

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



BUDGET ANALYSIS

Project Description:

Date: 2/13/2020

Project Description: Exterior Remodel of 2 story space. New siding, roofing, soffits/fascia, gutters, attic insulation, exterior doors.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 2,160.00	\$ 2,376.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,400.00	\$ 2,400.00
Subtotal - Category 1			\$ 4,560.00	\$ 4,776.00
02. Site Prep and Demolition				
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	\$ 386.00	\$ 424.60
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD. ADD: \$110.00 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.	1	EA	\$ 0.00	\$ 0.00
Demolition of work area to EPA lead safe work practices: - Removal of garage window and garage door, and removal of front door. - Other misc. demolition, as needed. - Temporarily remove AC line and electrical mast from side of house to install new siding. Reinstall after new siding work is completed. - Disconnect cable lines running through siding for reinstallation after siding is completed. - Remove deck step up to rear door and 5/4 x 6 deck board running parallel to house for new siding installation. Replace both items after siding is completed. - Temporarily remove exterior light fixtures and mailbox. Reinstall after siding is complete. - Remove and dispose of shutters. - Remove all siding from home. Remove and replace wall vents for reinstallation. - Remove gutter and downspouts and save components, if possible. - Remove and trash roof antenna. - Remove all roofing and roofing felt to sheathing. Remove flashings and roof vents, as needed. Save roof vents for reinstallation wherever possible. NOTE: Repairs to any interior walls or ceilings that get cracks from exterior demo, or insulation work, are not included in Project Pricing. NOTE: Removal of landscaping, plantings and deck accessories by others and not included in estimate. 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.	1	EA	\$ 2,368.00	\$ 2,604.80
	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 2,754.00	\$ 3,029.40
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -

04. Concrete and Foundation				
Subtotal - Category 4			\$ -	\$ -
05. Masonry				
Brick	1 EA	\$ 3,600.00	\$ 3,960.00	
- Rebuild chimney from the roof up with a reddish brown colored brick – TBD.				
- Install watertight chimney cap to fit around existing flue.				
- OPTION: Replacement of chimney flue is not included in Project Pricing. Assessment will be made during removal of existing chimney.				
Subtotal - Category 5			\$ 3,600.00	\$ 3,960.00
06. Framing				
Subtotal - Category 6			\$ -	\$ -
09. Roofing, Flashing, Gutters				
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs)	1512 SF	\$ 8,618.40	\$ 9,480.24	
Shingle manufacturer:				
Shingle type:				
Furnish and install leaf free gutters	124 LF	\$ 1,413.60	\$ 1,554.96	
Color:				
Subtotal - Category 9			\$ 10,032.00	\$ 11,035.20
10. Exterior Trim, Porches and Decks				
Furnish and install Cedar exterior trim (5/4x?)	500 LF	\$ 4,100.00	\$ 4,510.00	
Width:				
Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door	25 EA	\$ 4,200.00	\$ 4,620.00	
Color:				
NOTE: Additional \$100 will be added for a non-standard color				
Subtotal - Category 10			\$ 8,300.00	\$ 9,130.00
11. Siding, Soffit, and Fascia				
Furnish and install 1 layer Tyvek house wrap	2376 SF	\$ 2,851.20	\$ 3,136.32	
Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim.	2376 SF	\$ 28,512.00	\$ 31,363.20	
Manufacturer:				
Color:				
Trim width:				
Lap size:				
Soffits and Fascia - Aluminum	180 LF	\$ 4,320.00	\$ 4,752.00	
Color:				
Subtotal - Category 11			\$ 35,683.20	\$ 39,251.52
12. Exterior Doors and Trim				
Furnish and install new 8' designer period garage door and opener \$750.00 door allowance	1 EA	\$ 1,308.00	\$ 1,438.80	
Manufacturer:				
Style:				
Color:				
Material:				
Insulated (Y or N):				
Height:				
Furnish and install new 16' designer period garage door and opener \$1,400.00 door allowance	1 EA	\$ 2,100.00	\$ 2,310.00	
Manufacturer:				
Style:				
Color:				
Material:				
Insulated (Y or N):				
Height:				

