



BUDGET ANALYSIS

Client Information:

Basement Remodel
 Address:
 City, State, Zip:
 Phone:
 Email:

Project Description:

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.

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		\$ 2,482.14	\$ 2,730.35
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 4,000.00	\$ 4,000.00
Subtotal - Category 1				\$ 6,482.14	\$ 6,730.35
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		\$ 643.50	\$ 707.85
<u>Demolition of work area:</u> -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		\$ 2,688.00	\$ 2,956.80
Subtotal - Category 2				\$ 3,331.50	\$ 3,664.65
03. Landscaping and Fence					
Subtotal - Category 3				\$ -	\$ -
04. Concrete and Foundation					
<u>Concrete patch</u> - fill in basement floor after plumbing rough ins.		20 SF		\$ 753.00	\$ 828.30

If Needed 90 LF Add \$10,000. Interior Drain tile and Sump Basket for existing basement floor:	0 LF	\$ 0.00	\$ 0.00
-Remove existing slab around the exterior.			
-New drain tile, and sump basket.			
-Excludes sump pump.			
Subtotal - Category 4		\$ 753.00	\$ 828.30
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Basic interior wall framing:	1 EA	\$ 434.40	\$ 477.84
-Flatten walls and ceiling.			
-Fur out as needed.			
-Furnish and install backers for rock and accessories.			
Soffits for mechanicals.	60 LF	\$ 2,286.90	\$ 2,515.59
Interior walls- basement or attic.	150 LF	\$ 6,698.25	\$ 7,368.08
Subtotal - Category 6		\$ 9,419.55	\$ 10,361.51
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			
Basement glass block windows- No larger than 3'-0"x2'-0":	3 EA	\$ 2,163.15	\$ 2,379.47
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.			
Egress window well- includes excavation, cutting block, window material and labor:	1 EA	\$ 3,351.75	\$ 3,686.93
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			
Subtotal - Category 13		\$ 5,514.90	\$ 6,066.39
14. Plumbing			
Plumbing Permit.	1 EA	\$ 338.25	\$ 372.08
Pedestal sink with a chrome P-trap:	1 EA	\$ 1,171.35	\$ 1,288.49
\$390 allowance			
Manufacturer:			
Model:			
Faucet spread:			
Lav faucet:	1 EA	\$ 753.60	\$ 828.96
\$300 allowance			
Manufacturer:			
Model:			
Finish:			

Fiberglass shower pan only:	1 EA	\$ 1,011.91	\$ 1,113.10
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Color:			
Shower faucet, diverter and controller:	1 EA	\$ 913.51	\$ 1,004.86
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Finish:			
Toilet:	1 EA	\$ 753.61	\$ 828.97
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Color:			
Basement bathroom rough-in (base price)- includes check valve and back flow preventer.	1 EA	\$ 5,166.00	\$ 5,682.60
Note: Add concrete fill-in section above.			
OPTION:	0 OPT	\$ 0.00	\$ 0.00
Active radon mitigation system.			
Add \$3,000 plus fees from bottom.			
Subtotal - Category 14		\$ 10,108.23	\$ 11,119.05
15. HVAC			
Mechanical permit.	1 EA	\$ 153.75	\$ 169.13
Bathroom fan- install and vent to the exterior.	1 EA	\$ 1,045.50	\$ 1,150.05
Basement ducting- 2-bed rooms, family room, and bathroom:	1 EA	\$ 3,413.25	\$ 3,754.58
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.			
Subtotal - Category 15		\$ 4,612.50	\$ 5,073.75
16. Electrical			
Electrical Permit.	1 EA	\$ 227.55	\$ 250.31
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Bathroom price for electrical:	1 EA	\$ 1,845.00	\$ 2,029.50
-GFCI receptacle to code			
-Switches and wiring in bath			
-Lutron push button timer switch for the bath fan			
Light fixture- CBR furnish and elec install:	1 EA	\$ 268.14	\$ 294.95
<i>\$100 allowance</i>			
Manufacturer:			
Model:			
Finish:			
Bulb:			
Light fixture- CBR furnish and elec install:	2 EA	\$ 669.12	\$ 736.03
<i>\$150 allowance</i>			
Manufacturer:			
Model:			
Finish:			
Bulb:			
Bath fan- CBR furnish, HVAC install, and Elec wire:	1 EA	\$ 308.75	\$ 339.63
Manufacturer: Panasonic			
Model: FV-0510VS1			
NOTE: see hvac for install/venting.			
Basement wiring.	500 SF	\$ 6,457.50	\$ 7,103.25
5" recessed LED light, 6" disk LED light, or 6" wafer LED light.	8 EA	\$ 1,722.00	\$ 1,894.20
Subtotal - Category 16		\$ 11,498.06	\$ 12,647.87
17. Insulation			
Rim joists- 3" spray foam insulation.	70 LF	\$ 631.97	\$ 695.17
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			
Basement energy walls- 2" spray foam insulation.	630 SF	\$ 3,680.78	\$ 4,048.85
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			

