



BUDGET ANALYSIS

Client Information:

Add 2nd Floor Laundry

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Add stackable washer/dryer to existing 2nd floor space. Note- assumes existing space is large enough for washer and dryer. Install owner supplied appliances. Excludes demo or disconnect of existng laundry in basement and new sink on 2nd floor.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.					
	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
<u>Permit.</u>		1 EA		\$ 589.61	\$ 678.05
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 662.41	\$ 662.41
Subtotal - Category 1				\$ 1,252.02	\$ 1,340.46
02. Site Prep and Demolition					

<u>Client Responsibilities:</u> -Remove personal items from work areas including food, appliances, furniture, and valuables. -Remove valuables, art, and personal items from walking paths to restrooms and entry/exit and the other side of walls adjacent to work area.	1 EA	\$ 0.00	\$ 0.00
<u>Site Prep Small to Medium Project:</u> -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area. -Poly curtain walls and zipper doors to work area.	1 EA	\$ 594.68	\$ 683.88
<u>Demolition of work area:</u> -Demo closet rod shelf. -Remove existing base/shoe, flooring and subfloor in hall closet. -Remove sheetrock from back wall of hall closet for plumbing rough in.	1 EA	\$ 423.27	\$ 486.76
<i>NOTE: Although care is taken to carefully complete demolition, screw pops, hairline cracks, and other issues can occasionally arise in adjacent spaces. No costs are included in this estimate to patch drywall or plaster or repaint walls in adjacent spaces, but the need could arise. 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 off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.</i>			
Subtotal - Category 2		\$ 1,017.95	\$ 1,170.64
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
<u>Subfloor-</u> new 3/4" premium tongue and groove.	9 SF	\$ 45.08	\$ 51.85
<u>Basic interior wall framing:</u> -Flatten walls and ceiling. -Fur out as needed. -Furnish and install backers for rock and accessories.	1 EA	\$ 357.18	\$ 410.76
Subtotal - Category 6		\$ 402.26	\$ 462.60
09. Roofing, Flashing, Gutters			
Subtotal - Category 9		\$ -	\$ -
10. Exterior Trim, Porches and Decks			
Subtotal - Category 10		\$ -	\$ -
11. Siding, Soffit, and Fascia			
Subtotal - Category 11		\$ -	\$ -
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -

13. Windows			
Subtotal - Category 13		\$ -	\$ -
14. Plumbing			
<p><i>NOTE: 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.</i></p> <p><i>NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.</i></p>			
<u>Plumbing Permit.</u>	1 EA	\$ 343.75	\$ 395.31
<u>1st or 2nd floor laundry rough for stackable washer and dryer.</u> -Includes a disaster pan and wall mounter washer box/shut-offs. -Includes washer hook ups.	1 EA	\$ 5,000.00	\$ 5,750.00
Subtotal - Category 14		\$ 5,343.75	\$ 6,145.31
15. HVAC			
<u>Mechanical permit.</u>	1 EA	\$ 156.25	\$ 179.69
<u>Clothes dryer venting-</u> using corrosion resistant pipe. Note - does not include dryer boost fan if the duct run is too long.	1 EA	\$ 593.75	\$ 682.81
Subtotal - Category 15		\$ 750.00	\$ 862.50
16. Electrical			
<p><i>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</i></p>			
<p><i>NOTE: No wiring for security, doorbell, TV, speakers or phone is included in pricing. If any low voltage wires are found in a wall being opened up, additional costs to re-route them will occur.</i></p>			
<u>Electrical Permit.</u>	1 EA	\$ 231.25	\$ 265.94
Device color: White, light almond, or ivory are standard Switch style: Pole or Decora Outlet style: Decora or Standard	1 EA	\$ 0.00	\$ 0.00
<p><i>NOTE: For all home client 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. All material issues related to materials supplied by client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</i></p>			
Wiring for stackable w/d unit and 1 switch/led light in closet.	1 EA	\$ 1,812.50	\$ 2,084.38

Subtotal - Category 16		\$ 2,043.75	\$ 2,350.31
17. Insulation			
NOTE: if insulation is replacing vermiculite insulation, part of the replacement cost may be eligible for reimbursement via the zonolite attic insulation trust. In that case, client can subcontract work directly. This cost is for project manager to coordinate scheduling/misc. with client only.			
Subtotal - Category 17		\$ 0.00	\$ 0.00
18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	80 SF	\$ 1,001.07	\$ 1,151.23
Subtotal - Category 18		\$ 1,001.07	\$ 1,151.23
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Base molding - moderate 1 piece shorter base:	18 LF	\$ 479.96	\$ 551.96
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Base shoe molding:	18 LF	\$ 92.22	\$ 106.05
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Subtotal - Category 20		\$ 572.18	\$ 658.01
21. Cabinetry, Countertops and Appliances			
Knobs and pulls:	10 EA	\$ 172.22	\$ 198.05
\$7 allowance			
Manufacturer:			
Model:			
Size- center set:			
Projection:			
Finish:			
Location:			

CABINET SPECS:

Cabinet Line: Crystal Current, Keyline, or Encore

Box Type: Framed, Inset, or Frameless

Door Construction: MDF or Wood

Door Style:

Drawer Style: 5 piece or slab

Drawer box construction:

Interior material: current- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate available current frameless, all plywood green core box with natural maple veneer available if keyline; finished interiors of any cabinets would be noted on plans.

