

## BUDGET ANALYSIS

### Client Information:

Basement Remodel with Laundry

Address:

City, State, Zip:

Phone:

Email:

### Project Description:

Finishing 850 SF of basement with 7' ceilings, a bathroom, laundry room, bedroom and living room. Create a 30' X 16' family, a 14' X 14' bedroom, 10' X 10' laundry room and 8' X 8' 3/4 bathroom. Framing of 250 linear feet of walls. Walls and ceilings are painted drywall throughout. Exterior walls are insulated, painted trim throughout as well. Include MDF panel doors with passage locksets. Electrical wiring to code. Family room to include 8 recessed can lights and three surface mounted fixtures, and Mohawk carpet. Bathroom to include new toilet, vanity with quartz top, tile flooring, tile shower, light/fan combination, lighting, surface mounted medicine cabinet and bath accessories.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.					
	Qty.	Unit	Image	Low Budget	High Budget
<b>01. Permits and Design</b>					
<u>Permit.</u>	1	EA		\$ 2,885.58	\$ 3,174.14
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.	1	EA		\$ 4,952.00	\$ 4,952.00
Subtotal - Category 1				\$ 7,837.58	\$ 8,126.14
<b>02. Site Prep and Demolition</b>					
<u>Site Prep Small to Medium Project:</u>	1	EA		\$ 643.50	\$ 707.85
-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.					
<u>Demolition of work area:</u>	1	EA		\$ 2,688.00	\$ 2,956.80
-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,					
Subtotal - Category 2				\$ 3,331.50	\$ 3,664.65
<b>03. Landscaping and Fence</b>					

Subtotal - Category 3		\$ -	\$ -
<b>04. Concrete and Foundation</b>			
<u>Concrete patch-</u> fill in basement floor after plumbing rough ins.	15 SF	\$ 554.25	\$ 609.68
<u>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. Add \$13,500 plus fees from bottom.	1 OPT	\$ 0.00	\$ 0.00
Subtotal - Category 4		\$ 554.25	\$ 609.68
<b>05. Masonry</b>			
Subtotal - Category 5		\$ -	\$ -
<b>06. Framing</b>			
<u>Basic interior wall framing:</u> -Flatten walls and ceiling. -Fur out as needed. -Furnish and install backers for rock and accessories.	1 EA	\$ 434.40	\$ 477.84
<u>2x2 Fur wall and/or ceiling framing.</u>	600 SF	\$ 1,672.20	\$ 1,839.42
<u>Interior walls.</u>	150 LF	\$ 4,617.00	\$ 5,078.70
Subtotal - Category 6		\$ 6,723.60	\$ 7,395.96
<b>09. Roofing, Flashing, Gutters</b>			
Subtotal - Category 9		\$ -	\$ -
<b>10. Exterior Trim, Porches and Decks</b>			
Subtotal - Category 10		\$ -	\$ -
<b>11. Siding, Soffit, and Fascia</b>			
Subtotal - Category 11		\$ -	\$ -
<b>12. Exterior Doors and Trim</b>			
Subtotal - Category 12		\$ -	\$ -
<b>13. Windows</b>			
<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.	4 EA	\$ 2,884.20	\$ 3,172.62
<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	\$ 3,351.75	\$ 3,686.93
Subtotal - Category 13		\$ 6,235.95	\$ 6,859.55
<b>14. Plumbing</b>			
<u>Plumbing Permit.</u>	1 EA	\$ 338.25	\$ 372.08
<u>Integral sink hook up.</u>	1 EA	\$ 332.10	\$ 365.31