Subtotal - Category 17		\$ 4,312.75	\$ 4,744.02
18. Drywall			
<u>Ceilings</u> - 1/2" or 5/8" drywall with smooth finish.	500 SF	\$ 2,921.25	\$ 3,213.38
<u>Walls</u> - 1/2" drywall with smooth finish.	1200 SF	\$ 6,642.00	\$ 7,306.20
<u>Boom/cartage fee</u> - all projects.	1 EA	\$ 325.95	\$ 358.55
Subtotal - Category 18		\$ 9,889.20	\$ 10,878.12
19. Tile and Stone			
<u>Tile backer</u> , Standard for shower or wet walls.	63 SF	\$ 603.29	\$ 663.62
<u>Large format tile on shower surround walls using spacers.</u> \$4.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: NOTE: Tile extends to ceiling on shower walls. While ceiling furring is included to avoid slivers/wedges of tile, due to the nature of existing older homes, some may be unavoidable. Castle will minimize them as much as possible. NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning	63 SF	\$ 3,316.95	\$ 3,648.65
<u>Edging</u> - (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Thickness: x, to match tile	2 EA	\$ 117.57	\$ 129.33
<u>Corner shelves- Corian</u> : Color: Glacier white or Bisque	2 EA	\$ 253.35	\$ 278.69
<u>Grout- Tec Grout</u> : Color: Line: power grout, sanded, or unsanded (power grout not recommended for walls; sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints) Size: Location:	1 EA	\$ 34.21	\$ 37.63
<u>Stock Material Costs</u> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$ 470.03	\$ 517.03
Subtotal - Category 19		\$ 4,795.39	\$ 5,274.93
20. Millwork, Doors, Hardware			
<u>Pre-hung door</u> : Manufacturer: Model: Species: Style: Core: solid or hollow Finish hinge: Bore: single	4 EA	\$ 2,797.92	\$ 3,077.71
<u>Door knob/handle hardware</u> : \$30 allowance Manufacturer: Model: Type: privacy, passage, dummy Finish:	4 EA	\$ 328.80	\$ 361.68
<u>Door stop</u> : \$5 allowance Manufacturer: Model: Type: wall mount, hinge mount, etc. Finish:	4 EA	\$ 72.36	\$ 79.60