Wood Species:

Finish: paint or stain

Color:

Sheen:

Specialties: (distressing, highlights, etc.)

Crown:

Shoe: Yes

Finished end: Furniture groove finished end (standard) or optional upgrade to flush finished

Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included.

Crystal accessories (location noted on plan):

Other accessories provided by Castle (location noted on plan)::

~~Other modifications will be noted on plan- examples: finished bottoms, recessed bottoms~~**Prep for Cabinet install.** Meet delivery truck, unload, unbox cabinets, breakdown cardboard.**Base cabinets:**

Manufacturer: Crystal Cabinets

Model: Current or frameless current

NOTE: see specs above.**Upper cabinets:**

Manufacturer: Crystal Cabinets

Model: Current or frameless current

NOTE: see specs above.**Plastic laminate countertops:**

Manufacturer:

Color:

Thickness:

Edge Profile:

Back Splash (Y or N): integrated or set on

Front overhang: 1 1/4" from box is standard for framed and frameless, 1" from box is standard for inset

Side overhang: 1" from box is standard

~~Corner radius:~~**Washer and dryer:** **NOTE:** Client to provide plug/cord with unit for install

Manufacturer:

Model:

Plumber to do all final hook-ups and install.

1 EA	\$	0.00	\$	0.00
4 LF	\$	103.57	\$	119.11
2 LF	\$	677.16	\$	778.74
2 LF	\$	650.93	\$	748.57
4 SF	\$	200.00	\$	230.00
1 EA	\$	117.70	\$	135.35

Washer: Supplier: All Inc. Manufacturer: Bosch Model: WGB24600UC Description: 500 Series Washer - 208/240V MSRP: \$1,499.00+ Tax Option: Add to project for \$1,333.94 includes sales tax and delivery.	0 EA	\$ 0.00	\$ 0.00
Dryer: Supplier: All Inc. Manufacturer: Bosch Model: WQB245B0UC Description: 500 Series Dryer - 208/240V, Cap. 4.0 cu.ft MSRP: \$1,499.00+ Tax Option: Add to project for \$1,333.94 includes sales tax and delivery.	0 EA	\$ 0.00	\$ 0.00
24" Washer Pedestal: Supplier: All Inc. Manufacturer: Bosch Model: WMZPW20W Description: Washer 24" Pedestal MSRP: \$299.00+ Tax Option: Add to project for \$287.33 includes sales tax and delivery.	0 EA	\$ 0.00	\$ 0.00
Subtotal - Category 21		\$ 1,921.58	\$ 2,209.82
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Underlayment- 1/4" plywood- for vinyl, Marmoleum, or other flooring requiring a smooth underlayment.	18 SF	\$ 78.75	\$ 90.56
Luxury vinyl tile: \$4.90/sf Manufacturer: Mannington Line/series: Adura flex Style: plank or tile Type: glue down or floating (glue down is castle standard) Size: Color: Pattern: NOTE: man-mounted	18 SF	\$ 190.13	\$ 218.64
NOTE: New and existing hardwood flooring will not match exactly. Even when adjacent existing hardwoods are refinished or stained to achieve a closer match, differences will be apparent due to the varying grains and ages of the wood.			
Subtotal - Category 23		\$ 268.88	\$ 309.21
24. Painting and Decorating			
Walls- prime and paint:	80 SF	\$ 274.92	\$ 316.16
Manufacturer: Color name and #: Sheen: Rooms:			

<u>Molding (base, casing)-</u> priming and painting: 18 LF Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	\$	297.57	\$	342.20
<p><i>NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design.</i></p> <p><i>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.</i></p>				
<p><i>NOTE: Please note that when the client 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></p>				
Subtotal - Category 24	\$	572.49	\$	658.37
25. Clean Up and Debris Removal				
<u>Disposal and clean-up:</u> 1 EA -Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.	\$	77.21	\$	88.79
<p><i>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 per move or violation via a change order. Sometimes it will get moved, sometimes it will just get fined. The charge is the same either way.</i></p>				
<u>6 Yard mini roll-off dumpster:</u> 1 EA -Smaller truck for smaller places. -2.5 ton maximum. NOTE: For 30 days only. See line below for additional months.	\$	395.21	\$	454.49
Subtotal - Category 25	\$	472.42	\$	543.29
Project Subtotal	\$	15,618.36	\$	17,861.75
26. Designer Oversight & Project Management	\$	1,639.93	\$	1,885.92
27. Overhead and Profit	\$	2,577.03	\$	2,963.58
Grand Total**	\$	19,835.31	\$	22,810.61
<p>MN License # BC005657</p> <p>**Important Notice**</p> <p>**This is only a ballpark guesstimate. This does not represent actual prices, only a</p>				

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%*	\$	495.88	Check or Cash Discount High 2.5%*	\$	570.27	
					\$	19,339.43
					\$	22,240.35

*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 Studio Locations



362 Snelling Ave S.
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P) 651-699-4164



5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



2600 Johnson St. NE
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6480 Wayzata Blvd.
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