<b><u>Lav faucet:</u></b>	1 EA	\$ 753.60	\$ 828.96
\$300 allowance			
Manufacturer:			
Model:			
Finish:			
<b><u>Fiberglass shower pan only:</u></b>	1 EA	\$ 1,011.91	\$ 1,113.10
\$300 allowance			
Manufacturer:			
Model:			
Color:			
<b><u>Shower faucet, diverter and controller:</u></b>	1 EA	\$ 913.51	\$ 1,004.86
\$300 allowance			
Manufacturer:			
Model:			
Finish:			
<b><u>Toilet:</u></b>	1 EA	\$ 753.61	\$ 828.97
\$300 allowance			
Manufacturer:			
Model:			
Color:			
<b><u>Basement bathroom rough-in (base price)-</u></b> includes check valve and back flow preventer.	1 EA	\$ 5,166.00	\$ 5,682.60
Note: Add concrete fill-in section above.			
<b><u>Demo existing cast iron or concrete laundry tub and related plumbing.</u></b>	1 EA	\$ 399.75	\$ 439.73
<b><u>Laundry sink-</u></b> includes single, free standing utility tub laundry tub and basic faucet:	1 EA	\$ 905.70	\$ 996.27
\$150 allowance			
Manufacturer:			
Model:			
Finish:			
<b><u>Basement laundry plumbing rough-in (when already doing bath).</u></b>	1 EA	\$ 2,300.10	\$ 2,530.11
<b><u>OPTION:</u></b>	0 OPT	\$ 0.00	\$ 0.00
<b><u>Active radon mitigation system.</u></b>			
Add \$3,000 plus fees from bottom.			
<b>Subtotal - Category 14</b>		<b>\$ 12,874.52</b>	<b>\$ 14,161.97</b>
<b>15. HVAC</b>			
<b><u>Mechanical permit.</u></b>	1 EA	\$ 153.75	\$ 169.13
<b><u>Bathroom fan-</u></b> install and vent to the exterior.	1 EA	\$ 1,045.50	\$ 1,150.05
<b><u>Basement ducting-</u></b> 2-bed rooms, family room, and bathroom:	1 EA	\$ 3,413.25	\$ 3,754.58
Vent cover color: <b>white or beige</b>			
<b>NOTE:</b> if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.			
<b><u>Clothes dryer venting-</u></b> using corrosion resistant pipe.	1 EA	\$ 584.25	\$ 642.68
Note - does not include dryer boost fan if the duct run is too long.			
<b>Subtotal - Category 15</b>		<b>\$ 5,196.75</b>	<b>\$ 5,716.43</b>
<b>16. Electrical</b>			
<b><u>Electrical Permit.</u></b>	1 EA	\$ 227.55	\$ 250.31
Device color: <b>White, light almond, or ivory are standard</b>			
Switch style: <b>Pole or Decora</b>		\$ 0.00	\$ 0.00
<b><u>Bathroom price for electrical:</u></b>	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			
<b><u>Light fixture-</u></b> CBR furnish and elec install:	1 EA	\$ 268.14	\$ 294.95
\$100 allowance			
Manufacturer:			
Model:			
Finish:			
Bulb:			

<b>Light fixture-</b> CBR furnish and elec install: \$250 allowance Manufacturer: Model: Finish: Bulb:	6 EA	\$ 2,804.40	\$ 3,084.84
<b>Bath fan-</b> CBR furnish, HVAC install, and Elec wire: Manufacturer: Panasonic Model: FV-0510VS1 NOTE: see hvac for install/venting.	1 EA	\$ 308.75	\$ 339.63
<b>Basement wiring.</b>	600 SF	\$ 7,749.00	\$ 8,523.90
<b>Sub-panel.</b>	1 EA	\$ 861.00	\$ 947.10
<b>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</b>	8 EA	\$ 1,722.00	\$ 1,894.20
<b>Subtotal - Category 16</b>		<b>\$ 15,785.84</b>	<b>\$ 17,364.43</b>
<b>17. Insulation</b>			
<b>Rim joists-</b> 3" spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	100 LF	\$ 902.82	\$ 993.10
<b>Basement energy walls-</b> 2" spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	700 SF	\$ 4,089.75	\$ 4,498.73
<b>Subtotal - Category 17</b>		<b>\$ 4,992.57</b>	<b>\$ 5,491.83</b>
<b>18. Drywall</b>			
<b>Ceilings-</b> 1/2" or 5/8" drywall with smooth finish.	600 SF	\$ 3,505.50	\$ 3,856.05
<b>Walls-</b> 1/2" drywall with smooth finish.	1950 SF	\$ 10,793.25	\$ 11,872.58
<b>Boom/cartage fee</b> - all projects.	1 EA	\$ 325.95	\$ 358.55
<b>Subtotal - Category 18</b>		<b>\$ 14,624.70</b>	<b>\$ 16,087.17</b>
<b>19. Tile and Stone</b>			
<b>Tile backer underlayment-</b> on floor - thickness decided on-site.	30 SF	\$ 299.25	\$ 329.18
<b>Floor:</b> \$6.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. 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.	30 SF	\$ 1,181.88	\$ 1,300.07
<b>Threshold-</b> Corian single bevel- 36" long, approx. 1 3/4" wide: Color: glacier white or bisque Thickness: 1/4" or 1/2" NOTE: There will be an elevation difference between xxxx floor and hallway floor. We will do our best to minimize this.	1 EA	\$ 96.75	\$ 106.43
<b>Tile backer,</b> Standard for shower or wet walls.	63 SF	\$ 603.29	\$ 663.62
<b>Large format tile on shower surround walls using spacers.</b> \$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

