



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. 200 SF space. 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
01. Permits and Design					
<u>Permit.</u>		1 EA		\$ 2,040.00	\$ 2,346.00
<u>Design and Planning Process-</u> see Design and Planning Agreement for details.		1 EA		\$ 2,800.00	\$ 2,800.00
Subtotal - Category 1				\$ 4,840.00	\$ 5,146.00
02. Site Prep and Demolition					

<u>Client Responsibilities:</u>	1 EA	\$ 0.00	\$ 0.00
-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.			
<u>Site Prep Small to Medium Project:</u>	1 EA	\$ 614.66	\$ 706.85
-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>Bathroom demolition of work area:</u>	1 EA	\$ 1,647.93	\$ 1,895.12
-Demo existing cabinets, accessories, fixtures, and trim. -Demo existing walls to the studs- assumes drywall. -Demo existing flooring and subfloor. -Existing ceiling to remain and new drywall to be overlaid on the existing.			
Items to be removed/saved for reinstallation:			
<u>Demolition of work area:</u>	1 EA	\$ 1,647.93	\$ 1,895.12
-Demolish sink/faucet. Remove basic shelves and cabinetry. -Remove wall covering and millwork and ceiling covering.			
<u>EPA lead compliance small job.</u>	1 EA	\$ 308.66	\$ 354.95
<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		\$ 4,219.17	\$ 4,852.05
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
<u>Bath basic framing line:</u>	1 EA	\$ 856.64	\$ 985.13
-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.			
<u>Bath detail- recessed medicine cabinet or custom shower niche or custom shower bench.</u>	1 EA	\$ 171.33	\$ 197.03

<u>Pocket door frame.</u>	1 EA	\$ 429.73	\$ 494.19
<u>Interior walls-</u> basement or attic.	16 LF	\$ 514.44	\$ 591.61
Subtotal - Category 6		\$ 1,972.13	\$ 2,267.95
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.	2 EA	\$ 1,558.20	\$ 1,791.93
Subtotal - Category 13		\$ 1,558.20	\$ 1,791.93
14. Plumbing			
<p><i>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.</i></p> <p><i>NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.</i></p>			
<u>Plumbing Permit.</u>	1 EA	\$ 374.00	\$ 430.10
<u>Pedestal sink with a chrome P-trap:</u> \$390 allowance Manufacturer: Model: Faucet spread:	1 EA	\$ 1,084.36	\$ 1,247.01
<u>Lav faucet:</u> \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 842.76	\$ 969.18
<u>Fiberglass shower surround and pan:</u> \$1,000 allowance Manufacturer: Model: Color:	1 EA	\$ 2,573.50	\$ 2,959.53

<u>Shower faucet, diverter and controller:</u>	1 EA	\$ 1,010.06	\$ 1,161.57
<i>\$300 allowance</i>			
<i>Manufacturer:</i>			
<i>Model:</i>			
<i>Finish:</i>			
<u>Toilet:</u>	1 EA	\$ 1,016.86	\$ 1,169.39
<i>\$300 allowance</i>			
<i>Manufacturer:</i>			
<i>Model:</i>			
<i>Color:</i>			
<u>Standard bath (no access below):</u>	1 EA	\$ 2,754.00	\$ 3,167.10
-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.			
<u>Demo existing cast iron or concrete laundry tub and related plumbing.</u>	1 EA	\$ 816.00	\$ 938.40
<u>Laundry sink</u> - includes single, free standing utility tub laundry tub and basic faucet:	1 EA	\$ 729.42	\$ 838.84
<i>\$150 allowance</i>			
<i>Manufacturer:</i>			
<i>Model:</i>			
<i>Finish:</i>			
<u>Basement laundry plumbing rough-in (when already doing bath).</u>	1 EA	\$ 2,661.52	\$ 3,060.75
<i>Includes concrete demo, no patch.</i>			
Subtotal - Category 14		\$ 13,862.48	\$ 15,941.85
15. HVAC			
<u>Mechanical permit.</u>	1 EA	\$ 170.00	\$ 195.50
<u>Bath fan</u> - CBR furnish, HVAC install, and Elec wire:	1 EA	\$ 341.39	\$ 392.60
<i>Manufacturer: Panasonic</i>			
<i>Model: FV-0510VS1</i>			
<i>NOTE: see hvac for install/venting.</i>			
<u>Supply air or return air vent- relocate:</u>	2 EA	\$ 952.00	\$ 1,094.80
<i>Vent cover color: white or beige</i>			
<i>Note- if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.</i>			
Subtotal - Category 15		\$ 1,463.39	\$ 1,682.90
16. Electrical			
<p><i>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.</i></p>			

