

Name:  
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## BUDGET ANALYSIS

**Project Description:**

**Date:** 2/12/2020

Replace (10) existing 3'x4' double-hung windows with insulated wood/clad pocket windows. Wrap existing exterior trim with aluminum as required to match. Do not disturb existing interior trim. Includes finishing of interior.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 603.75	\$ 664.13
<b>Subtotal - Category 1</b>			<b>\$ 603.75</b>	<b>\$ 664.13</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	\$ 389.75	\$ 428.73
<b>OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD. ADD: \$110.00</b>	1	EA	\$ 0.00	\$ 0.00
<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>				
<b>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.</b>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 389.75</b>	<b>\$ 428.73</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>				
<b>Subtotal - Category 4</b>			<b>\$ -</b>	<b>\$ -</b>
<b>05. Masonry</b>				
<b>Subtotal - Category 5</b>			<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>				
<b>Subtotal - Category 6</b>			<b>\$ -</b>	<b>\$ -</b>
<b>09. Roofing, Flashing, Gutters</b>				
<b>Subtotal - Category 9</b>			<b>\$ -</b>	<b>\$ -</b>
<b>10. Exterior Trim, Porches and Decks</b>				
Furnish and install maintenance free aluminum wrap over wood window or door trim. Count EACH window/door	10	EA	\$ 1,750.00	\$ 1,925.00
<b>Color:</b>				
<b>NOTE:</b> Additional \$100 will be added for a non-standard color				
<b>DECK SECTION:</b>	1		\$ 0.00	\$ 0.00
<b>Subtotal - Category 10</b>			<b>\$ 1,750.00</b>	<b>\$ 1,925.00</b>
<b>11. Siding, Soffit, and Fascia</b>				
<b>Subtotal - Category 11</b>			<b>\$ -</b>	<b>\$ -</b>
<b>12. Exterior Doors and Trim</b>				

<b>Subtotal - Category 12</b>			\$	-	\$	-
<b>13. Windows</b>						
Window install material (flashing, caulk, shims, etc)	10 EA		\$	625.00	\$	687.50
Furnish and install new custom size clad/wood pocket window; Excludes stop- if needed cost to be added. Window allowance \$550.00/ea. Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Grids:	10 EA		\$	9,037.50	\$	9,941.25
<b>Subtotal - Category 13</b>			\$	9,662.50	\$	10,628.75
<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: White, light almond, or ivory are standard. PICK ONE	1 EA		\$	0.00	\$	0.00
Specify switch style Pole or Decora. PICK ONE						
<i>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**</i>	1 Note		\$	0.00	\$	0.00
<i>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.</i>	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>						
<b>Subtotal - Category 20</b>			\$	-	\$	-
<b>21. Cabinetry, Countertops and Appliances</b>						
<b>Subtotal - Category 21</b>			\$	0.00	\$	0.00
<b>22. Specialties</b>						
<b>Subtotal - Category 22</b>			\$	-	\$	-
<b>23. Flooring</b>						
<b>Subtotal - Category 23</b>			\$	-	\$	-
<b>24. Painting and Decorating</b>						
Priming and painting 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. Manufacturer: Color name and #: Sheen: (satin is standard)	10 EA		\$	2,595.00	\$	2,854.50

<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>2,595.00</b>	\$	<b>2,854.50</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	\$	296.00	\$	325.60
St. Paul Daily street use permit for dumpster - Charged per day. <u>Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too.</u> If dumpster can be placed on driveway or lawn this can cost can be saved.		10 Day	\$	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>						
<b>DUMPSTER NOTE:</b> If the dumpster is placed on the 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
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum <b>NOTE:</b> 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>713.50</b>	\$	<b>776.85</b>
<b>Project Subtotal</b>			\$	<b>15,734.50</b>	\$	<b>17,277.95</b>
<b>26. Project Management</b>			\$	1,258.76	\$	1,384.64
<b>27. Administrative Fees and Sales Tax Paid on Material Purchases</b>			\$	393.36	\$	432.70
<b>28. Designer Oversight</b>			\$	236.02	\$	259.62
<b>29. Overhead and Profit</b>			\$	2,202.83	\$	2,423.11
<b>Grand Total**</b>			\$	19,825.47	\$	21,808.02
<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>495.64</b>	<b>Check or Cash Discount High 2.5%*</b>	\$	<b>545.20</b>	<b>\$ 19,329.83</b>
						<b>\$ 21,262.82</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 the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

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