<b><u>Accent tile:</u></b>	4 SF	\$	334.11	\$	367.52
\$16.50/sf allowance					
Manufacturer:					
Line:					
Size:					
Color:					
Thickness:					
<del>Pattern:</del>					
<b><u>Edging-</u></b> (figured per 8' stick):	2 EA	\$	117.57	\$	129.33
Manufacturer: Schluter					
Style: Jolly					
Finish:					
Thickness: x, to match tile					
<b><u>Corner shelves- Corian:</u></b>	2 EA	\$	253.35	\$	278.69
Color: Glacier white or Bisque					
<b><u>Grout- Tec Grout:</u></b>	2 EA	\$	68.41	\$	75.25
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:					
<b><u>Stock Material Costs</u></b> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc.	1 EA	\$	600.85	\$	660.93
NOTE: Include on all tile projects.					
<b>Subtotal - Category 19</b>		\$	<b>6,872.41</b>	\$	<b>7,559.65</b>
<b>20. Millwork, Doors, Hardware</b>					
<b><u>Pre-hung door:</u></b>	4 EA	\$	2,797.92	\$	3,077.71
Manufacturer:					
Model:					
Species:					
Style:					
Core: solid or hollow					
Finish hinge:					
Bore: single					
<b><u>Bi-fold door:</u></b>	1 EA	\$	901.77	\$	991.95
Manufacturer:					
Model:					
Species:					
Style:					
Jamb: wood w stop or sheetrock opening					
Core: solid or hollow					
Finish hinge:					
Bore: single or none					
NOTE: Assumes a 42" wide opening or smaller. If larger than that, enter as quantity 2.					
<b><u>Door knob/handle hardware:</u></b>	4 EA	\$	328.80	\$	361.68
\$30 allowance					
Manufacturer:					
Model:					
Type: privacy, passage, dummy					
Finish:					
<b><u>Door stop:</u></b>	4 EA	\$	72.36	\$	79.60
\$5 allowance					
Manufacturer:					
Model:					
Type: wall mount, hinge mount, etc.					
Finish:					
<b><u>Bi-fold knob/handle hardware:</u></b>	2 EA	\$	139.80	\$	153.78
\$20 allowance					
Manufacturer:					
Model:					
Type: passage or dummy					
Finish:					
<b><u>Jamb:</u></b>	20 LF	\$	441.54	\$	485.69
Species:					
Size:					
Location:					
NOTE: The casing for the opening is on the casing line.					

<b>Casing-</b> classic 1X with a backband: <b>Manufacturer:</b> <b>Model backband:</b> <b>Model 1x:</b> <b>Species:</b> <b>Size overall:</b> <b>Picture framed: Y or N</b> <b>Stool detail (thickness/extension) and apron detail (height, model #): or NA</b> <b>Location:</b>	170 LF	\$	3,516.96	\$	3,868.66
<b>Base molding</b> - classic 1X and top cap: <b>Manufacturer:</b> <b>Model top cap:</b> <b>Species:</b> <b>Size of 1x:</b> <b>Size of top cap:</b> <b>Location:</b>	240 LF	\$	5,407.92	\$	5,948.71
<b>Skirt board-</b> 1 piece: <b>Manufacturer:</b> <b>Model:</b> <b>Species:</b> <b>Size:</b>	32 LF	\$	1,067.48	\$	1,174.23
<b>Newel post:</b> <b>Manufacturer:</b> <b>Model:</b> <b>Species:</b> <b>Height:</b>	2 EA	\$	416.94	\$	458.63
<b>Railing-</b> includes top rail, bottom rail, and spindles 4.5" o.c.: <b>Manufacturer:</b> <b>Species:</b> <b>Model/type- top rail:</b> <b>Model.type- bottom rail:</b> <b>Model- spindle (balustrades):</b> <b>Model fillet: or NA</b> <b>Details- additional:</b>	16 LF	\$	2,422.08	\$	2,664.29
<b>Handrail-</b> basic gripable handrail with mounting hardware: <b>Manufacturer:</b> <b>Model:</b> <b>Species:</b> <b>Model hardware:</b> <b>Finish hardware:</b>	16 LF	\$	356.11	\$	391.72
<b>Subtotal - Category 20</b>		\$	<b>17,869.68</b>	\$	<b>19,656.65</b>
<b>21. Cabinetry, Countertops and Appliances</b>					
<b>Medicine Cabinet-</b> wall-mounted mirror/medicine cabinet: <i>Allowance. \$150.00</i> <b>Manufacturer:</b> <b>Model:</b>	1 EA	\$	322.35	\$	354.59
<b>Vanity-</b> stock- includes vanity cabinet, counter/sink, and hardware: <i>\$950.00 Allowance</i> <b>Manufacturer:</b> <b>Model #:</b> <b>Finish:</b>	1 EA	\$	1,524.53	\$	1,676.98
<b>Knobs and pulls:</b> <i>\$7 allowance</i> <b>Manufacturer:</b> <b>Model:</b> <b>Size- center set:</b> <b>Projection:</b> <b>Finish:</b> <b>Location:</b>	8 EA	\$	159.48	\$	175.43

