



## BUDGET ANALYSIS

### Client Information:

Name: Bath Remodel and Laundry Finish in BSMT

Address:

City, State, Zip:

Phone:

Email:

### Project Description:

Laundry Room/Utility Space and Bathroom Remodel. Remodel existing bathroom. Create closet walls/door to utilities and finish laundry room. Do not install flooring under water heater or furnace.

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			\$ 1,783.50	\$ 1,961.85
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA			\$ 2,750.00	\$ 2,750.00
<b>Subtotal - Category 1</b>					<b>\$ 4,533.50</b>	<b>\$ 4,711.85</b>
<b>02. Site Prep and Demolition</b>						
<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>Bathroom demolition of work area:</u> -Demo existing cabinets, accessories, fixtures, and trim. -Demo existing walls to the studs- assumes lathe and plaster. -Demo existing flooring to concrete. -Existing ceiling <b>to remain and new drywall to be overlaid</b> on the existing.		1 EA			\$ 2,520.00	\$ 2,772.00
<b>Items to be removed/saved for reinstallation:</b> <u>Demolition of work area:</u> -Demolish sink/faucet. Remove basic shelves and cabinetry. -Remove wall covering and millwork and ceiling covering.		1 EA			\$ 2,016.00	\$ 2,217.60
<u>EPA lead compliance small job.</u>		1 EA			\$ 366.75	\$ 403.43
<p><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></p>						

<b>Subtotal - Category 2</b>		\$ 5,546.25	\$ 6,100.88
<b>06. Framing</b>			
<u>Bath basic framing line:</u> -Flatten walls and ceiling. -Fur out as needed. -Replace subfloor. -Furnish and install backers for rock and accessories. -Frame one niche or med chest <b>NOTE:</b> Tile extends to ceiling on shower walls. Level ceiling parallel to floor to avoid slivers/wedges of tile.	1 EA	\$ 1,086.00	\$ 1,194.60
<u>Bath detail- recessed medicine cabinet or custom shower niche or custom shower bench.</u>	1 EA	\$ 215.36	\$ 236.89
<u>Pocket door frame.</u>	1 EA	\$ 432.45	\$ 475.70
<u>Interior walls-</u> basement or attic.	16 LF	\$ 714.48	\$ 785.93
<b>Subtotal - Category 6</b>		\$ 2,448.29	\$ 2,693.11
<b>13. Windows</b>			
<u>Basement glass block windows-</u> No larger than 3'-0"x2'-0": <b>Style:</b> Decora or ice scapes <b>8 X 16 Vent:</b> Y or N <b>NOTE:</b> Decora is not as private as ice scapes. <b>NOTE:</b> Assumes installed into cement foundation. Add \$ if in a limestone foundation.	3 EA	\$ 2,163.15	\$ 2,379.47
<b>Subtotal - Category 13</b>		\$ 2,163.15	\$ 2,379.47
<b>14. Plumbing</b>			
<p><i><b>NOTE:</b> 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.</i></p> <p><i><b>NOTE:</b> Any new waste or supply lines will be plastic, not copper or galvanized.</i></p>			
<u>Plumbing Permit.</u>	1 EA	\$ 338.25	\$ 372.08
<u>Pedestal sink with a chrome P-trap:</u> \$390 allowance <b>Manufacturer:</b> <b>Model:</b> <b>Faucet spread:</b>	1 EA	\$ 1,171.35	\$ 1,288.49
<u>Lav faucet:</u> \$300 allowance <b>Manufacturer:</b> <b>Model:</b> <b>Finish:</b>	1 EA	\$ 753.60	\$ 828.96
<u>Fiberglass shower surround and pan:</u> \$1,000 allowance <b>Manufacturer:</b> <b>Model:</b> <b>Color:</b>	1 EA	\$ 2,327.50	\$ 2,560.25
<u>Shower faucet, diverter and controller:</u> \$300 allowance <b>Manufacturer:</b> <b>Model:</b> <b>Finish:</b>	1 EA	\$ 913.51	\$ 1,004.86
<u>Toilet:</u> \$300 allowance <b>Manufacturer:</b> <b>Model:</b> <b>Color:</b>	1 EA	\$ 753.61	\$ 828.97
<u>Standard bath (no access below):</u> -Up to 1 fixture moving location, remaining fixtures to be replaced in existing locations. -Minor water line updates included as well (i.e. shift shower valve/head as needed on same wall or lav center a few inches). -If moving 2 fixture locations, use new rough-in lines below instead.	1 EA	\$ 1,476.00	\$ 1,623.60
<u>Demo existing cast iron or concrete laundry tub and related plumbing.</u>	1 EA	\$ 399.75	\$ 439.73

