

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



BUDGET ANALYSIS

Project Description:

Date: 2/10/2020

Update an outmoded 144 SF kitchen with a functional layout of 18 linear feet of stock cabinets. Furnish and install laminate countertops, tile backsplash and standard double-bowl stainless steel sink with standard single-lever faucet. Remodel includes ventilation system, built-in microwave, appliance install and custom lighting. Luxury vinyl flooring will be installed. Finish with painted walls, trim and ceiling. Appliances supplied by owner.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,305.00	\$ 1,435.50
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 1,500.00	\$ 1,500.00
Subtotal - Category 1			\$ 2,805.00	\$ 2,935.50
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	\$ 389.75	\$ 428.73
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
Kitchen demolition of work area to EPA lead safe work practices: Removal of existing kitchen flooring to the subfloor, countertops, cabinets, sink, and faucet. Gut walls to studs. Gut ceiling to joists. Remove windows and discard.	1	EA	\$ 2,072.00	\$ 2,279.20
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas	1	EA	\$ 136.50	\$ 150.15
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	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 2,598.25	\$ 2,858.08
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Subtotal - Category 4			\$ -	\$ -
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				
Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1	EA	\$ 358.50	\$ 394.35

Subtotal - Category 6		\$	358.50	\$	394.35	
09. Roofing, Flashing, Gutters						
Subtotal - Category 9		\$	-	\$	-	
10. Exterior Trim, Porches and Decks						
DECK SECTION:		1	\$	0.00	\$	0.00
Subtotal - Category 10		\$	0.00	\$	0.00	
11. Siding, Soffit, and Fascia						
Subtotal - Category 11		\$	-	\$	-	
12. Exterior Doors and Trim						
Subtotal - Category 12		\$	-	\$	-	
13. Windows						
Subtotal - Category 13		\$	-	\$	-	
14. Plumbing						
<p>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.</p> <p>General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.</p>		1 Note	\$	0.00	\$	0.00
Plumbing permit		1 EA	\$	375.00	\$	412.50
Furnish and install kitchen sink; Sink allowance \$600.00/ea. Manufacturer: Model #: Finish:		1 EA	\$	1,250.00	\$	1,375.00
Furnish and install kitchen faucet; Sink faucet allowance \$350.00/ea. Manufacturer: Model #: Finish:		1 EA	\$	778.11	\$	855.92
Install new or re-install existing dishwasher. Model #:		1 EA	\$	325.00	\$	357.50
Supply and install a counter top mounted, air gap, for the dishwasher. Allowance: \$25.00 NOTE: Required by code for all full kitchen remodels OR countertop replacements. Manufacturer/model #: Finish:		1 EA	\$	131.25	\$	144.38
Furnish and install new water line to the refrigerator		1 EA	\$	437.50	\$	481.25
Furnish and install Insinkerator Evolution Compact ¾ hp garbage disposal. Location: Single hole, left side, or right side		1 EA	\$	412.50	\$	453.75
Re-plumb kitchen and move rough-in locations		1 EA	\$	1,438.98	\$	1,582.88
Furnish and install new gas line to the range or relocate existing gas line		1 EA	\$	562.50	\$	618.75
Subtotal - Category 14		\$	5,710.84	\$	6,281.92	
15. HVAC						
Mechanical permit		1 EA	\$	156.25	\$	171.88
Relocate supply air or return air vent		1 EA	\$	500.00	\$	550.00
Vent kitchen hood up to 300 CFM Manufacturer: Model #: Finish:		1 EA	\$	687.50	\$	756.25
Subtotal - Category 15		\$	1,343.75	\$	1,478.13	
16. Electrical						
Electrical Permit		1 EA	\$	137.50	\$	151.25