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	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Outlet style: Decora or Standard			
Bathroom price for electrical:	1 EA	\$ 2,040.00	\$ 2,346.00
-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: \$100 allowance	1 EA	\$ 296.48	\$ 340.95
Manufacturer:			
Model:			
Finish:			
Bulb:			
Light fixture- CBR furnish and elec install: \$150 allowance	1 EA	\$ 369.92	\$ 425.41
Manufacturer:			
Model:			
Finish:			
Bulb:			
<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>			
Basement wiring.	192 SF	\$ 2,741.76	\$ 3,153.02
5" recessed LED light, 6" disk LED light, or 6" wafer LED light.	3 EA	\$ 714.00	\$ 821.10
Subtotal - Category 16		\$ 6,413.76	\$ 7,375.82
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>			
Rim joists- 3" spray foam insulation.	33 LF	\$ 329.42	\$ 378.83
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.	231 SF	\$ 1,492.26	\$ 1,716.10
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.			
Subtotal - Category 17		\$ 1,821.68	\$ 2,094.93

18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	200 SF	\$ 1,292.00	\$ 1,485.80
Walls- 1/2" drywall with smooth finish.	504 SF	\$ 3,084.48	\$ 3,547.15
Boom/cartage fee - all projects.	1 EA	\$ 360.40	\$ 414.46
Subtotal - Category 18		\$ 4,736.88	\$ 5,447.41
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Existing door- rehang.	1 EA	\$ 38.19	\$ 43.91
Pre-hung door:	1 EA	\$ 668.29	\$ 768.54
Manufacturer: Model: Species: Style: Core: solid or hollow Finish hinge: Bore: single			
Bi-pass door:	1 EA	\$ 1,115.47	\$ 1,282.79
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.			
Pocket door:	1 EA	\$ 556.56	\$ 640.04
Manufacturer: Model: Species: Style: Jamb and stop: included Core: solid or hollow Finish hinge: NOTE: see pocket door frame in framing.			
Door knob/handle hardware:	2 EA	\$ 148.14	\$ 170.36
<i>\$30 allowance</i> Manufacturer: Model: Type: privacy, passage, dummy Finish:			

<u>Door stop:</u>	2 EA	\$	31.59	\$	36.33
<i>\$5 allowance</i>					
Manufacturer:					
Model:					
Type: wall mount, hinge mount, etc.					
Finish:					
<u>Pocket door hardware:</u>	1 EA	\$	151.17	\$	173.85
<i>\$50 allowance</i>					
Manufacturer:					
Model:					
Type: passage or privacy					
Finish:					
<u>Casing- moderate 1 piece:</u>	120 LF	\$	1,141.18	\$	1,312.35
Manufacturer:					
Model:					
Species:					
Size:					
Picture framed: Y or N					
Stool detail (thickness/extension) and apron detail (height, profile #): or NA					
Location:					
<u>Base molding - moderate 1 piece shorter base:</u>	73 LF	\$	805.72	\$	926.58
Manufacturer:					
Model:					
Species:					
Size:					
Location:					
<u>Base shoe molding:</u>	73 LF	\$	374.07	\$	430.18
Manufacturer:					
Model:					
Species:					
Size:					
Location:					
Subtotal - Category 20		\$	5,030.37	\$	5,784.93
21. Cabinetry, Countertops and Appliances					
<u>Medicine Cabinet-</u> wall-mounted mirror/medicine cabinet:	1 EA	\$	314.37	\$	361.53
<i>Allowance. \$150.00</i>					
Manufacturer:					
Model:					
<u>Knobs and pulls:</u>	19 EA	\$	338.91	\$	389.74
<i>\$7 allowance</i>					
Manufacturer:					
Model:					
Size- center set:					
Projection:					
Finish:					
Location:					

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
16 LF	\$	403.25	\$	463.73
6 LF	\$	2,142.78	\$	2,464.20
6 LF	\$	2,070.65	\$	2,381.25
4 LF	\$	3,889.57	\$	4,473.00
12 SF	\$	652.80	\$	750.72

Prep for Cabinet install. Meet delivery truck, unload, unbox cabinets, breakdown cardboard.

