



BUDGET ANALYSIS

Client Information:

Basement Remodel - 500 SF

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		\$ 2,447.73 \$ 2,814.89
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 3,800.00 \$ 3,800.00

Subtotal - Category 1		\$ 6,247.73	\$ 6,614.89
02. Site Prep and Demolition			
Client Responsibilities: 1 EA -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.		\$ 0.00	\$ 0.00
Site Prep Small to Medium Project: 1 EA -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.		\$ 610.89	\$ 702.53
Demolition of work area: 1 EA -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		\$ 2,167.14	\$ 2,492.21
<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		\$ 2,778.04	\$ 3,194.74
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Concrete patch- fill in basement floor after plumbing rough ins. 20 SF If Needed 90 LF Add \$10,000. Interior Drain tile and Sump Basket for existing basement floor: 0 EA -Remove existing slab around the exterior. -New drain tile, and sump basket. -Excludes sump pump.		\$ 671.12	\$ 771.79
		\$ 0.00	\$ 0.00
Subtotal - Category 4		\$ 671.13	\$ 771.79
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Bath basic framing line: 1 EA -Prep walls and ceilings for drywall. -Replace subfloor. -Furnish and install backers for rock and accessories. -Frame one niche or med chest. NOTE: If tile extends to ceiling on shower walls, slivers/wedges may be noticeable and unavoidable due to existing home conditions.		\$ 847.23	\$ 974.32

<u>Soffits for mechanicals.</u>	60 LF	\$ 1,749.42	\$ 2,011.83
<u>Interior walls</u> - basement or attic.	150 LF	\$ 4,781.96	\$ 5,499.25
Subtotal - Category 6		\$ 7,378.61	\$ 8,485.40
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.	3 EA	\$ 2,335.18	\$ 2,685.45
<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	\$ 3,706.00	\$ 4,261.90
Subtotal - Category 13		\$ 6,041.18	\$ 6,947.35
14. Plumbing			

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.

NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.

<u>Plumbing Permit.</u>	1 EA	\$ 374.00	\$ 430.10
<u>Pedestal sink with a chrome P-trap:</u>	1 EA	\$ 1,084.36	\$ 1,247.01
\$390 allowance Manufacturer: Model: Faucet spread:			
<u>Lav faucet:</u>	1 EA	\$ 842.76	\$ 969.18
\$300 allowance Manufacturer: Model: Finish:			
<u>Fiberglass shower pan only:</u>	1 EA	\$ 1,118.86	\$ 1,286.69
\$300 allowance Manufacturer: Model: Color:			
<u>Shower faucet, diverter and controller:</u>	1 EA	\$ 1,010.06	\$ 1,161.57
\$300 allowance Manufacturer: Model: Finish:			
<u>Toilet:</u>	1 EA	\$ 1,016.86	\$ 1,169.39
\$300 allowance Manufacturer: Model: Color:			
<u>Basement bathroom rough-in (base price)-</u> includes check valve and back flow preventer. Note: Add concrete fill-in section above.	1 EA	\$ 6,426.00	\$ 7,389.90
<u>OPTION:</u>	0 EA	\$ 0.00	\$ 0.00
<u>Active radon mitigation system.</u>			
Add \$3,000 plus fees from bottom.			
Subtotal - Category 14		\$ 11,872.90	\$ 13,653.83
15. HVAC			
<u>Mechanical permit.</u>	1 EA	\$ 170.00	\$ 195.50

Bath fan- CBR furnish, HVAC install, and Elec wire: Manufacturer: Panasonic Model: FV-08VRE1 NOTE: See hvac for install/venting.	1 EA	\$ 404.71	\$ 465.42
Basement ducting- 2-bed rooms, family room, and bathroom: 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.	1 EA	\$ 3,774.00	\$ 4,340.10
Subtotal - Category 15		\$ 4,348.71	\$ 5,001.02
16. Electrical			
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.			
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.			
Electrical Permit.	1 EA	\$ 251.60	\$ 289.34
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
Bathroom price for electrical: -GFCI receptacle to code -Switches and wiring in bath -Lutron push button timer switch for the bath fan	1 EA	\$ 2,040.00	\$ 2,346.00
Light fixture- CBR furnish and elec install: \$100 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$ 296.48	\$ 340.95
Light fixture- CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	2 EA	\$ 739.84	\$ 850.82
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.			

<u>Basement wiring.</u>	500 SF	\$ 7,140.00	\$ 8,211.00
<u>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</u>	8 EA	\$ 1,904.00	\$ 2,189.60
Subtotal - Category 16		\$ 12,371.92	\$ 14,227.71
17. Insulation			
<i>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.</i>			
<u>Rim joists-</u> 3" spray foam insulation.	70 LF	\$ 698.77	\$ 803.58
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			
<u>Basement energy walls-</u> 2" spray foam insulation.	630 SF	\$ 4,069.80	\$ 4,680.27
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			
Subtotal - Category 17		\$ 4,768.57	\$ 5,483.85
18. Drywall			
<u>Ceilings-</u> 1/2" or 5/8" drywall with smooth finish.	500 SF	\$ 3,230.00	\$ 3,714.50
<u>Walls-</u> 1/2" drywall with smooth finish.	1200 SF	\$ 7,344.00	\$ 8,445.60
<u>Boom/cartage fee</u> - all projects.	1 EA	\$ 360.40	\$ 414.46
Subtotal - Category 18		\$ 10,934.40	\$ 12,574.56
19. Tile and Stone			
<u>Tile backer.</u> Standard for shower or wet walls.	63 SF	\$ 521.10	\$ 599.27
<u>Large format tile on shower surround walls using spacers.</u>	63 SF	\$ 2,968.20	\$ 3,413.43
<i>\$4.50/sf allowance</i>			
Manufacturer:			
Line:			
Size:			
Color:			
Thickness:			
Pattern:			
NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions.			
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 which causes lippage.			
<u>Edging-</u> (figured per 8' stick):	2 EA	\$ 118.42	\$ 136.18
Manufacturer: Schluter			
Style: Jolly			
Finish:			
Thickness: x, to match tile			
<u>Corner shelves- Corian:</u>	2 EA	\$ 226.54	\$ 260.53
Color: Glacier white or Bisque			

