



BUDGET ANALYSIS

Client Information:

Name: Bathroom Add on Main Floor or 2nd Floor

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Project Description: Add a bath within existing footprint of home. Add plumbing rough in for new bathroom on main or 2nd floor. 40 SF bathroom includes wall framing, tile tub surround, fixtures, vanity/top, hardware, electrical, insulation, sheetrock, millwork, flooring, painting and clean-up.

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		\$ 1,312.50	\$ 1,443.75
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 1,800.00	\$ 1,800.00
Subtotal - Category 1				\$ 3,112.50	\$ 3,243.75
02. Site Prep and Demolition					
<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		\$ 648.50	\$ 713.35
<u>Demolition of work area:</u> -To EPA lead safe work practices. -DESCRIPTION: Minor demo assumed (remove existing base/shoe, flooring to subfloor, sheetrock to studs).		1 EA		\$ 1,344.00	\$ 1,478.40
<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				\$ 1,992.50	\$ 2,191.75
06. Framing					
<u>Subfloor patch</u> - as needed for mechanical rough-ins.		40 SF		\$ 458.50	\$ 504.35

<u>Bath basic framing line:</u>	1 EA	\$ 1,090.00	\$ 1,199.00
-Flatten walls and ceiling.			
-Fur out as needed.			
-Replace subfloor.			
-Furnish and install backers for rock and accessories.			
-Frame one niche or med chest			
NOTE: Tile extends to ceiling on shower walls. Level ceiling parallel to floor to avoid slivers/wedges of tile.			
<u>Interior walls.</u>	12 LF	\$ 412.08	\$ 453.29
Subtotal - Category 6		\$ 1,960.58	\$ 2,156.64
13. Windows			
<u>Glass block window in existing main floor window opening-</u> includes demo of existing window sashes only and installing in existing frame: Style: Decora or ice scapes 8 X 16 Vent: Y or N NOTE: Decora is not as private as ice scapes.	1 EA	\$ 925.50	\$ 1,018.05
Subtotal - Category 13		\$ 925.50	\$ 1,018.05
14. Plumbing			
<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>			
<i>NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.</i>			
<u>Plumbing Permit.</u>	1 EA	\$ 343.75	\$ 378.13
<u>Under mount vanity sink:</u> \$160 allowance Manufacturer: Model:	1 EA	\$ 585.95	\$ 644.55
<u>Lav faucet:</u> \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 765.85	\$ 842.44
<u>5' cast iron tub:</u> \$500 allowance Drain side: Manufacturer: Model: Finish:	1 EA	\$ 1,961.05	\$ 2,157.16
<u>Tub waste and overflow:</u> \$85 allowance Manufacturer: Model: Finish:	1 EA	\$ 272.71	\$ 299.98
<u>Tub filler faucet, valve, trim, and rough-in valve:</u> \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 928.36	\$ 1,021.20
<u>Toilet:</u> \$300 allowance Manufacturer: Model: Color:	1 EA	\$ 765.86	\$ 842.45
<u>Main floor bathroom rough-in.</u>	1 EA	\$ 3,875.00	\$ 4,262.50
<u>Roof jack</u> on new plumbing vent penetrations.	1 EA	\$ 400.85	\$ 440.94
Subtotal - Category 14		\$ 9,899.39	\$ 10,889.33
15. HVAC			
<u>Mechanical permit.</u>	1 EA	\$ 156.25	\$ 171.88
<u>Bathroom fan-</u> install and vent to the exterior.	1 EA	\$ 1,062.50	\$ 1,168.75

Register cover- custom color (other than white or beige):	1 EA	\$ 43.48	\$ 47.83
Manufacturer:			
Color:			
Size:			
Type:			
Supply air or return air vent- relocate:	1 EA	\$ 437.50	\$ 481.25
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.			
Subtotal - Category 15		\$ 1,699.73	\$ 1,869.70
16. Electrical			
<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>			
<i>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.</i>			
Electrical Permit.	1 EA	\$ 231.25	\$ 254.38
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Bathroom price for electrical:	1 EA	\$ 1,875.00	\$ 2,062.50
-GFCI receptacle to code			
-Switches and wiring in bath			
-Lutron push button timer switch for the bath fan			
Sconce- CBR furnish and elec install:	2 EA	\$ 477.50	\$ 525.25
\$75 allowance			
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>			
Bath fan- CBR furnish, HVAC install, and Elec wire:	1 EA	\$ 313.78	\$ 345.15
Manufacturer: Panasonic			
Model: FV-0510VS1			
NOTE: see hvac for install/venting.			
Subtotal - Category 16		\$ 2,897.53	\$ 3,187.28
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>			
Basic bath insulation:	1 EA	\$ 500.25	\$ 550.28
-R-13 or R-19 batt insulation, depending on the cavity size, in the exterior walls.			
-4mil poly.			
-Foam window (if required) and foam ceiling/floor penetrations to code.			
NOTE: insulation materials may be eligible for the IRA tax rebate.	0 NOTE	\$ -	\$ -
Subtotal - Category 17		\$ 500.25	\$ 550.28
18. Drywall			
Ceilings- 5/8" drywall with smooth finish.	40 SF	\$ 886.60	\$ 975.26
Walls- 1/2" drywall with smooth finish.	344 SF	\$ 3,194.04	\$ 3,513.44
Drywall or plaster patch.	3 EA	\$ 1,125.00	\$ 1,237.50
Subtotal - Category 18		\$ 5,205.64	\$ 5,726.20
19. Tile and Stone			
Tile backer underlayment- on floor - thickness decided on-site.	25 SF	\$ 249.38	\$ 274.31

