

Name
 Address
 City, State Zip
 Phone
 Email:



BUDGET ANALYSIS

Project Description:

Date: 9/14/2020

Bathroom Add in Basement – Moderate 3/4 Bath

Add plumbing and back flow preventer for basement bathroom. 40 SF bathroom includes wall framing, shower surround and fixtures. Also includes light/fan combination, vanity light fixture, medicine cabinet and bath accessories. Electric to code. Insulation, sheetrock, millwork, flooring, painting, clean-up and debris removal. Includes framing, drywall, and millwork to close off laundry.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 787.50	\$ 866.25
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 650.00	\$ 650.00
Subtotal - Category 1			\$ 1,437.50	\$ 1,516.25
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. <u>Finish: TBD</u> 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
Demolition of work area to EPA lead safe work practices.	1	EA	\$ 74.00	\$ 81.40
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			\$ 463.75	\$ 510.13
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	25	SF	\$ 633.13	\$ 696.44
Subtotal - Category 4			\$ 633.13	\$ 696.44
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
Basement or Attic interior wall framing (materials and labor)	39	LF	\$ 1,178.19	\$ 1,296.01
Subtotal - Category 6			\$ 1,536.69	\$ 1,690.36
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.

Plumbing permit

Furnish and install pedestal sink with a chrome P-trap
Sink allowance \$300.00/ea.

Manufacturer:
Model #
Faucet spread:

Furnish and install sink faucet;
Sink faucet allowance \$250.00/ea.

Manufacturer:
Model #:
Finish:

Furnish and install standard height fiberglass shower surround;
Shower surround allowance \$650.00/ea.

Manufacturer:
Model #:
Color:

Furnish and install shower faucet, diverter and controller;
Shower faucet package allowance \$300.00/set

Manufacturer:
Model #:
Finish:

Furnish and install toilet;
Toilet allowance \$200.00/ea.

Manufacturer:
Model #:
Color:

Basement bathroom rough-in (base price); includes check valve and back flow preventer.
Option: If required by code install a new 2" vent and roof jack on new plumbing vent penetrations. Add \$350.00

1 Note	\$	0.00	\$	0.00
1 EA	\$	162.50	\$	178.75
1 EA	\$	918.75	\$	1,010.63
1 EA	\$	612.50	\$	673.75
1 EA	\$	1,625.00	\$	1,787.50
1 EA	\$	837.50	\$	921.25
1 EA	\$	562.50	\$	618.75
1 EA	\$	4,750.00	\$	5,225.00
0 EA	\$	0.00	\$	0.00

Subtotal - Category 14

\$ 9,468.75 \$ 10,415.63

15. HVAC

Mechanical permit
Install new bathroom vent fan and vent to the exterior
Relocate supply air or return air vent or add baseboard heat per code.

1 EA	\$	156.25	\$	171.88
1 EA	\$	656.25	\$	721.88
1 EA	\$	500.00	\$	550.00

Subtotal - Category 15

\$ 1,312.50 \$ 1,443.75

16. Electrical

Electrical Permit
Specify device color:
White, light almond, or ivory are standard. PICK ONE
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	\$	137.50	\$	151.25
1 EA	\$	0.00	\$	0.00
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
Subtotal - Category 16		\$	2,325.00	\$	2,557.50
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 penetrations to code	1 EA	\$	346.50	\$	381.15
Subtotal - Category 17		\$	346.50	\$	381.15
18. Drywall					
Furnish and install drywall on the walls and ceilings with smooth finish. Includes one side of new laundry wall.	369 SF	\$	1,734.30	\$	1,907.73
Drywall or plaster patch	2 EA	\$	198.00	\$	217.80
Subtotal - Category 18		\$	1,932.30	\$	2,125.53
19. Tile and Stone					
Subtotal - Category 19		\$	-	\$	-
20. Millwork, Doors, Hardware					
Furnish and install bathroom millwork (base, shoe, two sides of door and casing). Moderate = 2 1/4" profile casing with basic base. Includes base trim on new wall and casing on doorway seperating laundry area. Back of new wall unfinished.	1 EA	\$	779.50	\$	857.45
Furnish and install a pre-hung door.	1 EA	\$	497.50	\$	547.25
Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:					
Subtotal - Category 20		\$	1,277.00	\$	1,404.70
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
Furnish and install stock bathroom vanity cabinet, counter/sink, and hardware <u>\$550.00</u> <u>Allowance</u> Manufacturer: Model/spec #: Supplier:	1 EA	\$	891.00	\$	980.10
Subtotal - Category 21		\$	1,121.25	\$	1,233.38
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	\$	186.00	\$	204.60
Furnish and install a permanent, screw in shower curtain rod Manufacturer: Model/spec #: Finish color: Supplier:	1 EA	\$	133.94	\$	147.34
Subtotal - Category 22		\$	319.94	\$	351.94
23. Flooring					

Floor prep. Smoothing, leveling, etc.	2 EA	\$	210.50	\$	231.55
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted)	40 SF	\$	441.40	\$	485.54
Allowance \$3.00 sf (Option: 120 SF to complete laundry room Add \$1,450.)					
Line/series:					
Color:					
Tile size:					
Subtotal - Category 23			\$ 651.90	\$ 717.09	
24. Painting and Decorating					
Option: Prime and painting ceilings using low VOC Paint. 40 SF Add: \$103.34.	0 SF	\$	0.00	\$	0.00
<u>COLOR: Standard flat ceiling white</u>					
Option: Prime and paint walls using low VOC Paint. 224 SF Add \$448.22	0 SF	\$	0.00	\$	0.00
Manufacturer:					
Color name and #:					
Sheen:					
Option: Prime and paint OR stain and seal one side of door, (1) double-hung window, and baseboard / casing - Moderate and Classic. 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. 1 EA Add \$790.50	0 EA	\$	0.00	\$	0.00
Manufacturer:					
Color name and #:					
Sheen: (semi-gloss is standard for bathrooms)					
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			\$ 0.00	\$ 0.00	
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.	0 MO	\$	-	\$	-
<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>					
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	0 DAYS	\$	-	\$	-
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	\$	337.50	\$	371.25
Subtotal - Category 25			\$ 633.50	\$ 696.85	
Project Subtotal			\$ 23,459.71	\$ 25,740.68	
26. Project Management		\$	1,501.42	\$	1,651.56
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	586.49	\$	645.14
28. Designer Oversight		\$	351.90	\$	387.09
29. Overhead and Profit		\$	3,284.36	\$	3,612.80
Grand Total**			\$ 29,183.88	\$ 32,102.27	
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%*	\$ 729.60	Check or Cash Discount High 2.5%*	\$ 802.56	\$ 28,454.28	\$ 31,299.71
-------------------------------------	-----------	--------------------------------------	-----------	--------------	--------------

*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



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



2600 Johnson St. NE
Minneapolis, MN 55418
P) 612-789-8509

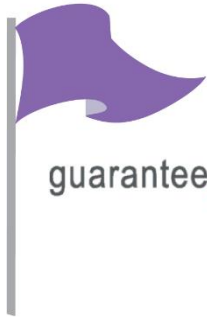


362 Snelling Ave S.
St. Paul, MN 55105
P) 651-699-4164



4020 Minnehaha Ave
Minneapolis, MN 55406
P) P) 612-789-8509

Showroom maps & hours can be found on our website at www.CASTLEBRI.com



Need Help with Financing Options?



<https://www.castlebri.com/financing-options/>