



BUDGET ANALYSIS

Client Information:

Basement Family Room

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Finishing 250 SF of basement with a family room space. Frame 64 lineal feet of walls. Walls & ceiling painted and drywall done throughout. Insulate exterior walls, paint all trim as well. Includes panel painted MDF doors with passage locksets. Electrical wiring to code with allowances for (2) light fixtures and 8 recess lights. Drain tile system (option) in finished space and wool carpeting on the floor. Also includes egress window.

NOTE: assumes existing forced-air heating system is adequate for additional use.

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		\$ 1,750.00	\$ 1,925.00
<u>Design and Planning Process-</u> see Design and Planning Agreement for details.		1 EA		\$ 2,240.00	\$ 2,240.00
Subtotal - Category 1				\$ 3,990.00	\$ 4,165.00
02. Site Prep and Demolition					
<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		\$ 648.50	\$ 713.35
<u>Demolition of work area:</u> -Remove existing flooring -Gut walls to studs -Gut ceiling to joists		1 EA		\$ 2,688.00	\$ 2,956.80
<u>Test flooring, pipes, duct work for asbestos.</u> If found during design, cost to be added for abatement.		1 EA		\$ 87.00	\$ 95.70
<u>EPA lead compliance small job.</u>		1 EA		\$ 367.25	\$ 403.98
Subtotal - Category 2				\$ 3,790.75	\$ 4,169.83
03. Landscaping and Fence					
Subtotal - Category 3				\$ -	\$ -

04. Concrete and Foundation			
<u>Option if Needed 132LF Add \$13,500. Interior Drain tile and Sump Basket for existing basement floor:</u> -Remove existing slab around the exterior. -New drain tile, and sump basket. -Excludes sump pump.	0 LF	\$ 0.00	\$ 0.00
Subtotal - Category 4		\$ 0.00	\$ 0.00
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
<u>Basic interior wall framing:</u> -Flatten walls and ceiling. -Fur out as needed. -Furnish and install backers for rock and accessories.	1 EA	\$ 436.00	\$ 479.60
<u>2x2 Fur wall and/or ceiling framing.</u>	250 SF	\$ 806.25	\$ 886.88
<u>Interior walls-</u> basement or attic.	74 LF	\$ 3,328.89	\$ 3,661.78
Subtotal - Category 6		\$ 4,571.14	\$ 5,028.25
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			
<u>Basement glass block windows-</u> No larger than 3'-0"x2'-0": Style: Decora or ice scapes 8 X 16 Vent: Y or N NOTE: Decora is not as private as ice scapes. NOTE: Assumes installed into cement foundation. Add \$ if in a limestone foundation.	1 EA	\$ 731.75	\$ 804.93
<u>Egress window well-</u> includes excavation, cutting block, window material and labor: Manufacturer: Anderson standard, or Integrity All Ultrex, Integrity Wood Ultrex, Marvin Ultimate upgrades Line: Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior material/color: Interior material/color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Interior weather Strip color: ??? Hardware type/color: WOCD: Y or N (and specify color, if diff. from hardware) Screen surround material/color: Screen color: Exterior Brickmould profile/material/color/size: if comes with window, if not specify under section 10 *for budget analysis add separate line item* Well Type: plain galvanized standard, or white galvanized steel, stonewall galvanized steel, timber, rockwell fiberglass, landscape block upgrades	1 EA	\$ 3,406.25	\$ 3,746.88
<u>Window install material</u> (flashing, caulk, shims, etc.).	1 EA	\$ 62.50	\$ 68.75
Subtotal - Category 13		\$ 4,200.50	\$ 4,620.55
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
<u>Mechanical permit.</u>	1 EA	\$ 156.25	\$ 171.88
<u>Supply air or return air vent- relocate:</u> Vent cover color: white or beige Note- if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.	3 EA	\$ 1,312.50	\$ 1,443.75

