufacturer:			
Model:			
Species:			
Size:			
Picture framed: Y or N			
Stool detail (thickness/extension) and apron detail (height, profile #): or NA			
Location:			
Base shoe molding:	10 LF	\$ 65.55	\$ 72.11
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Base molding - moderate 1 piece shorter base:	10 LF	\$ 352.55	\$ 387.81
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Subtotal - Category 20		\$ 933.55	\$ 1,026.90
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ 0.00	\$ 0.00
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Subtotal - Category 23		\$ -	\$ -
24. Painting and Decorating			
In house set up, prep, clean up- 1 room.	1 EA	\$ 493.25	\$ 542.58
Molding (base, casing)- staining and sealing:	31 LF	\$ 614.58	\$ 676.03
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Items: base, casing, crown, etc.			
Rooms or locations:			
Exterior door- finish:	1 EA	\$ 615.88	\$ 677.46
Manufacturer:			
Color name and # door:			
Color name and # jamb:			
Sheen: satin is standard			
Locations:			
NOTE: includes both sides and jamb of unit.			
Paint or stain match by Castle. Take sample to store, get matched, and approved by client.	1 EA	\$ 231.00	\$ 254.10
<p><i>NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design.</i></p> <p><i>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.</i></p>			
<p><i>NOTE: Please note that when the client 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.</i></p>			
Subtotal - Category 24		\$ 1,954.70	\$ 2,150.17
25. Clean Up and Debris Removal			
Disposal and clean-up:	1 EA	\$ 336.00	\$ 369.60
-Remove all site prep, wipe down and broom sweep area.			
-Haul all extra material off site.			
NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.			

Street permit: -Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	1 MO	\$ 118.75	\$ 130.63
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.			
10 Yard mini roll-off dumpster: -Smaller truck for smaller places. -2.5 ton maximum NOTE: for 30 days only. See line below for additional months.	1 EA	\$ 463.75	\$ 510.13
Portable restroom: -Regular. NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	1 MO	\$ 286.25	\$ 314.88
Subtotal - Category 25		\$ 1,204.75	\$ 1,325.23
Project Subtotal		\$ 23,187.06	\$ 25,385.77
26. Designer Oversight & Project Management		\$ 2,666.51	\$ 2,933.16
27. Overhead and Profit		\$ 3,825.87	\$ 4,208.45
Grand Total**		\$ 29,679.44	\$ 32,647.38
<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%*	\$ 741.99	Check or Cash Discount High 2.5%*	\$ 816.18
			\$ 28,937.45
			\$ 31,831.20

*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 the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

Custom Design Showrooms



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Showroom maps & hours can be found on our website at www.CASTLEBRI.com

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