

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



BUDGET ANALYSIS

Project Description:

Date: 2/10/2020

Finishing 500 SF of basement to create a family room, bathroom and bedroom. Includes framing 150 linear feet of walls. Three glass block windows will be installed. Drywall all ceilings and walls, as well as paint them and the trim. Insulate exterior walls. Include solid panel doors with passage locksets. Electrical wiring to code. Family room includes 8 recessed light fixtures, three surface mounted fixtures and carpet. Bedroom includes egress window, carpet and closet.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,888.00	\$ 2,076.80
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,600.00	\$ 2,600.00
Subtotal - Category 1			\$ 4,488.00	\$ 4,676.80
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	\$ 384.50	\$ 422.95
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
Basement demolition of work area to EPA lead safe work practices: removal of interior walls, flooring to concrete, exterior walls to foundation, ceiling finish. Assumes no bath exists. Note- does not include asbestos removal- if needed, cost to be added.	1	EA	\$ 1,776.00	\$ 1,953.60
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			\$ 2,160.50	\$ 2,376.55
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Fill in concrete on basement floor where rough-ins were done	15	SF	\$ 451.25	\$ 496.38
Interior Drain tile and Sump Basket for <u>existing</u> basement floor. Includes removal of existing slab around the exterior, new drain tile, and sump basket.	90	LF	\$ 4,035.60	\$ 4,439.16
Subtotal - Category 4			\$ 4,486.85	\$ 4,935.54
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				
2x2 Fur wall and/or ceiling framing (materials and labor)	540	SF	\$ 1,821.42	\$ 2,003.56

Basement or Attic interior wall framing (materials and labor)	150 LF	\$	4,458.00	\$	4,903.80
Subtotal - Category 6		\$	6,279.42	\$	6,907.36
09. Roofing, Flashing, Gutters					
Subtotal - Category 9		\$	-	\$	-
10. Exterior Trim, Porches and Decks					
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					
Furnish and install basement glass block windows - No larger than 3'-0"x2'-0" NOTE: Assumes installed into cement foundation. Add \$ if in a limestone foundation. STYLE: Decora or ice scapes. 8 X 16 Vent (Y or N) NOTE: Decora is not as private as ice scapes	3 EA	\$	1,327.50	\$	1,460.25
Furnish and install new egress window well; includes excavation, cutting block and new corrugated window well OR treated timber well. Includes vinyl window. Tiering is additional. Well Type: WINDOW SPECS: Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Jamb size: Exterior trim details: Grids:	1 EA	\$	3,658.00	\$	4,023.80
Subtotal - Category 13		\$	4,985.50	\$	5,484.05
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
Plumbing permit	1 EA	\$	153.40	\$	168.74
Furnish and install pedestal sink with a chrome P-trap <u>Sink allowance \$300.00/ea.</u> Manufacturer: Model # Faucet spread:	1 EA	\$	867.30	\$	954.03
Furnish and install sink faucet; <u>Sink faucet allowance \$250.00/ea.</u> Manufacturer: Model #: Finish:	1 EA	\$	578.20	\$	636.02
Furnish and install a fiberglass shower pan only; <u>Shower pan allowance \$300.00/ea.</u> Manufacturer: Model #: Color:	1 EA	\$	885.00	\$	973.50
Furnish and install shower faucet, diverter and controller; <u>Shower faucet package allowance \$300.00/set</u> Manufacturer: Model #: Finish:	1 EA	\$	790.60	\$	869.66

Furnish and install toilet; Toilet allowance \$275.00/ea. Manufacturer: Model #: Color:	1 EA	\$	607.70	\$	668.47
Basement bathroom rough-in (base price); includes check valve and back flow preventer Add concrete fill-in section above.	1 EA	\$	4,484.00	\$	4,932.40
Furnish and install an active radon mitigation system. Option not included, add approx.	0 EA	\$	0.00	\$	0.00
Subtotal - Category 14		\$	8,366.20	\$	9,202.82
15. HVAC					
Mechanical permit	1 EA	\$	147.50	\$	162.25
Install new bathroom vent fan and vent to the exterior	1 EA	\$	619.50	\$	681.45
Basement ducting - family room, bath, bed	1 EA	\$	2,950.00	\$	3,245.00
Subtotal - Category 15		\$	3,717.00	\$	4,088.70
16. Electrical					
Electrical Permit	1 EA	\$	129.80	\$	142.78
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					
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath, and Lutron push button timer switch for the bath fan).	1 EA	\$	1,652.00	\$	1,817.20
<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
Furnish and install above mirror light fixture; Fixture allowance \$100.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	236.00	\$	259.60
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	2 EA	\$	590.00	\$	649.00
<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
Finished basement price for electrical	500 SF	\$	3,835.00	\$	4,218.50
Furnish and install recessed can lights	8 EA	\$	1,132.80	\$	1,246.08
Subtotal - Category 16		\$	7,575.60	\$	8,333.16
17. Insulation					
Rim joists 2" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	35 LF	\$	103.25	\$	113.58
Basement energy walls 2" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	630 SF	\$	1,858.50	\$	2,044.35
Subtotal - Category 17		\$	1,961.75	\$	2,157.93
18. Drywall					
Furnish and install 5/8" drywall on ceilings with smooth finish	500 SF	\$	2,301.00	\$	2,531.10
Furnish and install 1/2" drywall on walls with smooth finish	1250 SF	\$	5,457.50	\$	6,003.25
Boom/cartage fee for 2nd floor and basements	1 EA	\$	295.00	\$	324.50
Subtotal - Category 18		\$	8,053.50	\$	8,858.85
19. Tile and Stone					