Floor: <i>\$6.50/sf allowance</i> 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.	25 SF	\$	988.75	\$	1,087.63
Threshold- Furnish and install new wood threshold, stained and finished to match existing wood floors. NOTE: There will be an elevation difference between xxxx floor and hallway floor. We will do our best to minimize this.	1 EA	\$	274.44	\$	301.88
Tile backer, Standard for shower or wet walls.	70 SF	\$	670.32	\$	737.35
Large format tile on shower surround walls using spacers. <i>\$4.50/sf allowance</i> 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	70 SF	\$	3,483.73	\$	3,832.10
Accent tile: <i>\$16.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern: Niche-stock size: Size: 6"x12", 12"x12", 20"x12", or 28"x12" pre-made niches. See plan. NOTE: These are meant to fit btw 16" o.c. framing. NOTE: Tile material cost is in the sf above.	2 SF	\$	167.83	\$	184.61
Edging- (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Satin Nickel / Chrome / Painted Included (Others at Upgrade) Thickness: x, to match tile	3 EA	\$	178.06	\$	195.86
Grout- 10 # Tec Grout: 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:	2 EA	\$	142.63	\$	156.89
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$	621.04	\$	683.14
Subtotal - Category 19		\$	7,317.41	\$	8,049.16
20. Millwork, Doors, Hardware					
Existing door- rehang.	1 EA	\$	53.55	\$	58.91
Pre-hung door: Manufacturer: Model: Species: Style: Core: solid or hollow Finish hinge: Bore: single	1 EA	\$	706.50	\$	777.15

Door knob/handle hardware:	1 EA	\$ 82.84	\$ 91.12
<i>\$30 allowance</i>			
Manufacturer:			
Model:			
Type: privacy, passage, dummy			
Finish:			
Door stop:	1 EA	\$ 18.21	\$ 20.03
<i>\$5 allowance</i>			
Manufacturer:			
Model:			
Type: wall mount, hinge mount, etc.			
Finish:			
Casing- classic 1X with a backband:	40 LF	\$ 1,131.80	\$ 1,244.98
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:			
Base shoe molding:	33 LF	\$ 216.32	\$ 237.95
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Base molding - classic 1X and top cap:	33 LF	\$ 995.61	\$ 1,095.17
Manufacturer:			
Model top cap:			
Species:			
Size of 1x:			
Size of top cap:			
Location:			
Subtotal - Category 20		\$ 3,204.83	\$ 3,525.31
21. Cabinetry, Countertops and Appliances			
Medicine Cabinet- wall-mounted mirror/medicine cabinet:	1 EA	\$ 325.85	\$ 358.44
<i>Allowance. \$150.00</i>			
Manufacturer:			
Model:			
Knobs and pulls:	5 EA	\$ 100.43	\$ 110.47
<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
Prep for Cabinet install. Meet delivery truck, unload, unbox cabinets, breakdown cardboard.	9 LF	\$	318.09	\$	349.90
Vanity base cabinets: Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	3 LF	\$	1,099.13	\$	1,209.04
Quartz vanity top: 24-60" mid range quartz vanity countertop with under mount sink cut-out. Color: 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 as line 1/2" inset top	1 EA	\$	1,718.75	\$	1,890.63
Subtotal - Category 21		\$	3,562.24	\$	3,918.46
22. Specialties					
Bathroom accessories- 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	\$	241.90	\$	266.09
Shower curtain rod- permanent/screw in: Manufacturer: Model: Finish:	1 EA	\$	163.73	\$	180.11
Subtotal - Category 22		\$	405.63	\$	446.20
23. Flooring					
Subtotal - Category 23		\$	-	\$	-
24. Painting and Decorating					
In house set up, prep, clean up- 1 room.	1 EA	\$	493.25	\$	542.58
Ceilings- prime and painting: bath and adjacent room Color: Standard flat ceiling white Rooms:	140 SF	\$	292.25	\$	321.48

Walls- prime and paint:	400 SF	\$	825.00	\$	907.50
Manufacturer: Color name and #: Sheen: Rooms:					
Molding (base, casing)- priming and painting:	73 LF	\$	319.38	\$	351.31
Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:					
Interior door- priming and painting of a door:	1 EA	\$	162.50	\$	178.75
Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.					
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		\$	2,092.38	\$	2,301.61
25. Clean Up and Debris Removal					
Disposal and clean-up:	1 EA	\$	353.24	\$	388.57
-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.					
Street permit:	3 MO	\$	356.25	\$	391.88
-Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this cost can be saved.					
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.					
10 Yard mini roll-off dumpster:	1 EA	\$	463.75	\$	510.13
-Smaller truck for smaller places. -2.5 ton maximum NOTE: for 30 days only. See line below for additional months.					
Additional months dumpster is needed.	2 MO	\$	187.50	\$	206.25
Additional Cost for Portable restroom \$300 a month if needed:	0 MO	\$	0.00	\$	0.00
-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.					
Subtotal - Category 25		\$	1,360.74	\$	1,496.82
Project Subtotal		\$	46,136.84	\$	50,570.52
26. Designer Oversight & Project Management		\$	4,844.37	\$	5,328.80
27. Overhead and Profit		\$	7,612.58	\$	8,373.84
Grand Total**		\$	58,593.79	\$	64,453.16
MN License # BC005657 **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.					
Check or Cash Discount Low 2.5%*	\$	1,464.84	Check or Cash Discount High 2.5%*	\$	1,611.33
		\$	57,128.94	\$	62,841.83

*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

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