

**Basement Remodel 500 SF**

Address:

City, State, Zip:

**Project Description:****Date: 12/22/2016**

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.

	Qty.	Unit	Low Total	High Total
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 2,100.00	\$ 2,310.00
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 2,100.00	\$ 2,100.00
<b>02. Site Prep &amp; Demolition</b>				
Site Prep (Includes floor protection, poly curtain walls, & delivery of tools/equipment & set up of job site). Place yard sign & order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 346.00	\$ 380.60
Basement demolition of work area to EPA lead safe work practices: removal of interior walls, flooring to subfloor, exterior walls to foundation, ceiling finish. Assumes no bath exists. Note- does not include asbestos removal- if needed, cost to be added.	1	EA	\$ 1,920.00	\$ 2,112.00
NOTE: Although care is taken to carefully remove tile from walls & floor occasionally screw pops, hairline cracks, & 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 & can be handled with a Change Order.	1	EA	\$ -	\$ -
<b>03. Landscaping &amp; Fence</b>				
<b>04. Concrete &amp; Foundation</b>				
Fill in concrete on basement floor where rough-ins were done	15	SF	\$ 1,197.00	\$ 1,316.70
Interior Drain tile & Sump Basket	60	LF	\$ 2,736.00	\$ 3,009.60
<b>05. Masonry</b>				
<b>06. Framing</b>				
2x2 Fur wall and/or ceiling framing (materials & labor)	540	SF	\$ 1,544.40	\$ 1,698.84
Interior wall framing (materials & labor)	150	LF	\$ 3,192.00	\$ 3,511.20
<b>09. Roofing, Flashing, Gutters</b>				
<b>10. Exterior Trim, Porches &amp; Decks</b>				
<b>11. Siding, Soffit, and Fascia</b>				
<b>12. Exterior Doors &amp; Trim</b>				
<b>13. Windows</b>				
Furnish & install basement glass block windows - No larger than 3'-0"x2'-0"	3	EA	\$ 1,392.00	\$ 1,531.20
Furnish & install new egress window well; includes excavation, cutting block & new corrugated window well OR treated timber well. Tiering is additional.	1	EA	\$ 3,300.00	\$ 3,630.00
<b>14. Plumbing</b>				
Plumbing permit	1	EA	\$ 319.20	\$ 351.12
Furnish & install pedestal sink; <u>Sink allowance \$200.00/ea</u>	1	EA	\$ 552.00	\$ 607.20
Furnish & install sink faucet; <u>Sink faucet allowance. Moderate \$150.00/ea</u>	1	EA	\$ 450.00	\$ 495.00
Furnish & install 5' acrylic shower pan surround; <u>Surround allowance \$600.00/ea</u>	1	EA	\$ 1,530.00	\$ 1,683.00
Furnish & install shower faucet, diverter & controller; <u>Shower faucet package allowance \$250.00/set</u>	1	EA	\$ 690.00	\$ 759.00
Furnish & install toilet; <u>Toilet allowance \$350.00/ea</u>	1	EA	\$ 648.00	\$ 712.80