Furnish and install dens-shield backer behind tile surround	63 SF	\$	307.44	\$	338.18
Furnish and install bullnose tile, pattern TBD; Tile allowance \$4.00/LF	14 LF	\$	153.09	\$	168.40
Supplier: Spec#/description:					
Furnish and install Corian corner shelves in shower Color: Glacier white or Bisque	2 EA	\$	113.80	\$	125.18
Furnish and install ceramic tile shower surround for 3'x3' shower (3-sides); Tile allowance \$4.00/SF	63 SF	\$	2,180.75	\$	2,398.82
Supplier: Spec#/description:					
Subtotal - Category 19		\$	2,755.08	\$	3,030.58
20. Millwork, Doors, Hardware					
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X height: Top cap profile #: Supplier:	130 LF	\$	2,324.40	\$	2,556.84
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows Species: 1X width: Backband profile #: Supplier:	160 LF	\$	2,577.60	\$	2,835.36
Furnish and install a pre-hung door. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:	4 EA	\$	2,628.00	\$	2,890.80
Furnish and install door knob/handle hardware Allowance: \$30.00 Manufacturer: Style (locking, passage, etc.): spec #: Finish color:	4 EA	\$	260.00	\$	286.00
Subtotal - Category 20		\$	7,790.00	\$	8,569.00
21. Cabinetry, Countertops and Appliances					
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
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
Subtotal - Category 21		\$	0.00	\$	0.00
22. Specialties					

Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. <u>Classic.</u> <u>Allowance \$60.00.</u> Install included for 3 items. Manufacturer: Model/spec #: Finish color: Supplier:	1 EA	\$	181.80	\$	199.98
Furnish and install a permanent, screw in shower curtain rod Manufacturer: Model/spec #: Finish color: Supplier:	1 EA	\$	130.17	\$	143.19
Subtotal - Category 22		\$	311.97	\$	343.17
23. Flooring					
Floor prep. Smoothing, leveling, etc.	1 EA	\$	103.50	\$	113.85
Floor transitions. Description Type: Finish:	1 EA	\$	48.80	\$	53.68
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:	30 SF	\$	323.70	\$	356.07
Upgraded quality carpet and pad will be installed. <u>\$4.25/SF Allowance - Includes carpet AND pad</u> Manufacturer: Line/series: Color:	460 SF	\$	2,849.70	\$	3,134.67
Subtotal - Category 23		\$	3,325.70	\$	3,658.27
24. Painting and Decorating					
Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white	500 SF	\$	835.50	\$	919.05
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	1250 SF	\$	2,485.50	\$	2,734.05
Priming and painting 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)	200 LF	\$	1,621.60	\$	1,783.76
Priming and painting of a door <u>both sides.</u> Includes the jamb of the unit. <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)	4 EA	\$	932.00	\$	1,025.20
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		\$	5,874.60	\$	6,462.06
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. <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>	3 MO	\$	240.00	\$	240.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	45 DAYS	\$	315.00	\$	315.00
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
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	318.60	\$	350.46
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	395.30	\$	434.83

Subtotal - Category 25		\$	1,564.90	\$	1,665.89
Project Subtotal		\$	73,796.47	\$	80,750.73
26. Project Management		\$	5,018.16	\$	5,519.98
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	1,568.17	\$	1,724.99
28. Designer Oversight		\$	940.90	\$	1,035.00
29. Overhead and Profit		\$	8,781.78	\$	9,659.96
Grand Total**		\$	90,105.49	\$	99,116.04

MN License # BC005657

****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.**

Check or Cash Discount Low 2.5%*	\$	2,252.64	Check or Cash Discount High 2.5%*	\$	2,477.90	\$	87,852.85	\$	96,638.14
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*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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Minneapolis, MN 55418
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