

Master Bath Remodel

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 2/12/2020

Project Description: Demo the existing full, main floor bath and remodel to new master bathroom. New shower, tub, and tile. New vanity and top. Painting and Accessories by Owner. Includes separate tub and shower.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,375.00	\$ 1,512.50
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 1,900.00	\$ 1,900.00
Subtotal - Category 1			\$ 3,275.00	\$ 3,412.50
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
Bathroom demolition of work area to EPA lead safe work practices: Demo existing walls to the studs. Demo existing floor to the sub-floor. Demo existing cabinets, accessories, tub and trim. Existing ceiling to remain and new drywall to be overlaid on the existing.	1	EA	\$ 2,072.00	\$ 2,279.20
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD. ADD: \$110.00	1	EA	\$ 0.00	\$ 0.00
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.				
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			\$ 2,461.75	\$ 2,707.93
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				
Patch in subfloor as needed for mechanical rough-ins	30	SF	\$ 231.88	\$ 255.06
Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories. Frame new wall between vanity and shower.	1	EA	\$ 506.50	\$ 557.15
Subtotal - Category 6			\$ 738.38	\$ 812.21
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 new vinyl pocket window; Window allowance \$375.00/ea. Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Grids: Stop description:	1 EA	\$	722.00	\$	794.20	
Subtotal - Category 13		\$	722.00	\$	794.20	
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	\$	290.00	\$	319.00
Furnish and install an under mount vanity sink Sink Allowance: \$120.00 Manufacturer: Model #	1 EA	\$	487.50	\$	536.25	
Furnish and install sink faucet; Sink faucet allowance \$250.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	612.50	\$	673.75	
Furnish and install custom tub:(freestanding, clawfoot, etc.) Tub allowance: \$2,000.00/ea. Drain side: Manufacturer: Model #: Finish:	1 EA	\$	4,210.50	\$	4,631.55	
Furnish and install tub waste and overflow Model #: Finish:	1 EA	\$	243.75	\$	268.13	
Furnish and install tub filler faucet, valve, trim, and rough-in valve; DECK OR FLOOR MOUNT Tub Filler faucet package allowance \$700.00 Manufacturer: Model #: Finish:	1 EA	\$	1,437.50	\$	1,581.25	
Furnish and install a finished drain for a tiled shower pan and hook-up drain; Drain Allowance: \$90.00 Manufacturer: Kohler Model #: Square model #K1-9136-? Finish:	1 EA	\$	675.00	\$	742.50	

Furnish and install shower faucet, diverter and controller; Shower faucet package allowance \$300.00/set Manufacturer: Model #: Finish:	1 EA	\$	837.50	\$	921.25
Furnish and install toilet; Toilet allowance \$275.00/ea. Manufacturer: Model #: Color:	1 EA	\$	643.75	\$	708.13
Add: If locations of plumbing fixtures change or are new rough-in Add \$5,500. Install new drain waste venting and water lines for freestanding tub and shower. Additional labor for floor mount tub faucet and bath tub install. Change/add drain waste venting and water lines and install faucet for lavatory sinks. Install new 3/4" pex water lines from mechanical room, no CPVC, no water lines in outside walls. NOTE: Ceiling in main floor bath will be opened. Assumes wall at main stack will need to be opened. Some additional ceiling in basement bath may need to be opened but is not included. Will adjust	0 EA	\$	0.00	\$	0.00
Subtotal - Category 14		\$	9,438.00	\$	10,381.80
15. HVAC					
Mechanical permit	1 EA	\$	156.25	\$	171.88
Install new bathroom vent fan and vent to the exterior	1 EA	\$	656.25	\$	721.88
Subtotal - Category 15		\$	812.50	\$	893.75
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					
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	\$	1,750.00	\$	1,925.00
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 wall sconces on sides of mirror; Fixture allowance \$150.00/set Manufacturer: Model #: Finish:	1 EA	\$	437.50	\$	481.25
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
Furnish and install bath fan/light combo: Panasonic, • FV-08VSL3 Whisper Value-Lite 80 CFM Low Profile w/lite,0.5 sones, 4" Oval Duct 3 3/8" Housing Depth - UL listed for wall and ceiling installation Energy Star Qualified, CFL - Lamp Watts - 2 x 13 watts - GU24 Base - Self Ballasted lamp	1 EA	\$	285.00	\$	313.50
Subtotal - Category 16		\$	2,610.00	\$	2,871.00
17. Insulation					
Basic Bath Insulation - Furnish and install R-13 to R21 batt insulation, depending on the cavity size, in the exterior walls and 4mil poly, foam window (if required) and foam ceiling/floor	1 EA	\$	346.50	\$	381.15
Subtotal - Category 17		\$	346.50	\$	381.15
18. Drywall					
Furnish and install 5/8" drywall on the ceilings with smooth finish	120 SF	\$	830.40	\$	913.44
Furnish and install 1/2" drywall on walls with smooth finish	200 SF	\$	1,211.00	\$	1,332.10