Furnish and install new steel garage service door; Door allowance: \$250.00/ea. Manufacturer/supplier: Door Size: Swing: Single or double bore?: Jamb Depth:	1 EA	\$	700.00	\$	770.00
Furnish and install new fiberglass ___ panel exterior door w. glass; Door allowance: \$700.00/ea. Manufacturer/supplier: Door Size: Swing: Single or double bore?: Jamb Depth: Window: Window size: Grids:	1 EA	\$	1,240.00	\$	1,364.00
Furnish and install new 6' sliding glass vinyl patio door; Door allowance: \$650.00/set Manufacturer/supplier: Door Size: Operating panel (viewed from exterior): Jamb Depth: Grids: Grid type Hardware Color:	1 EA	\$	1,402.00	\$	1,542.20
Furnish and install deadbolt lock and passage set on new doors; Handle set allowance: \$80.00/ea. Hardware Color: Manufacturer: Style/model #:	2 EA	\$	278.00	\$	305.80
Subtotal - Category 12		\$	7,028.00	\$	7,730.80
13. Windows					
Furnish and install new vinyl full frame window in new window opening; Window allowance \$375.00/ea. Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Jamb size: Exterior trim details: Grids:	2 EA	\$	1,366.00	\$	1,502.60
Window install material (flashing, caulk, shims, etc.)	2 EA	\$	120.00	\$	132.00
Subtotal - Category 13		\$	1,486.00	\$	1,634.60
14. Plumbing					
NOTE TO CLIENTS: During kitchen and bathroom remodels, the pipes (drains and galvanized water lines) sit for extended periods of time with no water going through them. The build up on the inside of the pipes dries up and sometimes can come free and clog either a drain or water line, once the water is turned back on at the end of the project. There is no money included to unclog a pipe if this happens and additional charges will occur. General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.	1 Note	\$	0.00	\$	0.00

Subtotal - Category 14			\$	0.00	\$	0.00
15. HVAC						
Subtotal - Category 15			\$	-	\$	-
16. Electrical						
Electrical Permit	1 EA		\$	132.00	\$	145.20
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						
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
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	5 EA		\$	1,500.00	\$	1,650.00
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
Relocate electrical service mast	1 EA		\$	1,680.00	\$	1,848.00
Subtotal - Category 16			\$	3,312.00	\$	3,643.20
17. Insulation						
R-49 Blown fiberglass insulation with poly in the new attic rafters	1120 SF		\$	2,150.40	\$	2,365.44
Subtotal - Category 17			\$	2,150.40	\$	2,365.44
18. Drywall						
Drywall or plaster patch	2 EA		\$	216.00	\$	237.60
Subtotal - Category 18			\$	216.00	\$	237.60
19. Tile and Stone						
Subtotal - Category 19			\$	-	\$	-
20. Millwork, Doors, Hardware						
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:	100 LF		\$	802.00	\$	882.20
Subtotal - Category 20			\$	802.00	\$	882.20
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						
Finishing of an EXTERIOR door both sides (2). Finish 1 side of (2) garage doors. 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)	3 EA		\$	1,069.50	\$	1,176.45
Exterior Painting - Add Description.	1 EA		\$	6,000.00	\$	6,600.00

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			\$	7,069.50	\$	7,776.45
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	\$	296.00	\$	325.60
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.		1 MO	\$	80.00	\$	80.00
<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>						
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.		0 EA	\$	0.00	\$	0.00
30 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days		1 EA	\$	486.00	\$	534.60
Subtotal - Category 25			\$	862.00	\$	940.20
Project Subtotal			\$	87,871.10	\$	96,392.61
26. Project Management			\$	5,975.23	\$	6,572.76
27. Administrative Fees and Sales Tax Paid on Material Purchases			\$	1,867.26	\$	2,053.99
28. Designer Oversight			\$	1,120.36	\$	1,232.39
29. Overhead and Profit			\$	10,456.66	\$	11,502.33
Grand Total**			\$	107,290.61	\$	118,019.67
<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%*	\$	2,682.27	Check or Cash Discount High 2.5%*	\$	2,950.49	\$ 104,608.35
						\$ 115,069.18

*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



5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



2600 Johnson St. NE
Minneapolis, MN 55418
P) 612-789-8509



362 Snelling Ave S.
St. Paul, MN 55105
P) 651-699-4164



4020 Minnehaha Ave
Minneapolis, MN 55406
P) P) 612-789-8509

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



Need Help with Financing Options?



<https://www.castlebri.com/financing-options/>