Subtotal - Category 15		\$ 1,468.75	\$ 1,615.63
16. Electrical			
<u>Electrical Permit.</u>	1 EA	\$ 231.25	\$ 254.38
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
<u>Light fixture</u> - CBR furnish and elec install: \$100 allowance	2 EA	\$ 545.00	\$ 599.50
Manufacturer:			
Model:			
Finish:			
Bulb:			
<u>Basement wiring.</u>	250 SF	\$ 3,281.25	\$ 3,609.38
<u>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</u>	8 EA	\$ 1,750.00	\$ 1,925.00
Subtotal - Category 16		\$ 5,807.50	\$ 6,388.25
17. Insulation			
<u>Rim joists</u> - 3" spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	46 LF	\$ 422.05	\$ 464.26
<u>Basement energy walls</u> - 2" spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	315 SF	\$ 1,870.31	\$ 2,057.34
Subtotal - Category 17		\$ 2,292.36	\$ 2,521.60
18. Drywall			
<u>Ceilings</u> - 1/2" or 5/8" drywall with smooth finish.	250 SF	\$ 1,484.38	\$ 1,632.81
<u>Walls</u> - 1/2" drywall with smooth finish.	490 SF	\$ 2,756.25	\$ 3,031.88
<u>Boom/cartage fee</u> - all projects.	1 EA	\$ 331.25	\$ 364.38
Subtotal - Category 18		\$ 4,571.88	\$ 5,029.06
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
<u>Pre-hung door:</u>	2 EA	\$ 1,413.00	\$ 1,554.30
Manufacturer:			
Model:			
Species:			
Style:			
Core: solid or hollow			
Finish hinge:			
Bore: single			
<u>Door knob/handle hardware:</u>	2 EA	\$ 165.68	\$ 182.25
\$30 allowance			
Manufacturer:			
Model:			
Type: privacy, passage, dummy			
Finish:			
<u>Door stop:</u>	2 EA	\$ 36.42	\$ 40.06
\$5 allowance			
Manufacturer:			
Model:			
Type: wall mount, hinge mount, etc.			
Finish:			
<u>Casing</u> - classic 1X with a backband:	80 LF	\$ 1,749.52	\$ 1,924.47
Manufacturer:			
Model backband:			
Model 1x:			
Species:			
Size overall:			
Picture framed: Y or N			
Stool detail (thickness/extension) and apron detail (height, model #): or NA			
Location:			

Base molding - classic 1X and top cap: Manufacturer: Model top cap: Species: Size of 1x: Size of top cap: Location:	64 LF	\$ 1,519.62	\$ 1,671.58
Subtotal - Category 20		\$ 4,884.24	\$ 5,372.66
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ -	\$ -
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Floor prep. , Smoothing, flattening, etc.	2 HR	\$ 187.50	\$ 206.25
Floor transitions: Manufacturer: Type: t mold, reducer, etc. Finish: Locations:	1 EA	\$ 50.00	\$ 55.00
Carpet and pad - wool: \$8.50 allowance Manufacturer: Line/series: Color: Pad:	250 SF	\$ 3,243.75	\$ 3,568.13
Carpet on stairs - per set of tread/riser. Assumes full width of stairs, not a runner.	14 EA	\$ 483.00	\$ 531.30
Subtotal - Category 23		\$ 3,964.25	\$ 4,360.68
24. Painting and Decorating			
In house set up, prep, clean up - 1 room.	1 EA	\$ 493.25	\$ 542.58
Ceilings - prime and painting: Color: Standard flat ceiling white Rooms:	250 SF	\$ 600.25	\$ 660.28
Walls - prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	714 SF	\$ 1,266.28	\$ 1,392.91
Molding (base, casing) - priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	144 LF	\$ 1,382.40	\$ 1,520.64
Interior door - priming and painting of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	2 EA	\$ 607.25	\$ 667.98
Subtotal - Category 24		\$ 4,349.43	\$ 4,784.37
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. NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.	1 EA	\$ 275.60	\$ 303.16
Street permit: -Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	2 MO	\$ 237.50	\$ 261.25
20 Yard roll-off dumpster: -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	1 EA	\$ 552.50	\$ 607.75
Additional months dumpster is needed.	1 MO	\$ 93.75	\$ 103.13
If Needed: 2 Months Portable restroom: Add \$650.00 -Regular. NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	0 MO	\$ 0.00	\$ 0.00
Subtotal - Category 25		\$ 1,159.35	\$ 1,275.28
Project Subtotal		\$ 45,050.14	\$ 49,331.16
26. Designer Oversight & Project Management		\$ 5,180.77	\$ 5,698.84
27. Overhead and Profit		\$ 7,433.27	\$ 8,176.60
Grand Total**		\$ 57,664.18	\$ 63,430.60
<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%*	\$ 1,441.60	Check or Cash Discount High 2.5%*	\$ 1,585.77
			\$ 56,222.58
			\$ 61,844.84

*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

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

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