



BUDGET ANALYSIS

Client Information:

Name: Bathroom Makeover
 Address:
 City, State, Zip:
 Phone:
 Email:

Project Description:

Bathroom Remodel: 40 sq. ft. bathroom; gut shower walls to studs; walls, floor, and ceiling to remain. Provide and install new plumbing fixtures, electrical, subway tile shower, millwork, medicine cabinet, accessories, painting, and clean-up and debris removal. No window or bath fan included. Refinish existing tub.

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		\$ 700.00	\$ 805.00
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 750.00	\$ 750.00
Subtotal - Category 1				\$ 1,450.00	\$ 1,555.00
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		\$ 624.66	\$ 718.35
-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		\$ 961.29	\$ 1,105.49
-Demo shower area to studs. Protect tub.					
-Demo plumbing fixtures, accessories, cabinetry, etc.					
-NO change to floor, ceiling, or walls outside of shower.					
Items to be removed/saved for reinstallation:					

<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>			
Subtotal - Category 2		\$ 1,585.95	\$ 1,823.84
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 -Flatten walls and ceiling. -Fur out as needed. -Furnish and install backers for rock and accessories.		\$ 386.66	\$ 444.65
Subtotal - Category 6		\$ 386.66	\$ 444.65
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			
Subtotal - Category 13		\$ -	\$ -
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		\$ 385.00	\$ 442.75
<u>Pedestal sink with a chrome P-trap:</u> 1 EA \$390 allowance Manufacturer: Model: Faucet spread:		\$ 1,116.25	\$ 1,283.69
<u>Lav faucet:</u> 1 EA \$300 allowance Manufacturer: Model: Finish:		\$ 867.55	\$ 997.68
<u>Tub waste and overflow:</u> 1 EA \$85 allowance Manufacturer: Model: Finish:		\$ 305.44	\$ 351.25
<u>Tub filler faucet, valve, trim, and rough-in valve:</u> 1 EA \$300 allowance Manufacturer: Model: Finish:		\$ 976.77	\$ 1,123.28

<u>Toilet:</u>	1 EA	\$ 1,046.77	\$ 1,203.78
\$300 allowance			
<u>Manufacturer:</u>			
<u>Model:</u>			
<u>Color:</u>			
<u>Refinish a porcelain bathtub (5 year limited warranty on finish).</u>	1 EA	\$ 840.00	\$ 966.00
Subtotal - Category 14		\$ 5,537.77	\$ 6,368.44
15. HVAC			
<u>Register cover-</u> custom color (other than white or beige):	1 EA	\$ 43.54	\$ 50.07
<u>Manufacturer:</u>			
<u>Color:</u>			
<u>Size:</u>			
<u>Type:</u>			
Subtotal - Category 15		\$ 43.54	\$ 50.07
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>			
<p><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></p>			
<u>Electrical Permit.</u>	1 EA	\$ 259.00	\$ 297.85
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			
<u>Bathroom price for electrical:</u>	1 EA	\$ 1,050.00	\$ 1,207.50
-GFCI receptacle to code			
-Switches and wiring in bath			
-Lutron push button timer switch for the bath fan			
<u>Light fixture-</u> CBR furnish and elec install:	1 EA	\$ 305.20	\$ 350.98
\$100 allowance			
<u>Manufacturer:</u>			
<u>Model:</u>			
<u>Finish:</u>			
<u>Bulb:</u>			
<p><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></p>			
Subtotal - Category 16		\$ 1,614.20	\$ 1,856.33
17. Insulation			
<p><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></p>			
<u>Basic bath insulation:</u>	1 EA	\$ 471.32	\$ 542.02
-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.			
Subtotal - Category 17		\$ 471.32	\$ 542.02
18. Drywall			
<u>Drywall or plaster patch.</u> Includes multiple small patches and multiple trips.	1 EA	\$ 556.37	\$ 639.83
<u>Minimum Job Size for patch.</u>			
Subtotal - Category 18		\$ 556.37	\$ 639.83
19. Tile and Stone			

<u>Tile backer</u> - Standard for shower or wet walls.	70 SF	\$ 587.05	\$ 675.10
<u>Subway tile on shower surround walls</u> - Castle standard. Manufacturer: American Olean Line: Size: 3"x 6" Color: Ice white Thickness: Pattern: NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions.	70 SF	\$ 3,327.24	\$ 3,826.32
<u>Niche-stock size</u> : 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.	1 EA	\$ 496.59	\$ 571.07
<u>Edging</u> - (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Thickness: x, to match tile	2 EA	\$ 121.26	\$ 139.44
<u>Grout and Caulk - Custom Building Products</u> : Color: Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints) Size: Location:	1 EA	\$ 63.00	\$ 72.45
<u>Stock Material Costs</u> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$ 795.05	\$ 914.31
Subtotal - Category 19		\$ 5,390.18	\$ 6,198.70
20. Millwork, Doors, Hardware			
<u>Existing door</u> - rehang.	1 EA	\$ 38.19	\$ 43.91
Subtotal - Category 20		\$ 38.19	\$ 43.91
21. Cabinetry, Countertops and Appliances			
<u>Mirror or Medicine Cabinet</u> - wall-mounted mirror/medicine cabinet: Allowance. \$150.00 Manufacturer: Model:	1 EA	\$ 321.37	\$ 369.58
Subtotal - Category 21		\$ 321.37	\$ 369.58
22. Specialties			
<u>Bathroom accessories</u> - 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	\$ 205.56	\$ 236.39
Subtotal - Category 22		\$ 205.56	\$ 236.39
23. Flooring			
<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		\$ 0.00	\$ 0.00
24. Painting and Decorating			
<u>In house set up, prep, clean up</u> - 1 room.	1 EA	\$ 368.58	\$ 423.87
<u>Ceilings</u> - prime and painting: Color: Standard flat ceiling white Rooms:	40 SF	\$ 116.34	\$ 133.79

Walls- prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	152 SF	\$ 273.22	\$ 314.21
Molding (base, casing)- priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	56 LF	\$ 475.36	\$ 546.67
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.	1 EA	\$ 327.64	\$ 376.79
Window- priming and painting on interior side of window: Manufacturer: Color name and #: Sheen: satin is standard	1 EA	\$ 396.58	\$ 456.07
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.			
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		\$ 1,957.73	\$ 2,251.38
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	\$ 174.18	\$ 200.31
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.			
Bagster: Place Bagster on driveway or boulevard accessible to street for pickup.	1 EA	\$ 273.00	\$ 313.95
Subtotal - Category 25		\$ 447.18	\$ 514.26
Project Subtotal		\$ 20,006.00	\$ 22,894.41
26. Designer Oversight & Project Management		\$ 2,100.63	\$ 2,415.73
27. Overhead and Profit		\$ 3,300.99	\$ 3,796.14
Grand Total**		\$ 25,407.63	\$ 29,218.77
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%*	\$ 635.19	Check or Cash Discount High 2.5%*	\$ 730.47		\$ 24,772.44	\$ 28,488.30
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*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
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5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



2600 Johnson St. NE
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6480 Wayzata Blvd.
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