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
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
Small Kitchen: Kitchen price for electrical; includes demo and rewiring of space to code, under cabinet lights, and \$300.00 allowance for light fixtures	1 EA	\$	4,625.00	\$	5,087.50
Subtotal - Category 16		\$	4,762.50	\$	5,238.75
17. Insulation					
R-21 Insulation batts with poly	192 SF	\$	312.00	\$	343.20
Subtotal - Category 17		\$	312.00	\$	343.20
18. Drywall					
Furnish and install 1/2" drywall on walls with smooth finish	528 SF	\$	2,442.00	\$	2,686.20
Subtotal - Category 18		\$	2,442.00	\$	2,686.20
19. Tile and Stone					
Furnish and install tile backsplash; Tile allowance \$4.00/SF Supplier: Spec#/description:	20 SF	\$	1,146.00	\$	1,260.60
Subtotal - Category 19		\$	1,146.00	\$	1,260.60
20. Millwork, Doors, Hardware					
Existing millwork reinstalled. New shoe.	1 EA	\$	618.50	\$	680.35
Subtotal - Category 20		\$	618.50	\$	680.35
21. Cabinetry, Countertops and Appliances					
Knobs and pulls will be installed on all cabinet doors and drawers. Allowance: \$7.00/ea. Manufacturer: Model/spec #: Finish color: Supplier:	32 EA	\$	422.08	\$	464.29
Meet delivery, unload, and unpack cabinets.	1 EA	\$	222.00	\$	244.20
CABINET SPECS: Cabinet Line: Box Type: Frameless or Framed Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown:	1 EA	\$	0.00	\$	0.00
Crystal - Current line: Furnish and install base cabinets - stained or painted wood	16 LF	\$	4,420.00	\$	4,862.00
Crystal - Current line: Furnish and install upper cabinets - stained or painted wood	16 LF	\$	4,184.00	\$	4,602.40
Crystal - Current line: Furnish and install pantry/linen cabinets - stained or painted wood	2 LF	\$	1,429.00	\$	1,571.90

Plastic laminate countertops will be installed. Manufacturer: Color: Edge Profile:	32 SF	\$	1,800.00	\$	1,980.00
APPLIANCES: <i>NOTE: Client to do communication of appliance delivery for appliances they purchase. The project manager will be in communication as to when that should be.</i>	1 Note	\$	0.00	\$	0.00
Microwave Vented: CBR to install vented microwaves. Venting into cabinet and to exterior by HVAC Trade Partner. CBR to do final hook-ups to venting in cabinet. Make/model #: Dimensions:	1 EA	\$	160.50	\$	176.55
Refrigerator - Water: CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up. Make/model #: Dimensions:	1 EA	\$	304.25	\$	334.68
Range: Gas only. Plumber to move to hole, do gas hook-up, install, level, and install anti tip range. Make/model #: Dimensions:	1 EA	\$	175.00	\$	192.50
Subtotal - Category 21		\$	13,116.83	\$	14,428.51
22. Specialties					
Subtotal - Category 22		\$	-	\$	-
23. Flooring					
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	144 SF	\$	570.24	\$	627.26
Furnish and install custom wood thresholds (stained and finished to match). Wood Species:	1 EA	\$	136.00	\$	149.60
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted) <u>Allowance \$3.00 sf</u> Line/series: Color: Tile size:	144 SF	\$	1,589.04	\$	1,747.94
Subtotal - Category 23		\$	2,295.28	\$	2,524.81
24. Painting and Decorating					
Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white	144 SF	\$	318.74	\$	350.62
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	528 SF	\$	1,056.53	\$	1,162.18
Staining and sealing of base molding and/or casing. <u>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.</u> Manufacturer: Color name and #: Sheen: (satin is standard)	72 LF	\$	702.36	\$	772.60
Stain match	1 EA	\$	187.50	\$	206.25
<i>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.</i>	1 Note	\$	0.00	\$	0.00
Subtotal - Category 24		\$	2,265.13	\$	2,491.65
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
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. <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>	60 Day	\$	480.00	\$	480.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	30 DAYS	\$	210.00	\$	210.00
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 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
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	418.75	\$	460.63
Subtotal - Category 25		\$	1,404.75	\$	1,476.23
Project Subtotal		\$	41,351.83	\$	45,078.26
26. Project Management		\$	3,308.15	\$	3,638.96
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	1,033.80	\$	1,137.18
28. Designer Oversight		\$	620.28	\$	682.31
29. Overhead and Profit		\$	5,789.26	\$	6,368.18
Grand Total**		\$	52,103.31	\$	57,313.64
<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%*	\$	1,302.58	Check or Cash Discount High 2.5%*	\$	1,432.84
				\$	50,800.72
				\$	55,880.80

*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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