<b>CABINET SPECS:</b> 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
<b>Prep for Cabinet install.</b> Meet delivery truck, unload, unbox cabinets, breakdown cardboard.	1 LF	\$	35.34	\$	38.88
<b>Base cabinets:</b> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	4 LF	\$	1,445.70	\$	1,590.27
<b>Upper cabinets:</b> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	4 LF	\$	1,363.20	\$	1,499.52
<b>Pantry/Linen cabinets:</b> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	2 LF	\$	1,833.63	\$	2,016.99
<b>Silestone quartz countertops:</b> Color: group C currently included Edge profile: Thickness: Undermount sink (Y or N): Front overhang: 1 1/4" from box is standard for framed and frameless, 1" from box is standard for inset Side overhang: 1" from box is standard Corner radius: 1/2" is standard	8 SF	\$	934.80	\$	1,028.28
<b>Silestone 2-6" backsplash:</b> Color: group C currently included Thickness: milled down to 2cm Side splash (Y or N?):	4 LF	\$	246.00	\$	270.60
<b>Washer and dryer:</b> Manufacturer: Model: Plumber to do all final hook-ups and install.	1 EA	\$	295.20	\$	324.72
<b>Subtotal - Category 21</b>		\$	8,160.23	\$	8,976.25
<b>22. Specialties</b>					
<b>Bathroom accessories-</b> moderate- 3 items: \$60 allowance (20ea) 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	\$	240.60	\$	264.66

<b>Shower door- single:</b> Size: stock size 28"x80" Style: frameless Glass: 3/8" Handle style: 8" tubular stock handle Finish hardware: NOTE: Finished tile to tile dimension should be 28 9/16"	1 EA	\$ 2,029.50	\$ 2,232.45
<b>Subtotal - Category 22</b>		<b>\$ 2,270.10</b>	<b>\$ 2,497.11</b>
<b>23. Flooring</b>			
<b>Floor prep.</b> Smoothing, flattening, etc.	1 HR	\$ 123.00	\$ 135.30
<b>Floor transitions:</b> Manufacturer: Type: t mold, reducer, etc. Finish: Locations:	1 EA	\$ 49.20	\$ 54.12
<b>Carpet and pad-</b> upgraded: \$5.75 allowance Manufacturer: Line/series: Color: Pad:	600 SF	\$ 4,981.50	\$ 5,479.65
<b>Subtotal - Category 23</b>		<b>\$ 5,153.70</b>	<b>\$ 5,669.07</b>
<b>24. Painting and Decorating</b>			
<b>Ceilings-</b> prime and painting: Color: Standard flat ceiling white Rooms:	636 SF	\$ 1,306.41	\$ 1,437.05
<b>Walls-</b> prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	2200 SF	\$ 4,464.90	\$ 4,911.39
<b>Molding (base, casing)-</b> priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	410 LF	\$ 1,765.05	\$ 1,941.56
<b>Interior door-</b> staining and finishing of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	5 EA	\$ 984.00	\$ 1,082.40
<b>Window-</b> priming and painting on interior side of window: Manufacturer: Color name and #: Sheen: satin is standard	1 EA	\$ 276.75	\$ 304.43
<b>Subtotal - Category 24</b>		<b>\$ 8,797.11</b>	<b>\$ 9,676.82</b>
<b>25. Clean Up and Debris Removal</b>			
<b>Disposal and clean-up:</b> -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	\$ 544.97	\$ 599.46
<b>Street permit:</b> -Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	3 MO	\$ 350.55	\$ 385.61
<b>10 Yard mini roll-off dumpster:</b> -Smaller truck for smaller places. -2.5 ton maximum NOTE: for 30 days only. See line below for additional months.	1 EA	\$ 456.33	\$ 501.96



<u>20 Yard roll-off dumpster:</u> -10 ton maximum. <b>NOTE:</b> for 30 days only. See line below for additional months. <u>Additional months dumpster is needed.</u>		1 EA	\$ 543.66	\$ 598.03
		2 MO	\$ 184.50	\$ 202.95
<b>Subtotal - Category 25</b>			<b>\$ 2,080.01</b>	<b>\$ 2,288.01</b>
<b>Project Subtotal</b>			<b>\$ 129,360.50</b>	<b>\$ 141,801.35</b>
<b>26. Designer Oversight &amp; Project Management</b>			<b>\$ 14,876.46</b>	<b>\$ 16,364.10</b>
<b>27. Overhead and Profit</b>			<b>\$ 21,344.48</b>	<b>\$ 23,478.93</b>
<b>Grand Total**</b>			<b>\$ 165,581.44</b>	<b>\$ 182,139.59</b>
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><b>**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></p>				
<b>Check or Cash Discount Low 2.5%*</b>	<b>\$ 4,139.54</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 4,553.49</b>	
				<b>\$ 161,441.91    \$ 177,586.10</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

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

## Need Help with Financing Options?



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