

Kitchen Remodel - Classic

Twin Cities, MN

City, State, Zip:



Project Description:

Date: 10/13/2017

Update 144SF kitchen with a functional layout. Includes removing the wall to adjacent room and installing arch or cased opening. Provide and install 18 linear feet of Chelsea custom wood cabinets. Cambria quartz countertops and Kohler undermount double-tub porcelain sink with single lever faucet. Includes ventilation system, built-in microwave, appliance install, and custom lighting. Includes installing two custom size wood pocket windows. Add hardwood flooring. Finish with tile backsplash, painted walls, trim and ceiling. Appliances provided by homeowner.

	Qty.	Unit	Low Total	High Total
01. Permits and Design				
Permit	1	EA	\$ 1,488.00	\$ 1,636.80
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 2,000.00	\$ 2,000.00
02. Site Prep & Demolition				
Site Prep (Includes floor protection, poly curtain walls, & delivery of tools/equipment & set up of job site). Place yard sign & order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 349.00	\$ 383.90
Kitchen demolition of work area to EPA lead safe work practices: Removal of existing kitchen flooring, countertops, cabinets, sink, and faucet. Gut walls to studs. Gut ceiling to studs. Remove windows and discard.	1	EA	\$ 1,536.00	\$ 1,689.60
Furnish active air filtration on the site for the duration of the project to minimize dust & particulate infiltration in non-construction areas	1	EA	\$ 126.00	\$ 138.60
03. Landscaping & Fence				
04. Concrete & Foundation				
05. Masonry				
06. Framing				
Basic interior wall framing: Straighten walls & ceiling, fur out as needed, furnish & install backers for rock & accessories	1	EA	\$ 273.60	\$ 300.96
Remove interior NON-LOAD BEARING wall & frame doorway, cased opening, or arch	1	EA	\$ 766.00	\$ 842.60
09. Roofing, Flashing, Gutters				
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
12. Exterior Doors & Trim				
13. Windows				
Furnish & install new custom size clad/wood pocket window; <u>Window allowance \$490.00/ea</u>	2	EA	\$ 1,661.20	\$ 1,827.32
14. Plumbing				
Plumbing permit	1	EA	\$ 203.36	\$ 223.70
Kitchen: re-plumb kitchen & move rough-in locations	1	EA	\$ 1,488.00	\$ 1,636.80
Furnish & install kitchen sink; Sink allowance \$700.00/ea	1	EA	\$ 1,302.00	\$ 1,432.20
Furnish & install kitchen sink faucet; <u>Sink faucet allowance \$500.00/ea</u>	1	EA	\$ 843.20	\$ 927.52
Supply and install a counter top mounted, air gap, for the dishwasher. <u>Allowance: \$25.00</u> NOTE: Required by code for all full kitchen remodels. Not required if existing cabinets stay in place and is only a counter top swap out.	1	EA	\$ 93.00	\$ 102.30
Install new or re-install existing dishwasher.	1	EA	\$ 248.00	\$ 272.80
Furnish & install new water line to the refrigerator	1	EA	\$ 403.00	\$ 443.30
Furnish & install new gas line to the range or relocate existing gas line	1	EA	\$ 682.00	\$ 750.20
Furnish & install Insinkerator Evolution Compact ¾ hp garbage disposal.	1	EA	\$ 471.20	\$ 518.32

15. HVAC				
Mechanical permit	1 EA	\$	148.80	\$ 163.68
Relocate supply air or return air vent	1 EA	\$	496.00	\$ 545.60
Vent kitchen hood up to 300 CFM	1 EA	\$	682.00	\$ 750.20
16. Electrical				
Electrical Permit	1 EA	\$	136.40	\$ 150.04
Kitchen price for electrical; includes demo & rewiring of space to code, under cabinet lights, & \$500.00 allowance for light fixtures	1 EA	\$	4,092.00	\$ 4,501.20
17. Insulation				
R-13 Insulation batts with poly	192 SF	\$	190.46	\$ 209.51
18. Drywall				
Furnish & install 1/2" drywall on walls and overlay ceilings with smooth finish.	528 SF	\$	1,860.00	\$ 2,046.00
19. Tile & Stone				
Furnish & install tile backsplash; <u>Tile allowance \$12.00/SF</u> 49 SF MAX	36 SF	\$	1,577.54	\$ 1,735.29
20. Millwork, Doors, Hardware				
Kitchen millwork (Base, shoe, casing, stool, apron)	1 EA	\$	1,578.00	\$ 1,735.80
21. Cabinetry, Countertops & Appliances				
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	32 EA	\$	400.64	\$ 440.70
Furnish and install linen/pantry cabinet. Custom - TBD	2 LF	\$	1,219.20	\$ 1,341.12
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$ 211.20
Furnish Chelsea custom base cabinet. Includes install.	18 LF	\$	8,488.80	\$ 9,337.68
Furnish Chelsea custom upper cabinets. Includes install.	18 LF	\$	6,796.80	\$ 7,476.48
Classic - Quartz natural stone countertops will be installed.	24 LF	\$	5,208.00	\$ 5,728.80
Dishwasher: Electricians are to get a plug installed on it BEFORE plumbers install. Plumbers are to do final hook-ups, leveling, attaching, and testing.	1 Note	\$	223.20	\$ 245.52
Range Hood Vented: CBR to install vented hoods. Venting into cabinet and to exterior by HVAC Trade Partner. CBR to do final hook-ups to venting in cabinet.	1 EA	\$	178.60	\$ 196.46
Refrigerator - Water: CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up.	1 EA	\$	283.00	\$ 311.30
Range: Gas only. Plumber to move to hole, do gas hook-up, install, level, and install anti tip range.	1 EA	\$	173.60	\$ 190.96
22. Specialties				
23. Flooring				
Furnish & install custom wood thresholds (oak or maple stained & finished to match).	1 EA	\$	120.80	\$ 132.88
Install and finish hardwood floors.	144 SF	\$	2,321.28	\$ 2,553.41
Flush vents 4x12 will be installed	2 EA	\$	124.00	\$ 136.40
24. Painting & Decorating				
Prime and painting ceilings using non-toxic zero VOC Paint.	144 SF	\$	320.26	\$ 352.28
Prime and paint walls using non-toxic zero VOC Paint.	480 SF	\$	913.92	\$ 1,005.31
Basic stain, seal, sand, and varnish or enamel of casing up to 4', baseboards and 2 windows.	144 SF	\$	1,071.36	\$ 1,178.50
25. Clean Up & Debris Removal				
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	144 SF	\$	276.48	\$ 304.13
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	409.20	\$ 450.12
26. Project Management				
27. Administrative Fees				
28. Designer Oversight				
29. Overhead & Profit				
Grand Total**		\$	67,556.72	\$ 74,112.39

****Important Notice****

****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.**

\$ 1,688.92