Basement bathroom rough-in (base price); includes check valve & back flow preventer <b>Add concrete fill-in on line above.</b>	1 EA	\$	4,560.00	\$	5,016.00
Furnish & install an active radon mitigation system, option not included, add approximately \$2400.00. Castle/owner will test during design phase.	0 EA	\$	0.00	\$	0.00
<b>15. HVAC</b>					
Mechanical permit	1 EA	\$	144.00	\$	158.40
Install new bathroom vent fan & vent to the exterior	1 EA	\$	504.00	\$	554.40
Basement ducting - bedroom, family room and bathroom.	1 EA	\$	2,880.00	\$	3,168.00
<b>16. Electrical</b>					
Electrical Permit	1 EA	\$	132.00	\$	145.20
Bathroom price for electrical (Includes GFI Outlet to code, new switches & wiring in bath). Furnish Panasonic, WhisperValue 80 CFM, FV08VS1, low profile, white	1 EA	\$	996.00	\$	1,095.60
Furnish & install above mirror light fixture; <u>Fixture allowance \$65.00/ea</u>	1 EA	\$	186.00	\$	204.60
Furnish & install light fixture; <u>Fixture allowance \$200.00/ea</u>	2 EA	\$	336.00	\$	369.60
Finished basement price for electrical	500 SF	\$	2,100.00	\$	2,310.00
Furnish & install recessed can lights	8 EA	\$	864.00	\$	950.40
<b>17. Insulation</b>					
1 1/2" Thermax rigid board insulation	420 SF	\$	1,108.80	\$	1,219.68
Rim joists 2" spray foam insulation; <i>Please note - spray foam insulation requires people &amp; pets to vacate the home for 24 hours while the insulation is curing</i>	35 LF	\$	504.00	\$	554.40
<b>18. Drywall</b>					
Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	1750 SF	\$	5,229.00	\$	5,751.90
<b>19. Tile &amp; Stone</b>					
<b>20. Millwork, Doors, Hardware</b>					
Furnish and install bathroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 back band casing with larger base. <b>Add \$3/lf for additional base molding install. Includes standard profiles.</b>	1 EA	\$	736.00	\$	809.60
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	4 EA	\$	1,600.00	\$	1,760.00
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	460 SF	\$	1,766.40	\$	1,943.04
<b>21. Cabinetry, Countertops &amp; Appliances</b>					
Furnish and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	274.00	\$	301.40
<b>22. Specialties</b>					
Furnish and install bathroom accessories.- 24" towel bar, towel ring & toilet paper holder. <u>Custom. Allowance \$150.00.</u>	1 EA	\$	308.00	\$	338.80
Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	122.25	\$	122.25
<b>23. Flooring</b>					
Furnish & install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	30 SF	\$	93.60	\$	102.96
Furnish & install luxury vinyl tile on floor. Moderate - Mannington Adura Non-grouted. Allowance \$4.50 sf	30 SF	\$	296.40	\$	326.04
Floor transitions. Moderate.	1 EA	\$	44.00	\$	48.40
Moderate carpet and pad will be installed. \$3.00 sf Allowance	460 SF	\$	2,208.00	\$	2,428.80
<b>24. Painting &amp; Decorating</b>					
Prime and painting ceilings using non-toxic zero VOC Paint.	500 SF	\$	1,104.00	\$	1,214.40
Prime and paint walls using non-toxic zero VOC Paint.	1250 SF	\$	2,360.00	\$	2,596.00
Basic stain, seal, sand, and varnish or enamel of base molding.	500 SF	\$	900.00	\$	990.00
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides</u> . INCLUDES CASING OF THE UNIT	4 EA	\$	1,200.00	\$	1,320.00
Basic stain, seal, sand, and varnish or enamel on interior side of window, <u>one side</u> . INCLUDES CASING/TRIM OF THE UNIT	1 EA	\$	222.00	\$	244.20
<b>25. Clean Up &amp; Debris Removal</b>					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	500 SF	\$	640.00	\$	704.00
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum in driveway	1 EA	\$	312.00	\$	343.20
20 Yard roll-off dumpster - 10 ton maximum in driveway	1 EA	\$	396.00	\$	435.60

<b>26. Project Management</b>	\$	4,651.44	\$	5,116.59
<b>27. Administrative Fees</b>	\$	1,941.25	\$	2,135.38
<b>28. Designer Oversight</b>	\$	872.15	\$	959.36
<b>29. Overhead &amp; Profit</b>	\$	8,140.03	\$	8,954.03
<b>Grand Total**</b>	\$	73,747.92	\$	80,900.49

**\*\*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.**

<b>Check or Cash Discount</b>	\$	<b>1,843.70</b>			
<b>2.5%* - Low total</b>					
<b>Check or Cash Discount</b>	\$	<b>2,022.51</b>	<b>Total Project Cost with All Cash</b>	\$ <b>71,904.22</b>	\$ <b>78,877.98</b>
<b>2.5%* - High total</b>			<b>Discount</b>		

\*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

**Visit our Sister Company**



**NATURAL BUILT HOME**  
4020 Minnehaha Ave  
Minneapolis, MN 55406  
P) 612-605-7999 [www.naturalbuiltbome.com](http://www.naturalbuiltbome.com)

Showroom maps & hours can be found on our website at [www.CASTLEBRI.com](http://www.CASTLEBRI.com)

**Credit Card Financing up to \$5,000**

Project Size \$100 - \$10,000  
Credit Cards accepted for final payments up to 50% of project costs,  
\$5,000 max on credit card.

**Home Improvement Financing up to \$75,000**

Local Credit Union offering affordable financing options to meet any of your home improvement needs with no additional costs to you. We will work with you step by step to make sure that we meet your specific financial needs. Contact Lacey Mack or Ross Bloomquist directly at 763-404-7625.