<b>Laundry sink</b> - includes single, free standing utility tub laundry tub and basic faucet: \$150 allowance Manufacturer: Model: Finish:	1 EA	\$ 905.70	\$ 996.27
<b>Basement laundry plumbing rough-in (when already doing bath).</b>	1 EA	\$ 2,300.10	\$ 2,530.11
<b>Subtotal - Category 14</b>		<b>\$ 11,339.37</b>	<b>\$ 12,473.31</b>
<b>15. HVAC</b>			
<b>Mechanical permit.</b>	1 EA	\$ 153.75	\$ 169.13
<b>Bathroom fan</b> - install and vent to the exterior.	1 EA	\$ 1,045.50	\$ 1,150.05
<b>Supply air or return air vent- relocate:</b> Vent cover color: <b>white or beige</b> Note- if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.	2 EA	\$ 861.00	\$ 947.10
<b>Subtotal - Category 15</b>		<b>\$ 2,060.25</b>	<b>\$ 2,266.28</b>
<b>16. Electrical</b>			
<b>Electrical Permit.</b>	1 EA	\$ 227.55	\$ 250.31
Device color: <b>White, light almond, or ivory are standard</b>	1 EA	\$ 0.00	\$ 0.00
Switch style: <b>Pole or Decora</b>			
<b>Bathroom price for electrical:</b> -GFCI receptacle to code -Switches and wiring in bath -Lutron push button timer switch for the bath fan	1 EA	\$ 1,845.00	\$ 2,029.50
<b>Light fixture</b> - CBR furnish and elec install: \$100 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$ 268.14	\$ 294.95
<b>Light fixture</b> - CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$ 334.56	\$ 368.02
<i>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.</i>			
<b>Bath fan</b> - CBR furnish, HVAC install, and Elec wire: Manufacturer: <b>Panasonic</b> Model: <b>FV-0510VS1</b> NOTE: see hvac for install/venting.	1 EA	\$ 308.75	\$ 339.63
<b>Basement wiring.</b>	192 SF	\$ 2,479.68	\$ 2,727.65
<b>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</b>	3 EA	\$ 645.75	\$ 710.33
<b>Subtotal - Category 16</b>		<b>\$ 6,109.43</b>	<b>\$ 6,720.38</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.	33 LF	\$ 297.93	\$ 327.72
<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.	231 SF	\$ 1,349.62	\$ 1,484.58
<b>Subtotal - Category 17</b>		<b>\$ 1,647.55</b>	<b>\$ 1,812.30</b>
<b>18. Drywall</b>			
<b>Ceilings</b> - 5/8" drywall with smooth finish.	232 SF	\$ 2,591.56	\$ 2,850.71
<b>Walls</b> - 1/2" drywall with smooth finish.	504 SF	\$ 4,669.96	\$ 5,136.96
<b>Subtotal - Category 18</b>		<b>\$ 7,261.52</b>	<b>\$ 7,987.67</b>
<b>19. Tile and Stone</b>			
<b>Subtotal - Category 19</b>		<b>\$ -</b>	<b>\$ -</b>

20. Millwork, Doors, Hardware			
<b>Existing door-</b> rehang.	1 EA	\$ 53.55	\$ 58.91
<b>Pre-hung door:</b>	1 EA	\$ 699.48	\$ 769.43
Manufacturer:			
Model:			
Species:			
Style:			
Core: solid or hollow			
Finish hinge:			
Bore: single			
<b>Bi-pass door:</b>	1 EA	\$ 1,056.38	\$ 1,162.01
Manufacturer:			
Model:			
Species:			
Style:			
Jamb: wood w stop or sheetrock opening			
Core: solid or hollow			
Finish hinge:			
Bore: single or none			
NOTE: 2 door slabs are included on this line.			
<b>Pocket door:</b>	1 EA	\$ 560.40	\$ 616.44
Manufacturer:			
Model:			
Species:			
Style:			
Jamb and stop: included			
Core: solid or hollow			
Finish hinge:			
NOTE: see pocket door frame in framing.			
<b>Door knob/handle hardware:</b>	2 EA	\$ 164.40	\$ 180.84
\$30 allowance			
Manufacturer:			
Model:			
Type: privacy, passage, dummy			
Finish:			
<b>Door stop:</b>	2 EA	\$ 36.18	\$ 39.80
\$5 allowance			
Manufacturer:			
Model:			
Type: wall mount, hinge mount, etc.			
Finish:			
<b>Pocket door hardware:</b>	1 EA	\$ 174.75	\$ 192.23
\$50 allowance			
Manufacturer:			
Model:			
Type: passage or privacy			
Finish:			
<b>Casing-</b> moderate 1 piece:	120 LF	\$ 1,397.16	\$ 1,536.88
Manufacturer:			
Model:			
Species:			
Size:			
Picture framed: Y or N			
Stool detail (thickness/extension) and apron detail (height, profile #): or NA			
Location:			
<b>Base shoe molding:</b>	73 LF	\$ 477.11	\$ 524.82
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
<b>Base molding</b> - moderate 1 piece shorter base:	73 LF	\$ 1,006.31	\$ 1,106.94
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
<b>Subtotal - Category 20</b>		\$ 5,625.71	\$ 6,188.28