Casing- classic 1X with a backband: 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:	130 LF	\$ 2,689.44	\$ 2,958.38
Base molding - classic 1X and top cap: Manufacturer: Model top cap: Species: Size of 1x: Size of top cap: Location:	160 LF	\$ 3,605.28	\$ 3,965.81
Handrail- basic gripable handrail with mounting hardware: Manufacturer: Model: Species: Model hardware: Finish hardware:	16 LF	\$ 356.11	\$ 391.72
Subtotal - Category 20		\$ 9,849.91	\$ 10,834.90
21. Cabinetry, Countertops and Appliances			
Medicine Cabinet- wall-mounted mirror/medicine cabinet: <i>Allowance. \$150.00</i> Manufacturer: Model:	1 EA	\$ 322.35	\$ 354.59
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	1 EA	\$ 0.00	\$ 0.00
Subtotal - Category 21		\$ 322.35	\$ 354.59
22. Specialties			
Bathroom accessories- higher end- 3 items: <i>\$150 allowance (50ea)</i> Manufacturer: Towel bar size/model: Towel bar size/model: Towel ring size/model: Toilet paper holder size/model: Robe hook size/model: Finish:	1 EA	\$ 359.91	\$ 395.90
Shower curtain rod- permanent/screw in: Manufacturer: Model: Finish:	1 EA	\$ 162.66	\$ 178.92
Subtotal - Category 22		\$ 522.57	\$ 574.82

23. Flooring			
Floor prep. , Smoothing, flattening, etc.	1 HR	\$ 123.00	\$ 135.30
Floor transitions:	1 EA	\$ 49.20	\$ 54.12
Manufacturer:			
Type: t mold, reducer, etc.			
Finish:			
Locations:			
Luxury vinyl tile:	30 SF	\$ 311.81	\$ 342.99
\$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: non grouted			
Carpet and pad - upgraded:	500 SF	\$ 4,151.25	\$ 4,566.38
\$5.75 allowance			
Manufacturer:			
Line/series:			
Color:			
Pad:			
Carpet on stairs - per set of tread/riser. Assumes full width of stairs, not a runner.	13 EA	\$ 441.32	\$ 485.46
Subtotal - Category 23		\$ 5,076.58	\$ 5,584.24
24. Painting and Decorating			
Ceilings - prime and painting:	540 SF	\$ 1,109.21	\$ 1,220.14
Color: Standard flat ceiling white			
Rooms:			
Walls - prime and paint:	1400 SF	\$ 2,841.30	\$ 3,125.43
Manufacturer:			
Color name and #:			
Sheen:			
Rooms:			
Molding (base, casing) - priming and painting:	290 LF	\$ 1,248.45	\$ 1,373.30
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Items: base, casing, crown, etc.			
Rooms or locations:			
Interior door - priming and painting of a door:	4 EA	\$ 639.60	\$ 703.56
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Locations:			
NOTE: includes both sides and jamb of unit.			
Subtotal - Category 24		\$ 5,838.56	\$ 6,422.42
25. Clean Up and Debris Removal			
Disposal and clean-up:	1 EA	\$ 425.83	\$ 468.42
-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.			
Street permit:	3 MO	\$ 350.55	\$ 385.61
-Minneapolis street use permit for dumpster.			
NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.			
10 Yard mini roll-off dumpster:	1 EA	\$ 456.33	\$ 501.96
-Smaller truck for smaller places.			
-2.5 ton maximum			
NOTE: for 30 days only. See line below for additional months.			
20 Yard roll-off dumpster:	1 EA	\$ 543.66	\$ 598.03
-10 ton maximum.			
NOTE: for 30 days only. See line below for additional months.			
Additional months dumpster is needed.	2 MO	\$ 184.50	\$ 202.95

Subtotal - Category 25		\$ 1,960.87	\$ 2,156.96
Project Subtotal		\$ 94,288.07	\$ 103,316.88
26. Designer Oversight & Project Management		\$ 10,843.13	\$ 11,927.44
27. Overhead and Profit		\$ 15,557.53	\$ 17,113.28
Grand Total**		\$ 120,688.73	\$ 132,757.60
<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%*	\$ 3,017.22	Check or Cash Discount High 2.5%*	\$ 3,318.94
			\$ 117,671.51
			\$ 129,438.66

*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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2600 Johnson St. NE
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Showroom maps & hours can be found on our website at www.CASTLEBRI.com

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