<u>Grout and Caulk - Laticrete: Castle Standard</u>	1 EA	\$ 77.50	\$ 89.13
Color:			
Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints)			
Size:			
Location:			
<u>Stock Material Costs</u> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc.	1 EA	\$ 750.19	\$ 862.72
NOTE: Include on all tile projects.			
Subtotal - Category 19		\$ 4,661.96	\$ 5,361.25
20. Millwork, Doors, Hardware			
<u>Pre-hung door:</u>	4 EA	\$ 2,662.70	\$ 3,062.11
Manufacturer:			
Model:			
Species:			
Style:			
Core: solid or hollow			
Finish hinge:			
Bore: single			
<u>Door knob/handle hardware:</u>	4 EA	\$ 294.60	\$ 338.79
\$30 allowance			
Manufacturer:			
Model:			
Type: privacy, passage, dummy			
Finish:			
<u>Door stop:</u>	4 EA	\$ 62.77	\$ 72.19
\$5 allowance			
Manufacturer:			
Model:			
Type: wall mount, hinge mount, etc.			
Finish:			
<u>Casing-</u> classic 1X with a backband:	130 LF	\$ 2,245.42	\$ 2,582.23
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:			
<u>Base molding</u> - classic 1X and top cap:	160 LF	\$ 3,089.99	\$ 3,553.49
Manufacturer:			
Model top cap:			
Species:			
Size of 1x:			
Size of top cap:			
Location:			

<u>Handrail</u> - basic gripable handrail with mounting hardware: Manufacturer: Model: Species: Model hardware: Finish hardware:	16 LF	\$ 345.49	\$ 397.31
Subtotal - Category 20		\$ 8,700.97	\$ 10,006.11
21. Cabinetry, Countertops and Appliances			
<u>Medicine Cabinet</u> - wall-mounted mirror/medicine cabinet: <i>Allowance. \$150.00</i> Manufacturer: Model:	1 EA	\$ 313.33	\$ 360.33
<u>Vanity</u> -stock- includes vanity cabinet, counter/sink, and hardware: <i>\$950.00 Allowance</i> Manufacturer: Model #: Finish:	1 EA	\$ 1,567.15	\$ 1,802.22
Subtotal - Category 21		\$ 1,880.47	\$ 2,162.55
22. Specialties			
<u>Bathroom accessories</u> - 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	\$ 333.31	\$ 383.31
<u>Shower curtain rod</u> - permanent/screw in: Manufacturer: Model: Finish:	1 EA	\$ 141.06	\$ 162.22
Subtotal - Category 22		\$ 474.37	\$ 545.53
23. Flooring			
<u>Floor prep.</u> Smoothing, flattening, etc.	1 HR	\$ 136.00	\$ 156.40
<u>Floor transitions:</u> Manufacturer: Type: t mold, reducer, etc. Finish: Locations:	1 EA	\$ 54.40	\$ 62.56

<u>Luxury vinyl tile:</u> \$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 <u>Carpet and pad-</u> upgraded: \$5.75 allowance Manufacturer: Line/series: Color: Pad:	30 SF	\$ 344.76	\$ 396.47
<u>Carpet on stairs-</u> per set of tread/riser. Assumes full width of stairs, not a runner.	13 EA	\$ 487.97	\$ 561.16
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		\$ 5,154.13	\$ 5,927.25
24. Painting and Decorating			
<u>Ceilings-</u> prime and painting: Color: Standard flat ceiling white Rooms:	540 SF	\$ 1,226.45	\$ 1,410.42
<u>Walls-</u> prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	1400 SF	\$ 3,141.60	\$ 3,612.84
<u>Molding (base, casing)-</u> priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	290 LF	\$ 1,380.40	\$ 1,587.46
<u>Interior door-</u> priming and painting of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	4 EA	\$ 707.20	\$ 813.28

<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	\$ 6,455.65	\$ 7,424.00
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.	\$ 362.34	\$ 416.69
<u>Street permit:</u> 3 MO -Minneapolis street use permit for dumpster or unit temp storage . NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	\$ 530.40	\$ 609.96
<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>10 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.	\$ 548.61	\$ 630.90
<u>20 Yard roll-off dumpster:</u> 1 EA -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	\$ 659.82	\$ 758.79
<u>Additional months dumpster is needed.</u> 2 MO	\$ 204.00	\$ 234.60
Subtotal - Category 25	\$ 2,305.17	\$ 2,650.95
Project Subtotal	\$ 97,045.89	\$ 111,032.77
26. Designer Oversight & Project Management	\$ 9,680.33	\$ 11,132.38
27. Overhead and Profit	\$ 15,211.94	\$ 17,493.73
Grand Total**	\$ 121,938.16	\$ 140,228.88
<p>MN License # BC005657</p> <p>**Important Notice**</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.						
Check or Cash Discount Low 2.5%*	\$ 3,048.45	Check or Cash Discount High 2.5%*	\$ 3,505.72		\$ 118,889.70	\$ 136,723.16

*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.
St. Paul, MN 55105
P) 651-699-4164



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



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



6480 Wayzata Blvd.
Golden Valley, MN 55426
P) 763-333-0750

Need Help with Financing Options?



[HTTPS://WWW.CASTLEBRI.COM/FINANCING-OPTIONS/](https://www.castlebri.com/financing-options/)