Base cabinets:
 Manufacturer: Crystal Cabinets
 Model: Current or frameless current
 NOTE: see specs above.

Upper cabinets:
 Manufacturer: Crystal Cabinets
 Model: Current or frameless current
 NOTE: see specs above.

Pantry/Linen cabinets:
 Manufacturer: Crystal Cabinets
 Model: Current or frameless current
 NOTE: see specs above.

Plastic laminate countertops:
 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
 Corner radius:

Washer and dryer: <u>NOTE:</u> Client to provide plug/cord with unit for install	1 EA	\$ 114.56	\$ 131.74
Manufacturer:			
Model:			
Plumber to do all final hook-ups and install.			
Subtotal - Category 21		\$ 9,926.88	\$ 11,415.91
22. Specialties			
Bathroom accessories- moderate- 3 items:	1 EA	\$ 202.96	\$ 233.40
<i>\$60 allowance (20ea)</i>			
Manufacturer:			
Towel bar size/model:			
Towel bar size/model:			
Towel ring size/model:			
Toilet paper holder size/model:			
Robe hook size/model:			
Finish:			
Shower door- sliding:	1 EA	\$ 4,896.00	\$ 5,630.40
Size: 60"x80"			
Glass:			
Model: DUO with metal header (2 frameless panels)			
Subtotal - Category 22		\$ 5,098.96	\$ 5,863.80
23. Flooring			
Floor prep. Smoothing, flattening, etc.	2 HR	\$ 272.00	\$ 312.80
Floor transitions:	2 EA	\$ 108.80	\$ 125.12
Manufacturer:			
Type: t mold, reducer, etc.			
Finish:			
Locations:			
Luxury vinyl tile:	200 SF	\$ 2,298.40	\$ 2,643.16
<i>\$4.90/sf</i>			
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>new wood</i>			
<i>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.</i>			
Subtotal - Category 23		\$ 2,679.20	\$ 3,081.08
24. Painting and Decorating			
In house set up, prep, clean up- 1 room.	1 EA	\$ 367.58	\$ 422.72

Ceilings- prime and painting: Color: Standard flat ceiling white Rooms:	232 SF	\$	439.34	\$	505.24	
Walls- prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	504 SF	\$	716.86	\$	824.39	
Molding (base, casing)- priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	193 LF	\$	1,404.01	\$	1,614.61	
Interior door- 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	\$	940.96	\$	1,082.10	
Paint or stain match by Castle. Take sample to store, get matched, and approved by client.	1 EA	\$	166.79	\$	191.81	
<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. 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			\$	4,035.54	\$	4,640.87
25. Clean Up and Debris Removal						
Disposal and clean-up: -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	\$	301.41	\$	346.62	
Street permit: -St. Paul daily street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved. NOTE: For Unit temp storage, owner is responsible for own street permits in St. Paul.	90 DAY	\$	1,468.80	\$	1,689.12	

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.

20 Yard roll-off dumpster: -10 ton maximum. NOTE: for 30 days only. See line below for additional months. Additional months dumpster is needed.	1 EA	\$ 659.82	\$ 758.79
Additional Cost for Portable restroom \$300 a month if needed: -Regular. NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	2 MO	\$ 204.00	\$ 234.60
	0 MO	\$ 0.00	\$ 0.00
Subtotal - Category 25		\$ 2,634.03	\$ 3,029.13
Project Subtotal		\$ 70,292.67	\$ 80,416.57
26. Designer Oversight & Project Management		\$ 7,011.69	\$ 8,063.45
27. Overhead and Profit		\$ 11,018.38	\$ 12,671.13
Grand Total**		\$ 88,322.74	\$ 101,571.15
<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%*	\$ 2,208.07	Check or Cash Discount High 2.5%*	\$ 2,539.28
			\$ 86,114.67
			\$ 99,031.87

*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?



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