Subtotal - Category 18			\$	2,041.40	\$	2,245.54
19. Tile and Stone						
Furnish and install 1/2" ceramic tile backer on floor	100 SF	\$	606.00	\$	666.60	
Furnish and install dens-shield backer behind tile surround	160 SF	\$	792.00	\$	871.20	
Furnish and install tile on floor; <u>Tile allowance: \$6.00/SF</u> Supplier: Spec#/description:	100 SF	\$	2,267.50	\$	2,494.25	
Furnish and install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u> Supplier: Spec#/description:	20 SF	\$	1,121.25	\$	1,233.38	
Furnish and install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u> Supplier: Spec#/description:	35 LF	\$	393.14	\$	432.45	
Furnish and install tiled niche in tub/shower area; Note - tile cost in the SF above	1 EA	\$	364.25	\$	400.68	
Furnish and install new wood threshold, stained and finished to match existing wood floors	1 EA	\$	136.00	\$	149.60	
Furnish and install custom tiled shower floor (includes pouring base, waterproofing, and tile install); <u>\$10/SF tile allowance;</u> Recommended to chose tile 3x3 or smaller to allow for slope. Supplier: Spec#/description:	20 SF	\$	2,084.25	\$	2,292.68	
Furnish and install ceramic tile shower surround (3-sides); <u>Tile allowance \$4.00/SF</u> Supplier: Spec#/description:	130 SF	\$	4,538.63	\$	4,992.49	
Subtotal - Category 19			\$	12,303.01	\$	13,533.31
20. Millwork, Doors, Hardware						
Furnish and install bathroom millwork (base, shoe, one side of door and window casing). Moderate = 2 1/4" profile casing with basic base.	1 EA	\$	618.50	\$	680.35	
Subtotal - Category 20			\$	618.50	\$	680.35
21. Cabinetry, Countertops and Appliances						
Furnish and install wall-mounted mirror/medicine cabinet. <u>Allowance: \$125.00</u> Manufacturer: Model/spec #: Finish color:	1 EA	\$	230.25	\$	253.28	
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea.</u> Manufacturer: Model/spec #: Finish color: Supplier:	8 EA	\$	105.52	\$	116.07	
Meet delivery, unload, and unpack cabinets.	1 EA	\$	222.00	\$	244.20	

CABINET SPECS:		1 EA	\$	0.00	\$	0.00
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:						
Crystal - Current line: Furnish and install vanity base cabinets - stained or painted wood		5 LF	\$	1,282.50	\$	1,410.75
Cambria backsplash 2"-6" high		5 LF	\$	375.00	\$	412.50
Color:						
Height:						
Back Splash:						
Side splash (Y or N?):						
60" Cambria vanity countertop with under mount sink cut-out will be installed. Includes standard colors Includes delivery charge, measure, and install.		1 EA	\$	1,718.75	\$	1,890.63
Color:						
Edge profile:						
thickness:						
undermount sink (Y or N): Yes						
APPLIANCES:		1 Note	\$	0.00	\$	0.00
<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>						
Subtotal - Category 21			\$	3,934.02	\$	4,327.42
22. Specialties						
Furnish bathroom accessories.- 24" towel bar, towel ring and toilet paper holder. <u>Custom Allowance \$150.00.</u> Install included for 3 items.		1 EA	\$	298.50	\$	328.35
Manufacturer:						
Model/spec #:						
Finish color:						
Supplier:						
Option: Standard size 3/8" frameless glass shower door and side panel. 28 x71.5 door and 30x71.5 panel. Add \$1,800.00.		0 EA	\$	0.00	\$	0.00
Handle/hinge finish:						
Add "clear shield" coating to the glass shower door		60 SF	\$	403.92	\$	444.31
Subtotal - Category 22			\$	702.42	\$	772.66
23. Flooring						
Subtotal - Category 23			\$	-	\$	-
24. Painting and Decorating						
Prime and painting ceilings using low VOC Paint.		120 SF	\$	265.62	\$	292.18
COLOR: Standard flat ceiling white						
Prime and paint walls using low VOC Paint.		248 SF	\$	496.25	\$	545.87
Manufacturer:						
Color name and #:						
Sheen:						
Prime and paint OR stain and seal one side of door, (1) double-hung window, and baseboard / casing - Moderate and Classic. <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>		1 EA	\$	790.50	\$	869.55
Manufacturer:						
Color name and #:						
Sheen:						

<p>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.</p>		1 Note	\$	0.00	\$	0.00
Subtotal - Category 24			\$	1,552.37	\$	1,707.60
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
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>		0 MO	\$	-	\$	-
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>		30 DAYS	\$	210.00	\$	210.00
<p>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.</p>		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	\$	337.50	\$	371.25
Subtotal - Category 25			\$	1,323.50	\$	1,386.85
Project Subtotal			\$	43,051.85	\$	46,908.28
26. Project Management			\$	2,755.32	\$	3,030.85
27. Administrative Fees and Sales Tax Paid on Material Purchases			\$	1,076.30	\$	1,183.93
28. Designer Oversight			\$	645.78	\$	710.36
29. Overhead and Profit			\$	6,027.26	\$	6,629.98
Grand Total**			\$	53,556.50	\$	58,912.15
<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%*	\$	1,338.91	Check or Cash Discount High 2.5%*	\$	1,472.80	\$ 52,217.58
						\$ 57,439.34

*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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