21. Cabinetry, Countertops and Appliances			
<b>Medicine Cabinet:</b> recessed medicine cabinet (includes all hardware): Manufacturer: Model: RO: Species: Color:	1 EA	\$ 625.88	\$ 688.46
<b>Knobs and pulls:</b> \$7 allowance Manufacturer: Model: Size- center set: Projection: Finish: Location:	19 EA	\$ 378.77	\$ 416.64
<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.	10 LF	\$ 353.43	\$ 388.77
<b>Base cabinets:</b> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	6 LF	\$ 2,168.55	\$ 2,385.41
<b>Upper cabinets:</b> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	6 LF	\$ 2,044.80	\$ 2,249.28
<b>Pantry/Linen cabinets:</b> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	4 LF	\$ 3,667.26	\$ 4,033.99
<b>Plastic laminate countertops:</b> Manufacturer: Color: Thickness: Edge Profile: Back Splash (Y or N): integrated or set on 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	12 SF	\$ 590.40	\$ 649.44
<b>NOTE:</b> Client to communicate with appliance supplier regarding delivery of appliances they purchased and arrange to meet/receive delivery themselves. The project manager will be in communication with client regarding that timing.			

<b>Washer and dryer:</b>	1 EA	\$ 295.20	\$ 324.72
Manufacturer:			
Model:			
Plumber to do all final hook-ups and install.			
<b>Subtotal - Category 21</b>		<b>\$ 10,124.28</b>	<b>\$ 11,136.71</b>
<b>22. Specialties</b>			
<b>Bathroom accessories-</b> moderate- 3 items: \$60 allowance (20ea)	1 EA	\$ 240.60	\$ 264.66
Manufacturer:			
Towel bar size/model:			
Towel bar size/model:			
Towel ring size/model:			
Toilet paper holder size/model:			
Robe hook size/model:			
Finish:			
<b>Shower door-</b> sliding:	1 EA	\$ 4,428.00	\$ 4,870.80
Size: 60"x80"			
Glass:			
Model: DUO with metal header (2 frameless panels)			
<b>Subtotal - Category 22</b>		<b>\$ 4,668.60</b>	<b>\$ 5,135.46</b>
<b>23. Flooring</b>			
<b>Floor prep.</b> Smoothing, flattening, etc.	2 HR	\$ 246.00	\$ 270.60
<b>Floor transitions:</b>	2 EA	\$ 98.40	\$ 108.24
Manufacturer:			
Type: t mold, reducer, etc.			
Finish:			
Locations:			
<b>Luxury vinyl tile:</b>	232 SF	\$ 2,411.29	\$ 2,652.42
\$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: <i>(Note: 1)</i>			
<b>Subtotal - Category 23</b>		<b>\$ 2,755.69</b>	<b>\$ 3,031.26</b>
<b>24. Painting and Decorating</b>			
<b>In house set up, prep, clean up-</b> 1 room.	1 EA	\$ 492.75	\$ 542.03
<b>Ceilings-</b> prime and painting:	232 SF	\$ 555.41	\$ 610.95
Color: Standard flat ceiling white			
Rooms:			
<b>Walls-</b> prime and paint:	504 SF	\$ 890.72	\$ 979.79
Manufacturer:			
Color name and #:			
Sheen:			
Rooms:			
<b>Molding (base, casing)-</b> priming and painting:	193 LF	\$ 1,849.91	\$ 2,034.90
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Items: base, casing, crown, etc.			
Rooms or locations:			
<b>Interior door-</b> priming and painting of a door:	4 EA	\$ 1,211.70	\$ 1,332.87
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Locations:			
NOTE: includes both sides and jamb of unit.			
<b>Paint or stain match by Sub.</b> Take sample to store, get matched, and approved by client.	1 EA	\$ 61.50	\$ 67.65

*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.*

Subtotal - Category 24		\$ 5,061.98	\$ 5,568.18
<b>25. Clean Up and Debris Removal</b>			
<u>Disposal and clean-up:</u> -Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. <b>NOTE:</b> 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	\$ 487.42	\$ 536.17
<u>Street permit:</u> -St. Paul daily street use permit for dumpster. <b>NOTE:</b> If dumpster can be placed on driveway or lawn this can cost can be saved.	90 DAY	\$ 1,107.00	\$ 1,217.70
<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>			
<u>20 Yard roll-off dumpster:</u> -10 ton maximum. <b>NOTE:</b> for 30 days only. See line below for additional months.	1 EA	\$ 543.66	\$ 598.03
<u>Additional months dumpster is needed.</u>	2 MO	\$ 184.50	\$ 202.95
<u>Additional Cost for Portable restroom \$300 a month if needed:</u> -Regular. <b>NOTE:</b> 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		\$ 2,322.58	\$ 2,554.84
Project Subtotal		\$ 73,668.16	\$ 80,759.98
26. Designer Oversight & Project Management		\$ 7,735.16	\$ 8,508.67
27. Overhead and Profit		\$ 12,155.25	\$ 13,370.77
<b>Grand Total**</b>		\$ 93,558.56	\$ 102,914.42
<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>			
Check or Cash Discount Low 2.5%*	\$ 2,338.96	Check or Cash Discount High 2.5%*	\$ 2,572.86
			\$ 91,219.60
			\$ 100,341.56

\*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)

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## Need Help with Financing Options?

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