

BUDGET ANALYSIS

Client Information:

Name: Bathroom Remodel- Classic (Gut to Studs)
 Address:
 City, State, Zip:
 Phone:
 Email:

Project Description:

40SF bathroom gutted to the studs. Bathroom remodel to include, insulation, sheetrock, electrical, plumbing fixtures, tub with subway tile shower walls, tile floor, vanity/top, millwork, medicine cabinet, accessories, painting, clean-up and debris removal.

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		\$ 1,260.00	\$ 1,449.00
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 1,612.90	\$ 1,612.90
Subtotal - Category 1				\$ 2,872.90	\$ 3,061.90
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		\$ 2,059.91	\$ 2,368.90
-Demo existing cabinets, accessories, fixtures, and trim. -Demo existing walls to the studs- assumes lathe and plaster. -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:					

<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		\$ 2,684.57	\$ 3,087.25
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 -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.		\$ 861.64	\$ 990.88
Subtotal - Category 6		\$ 861.64	\$ 990.88
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>Custom size fiberglass pocket insert window: Add \$2,000</u> 0 EA \$787 allowance Manufacturer: Marvin Line: Elevate Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior color: Interior color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Weather strip color: Hardware type/color: WOCD: Y or N (and specify color, if diff. from hardware) Screen surround material/color: Screen color: Stop description:		\$ 0.00	\$ 0.00
Subtotal - Category 13		\$ 0.00	\$ 0.00
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>Under mount vanity sink:</u>	1 EA	\$ 656.26	\$ 754.70
<i>\$160 allowance</i>			
Manufacturer:			
Model:			
<u>Lav faucet:</u>	1 EA	\$ 867.55	\$ 997.68
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<u>5' cast iron tub:</u>	1 EA	\$ 2,144.76	\$ 2,466.47
<i>\$500 allowance</i>			
Drain side:			
Manufacturer:			
Model:			
Finish:			
<u>Tub waste and overflow:</u>	1 EA	\$ 305.44	\$ 351.25
<i>\$85 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<u>Tub filler faucet, valve, trim, and rough-in valve:</u>	1 EA	\$ 976.77	\$ 1,123.28
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<u>Toilet:</u>	1 EA	\$ 1,046.77	\$ 1,203.78
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Color:			
<u>Standard bath (access below):</u>	1 EA	\$ 3,570.00	\$ 4,105.50
-Change out existing 1 1/2" drain to a 2" drain as required by code. This is required for ALL new tub installs and tub to shower conversions and any project where plumbing is accessible from below (unfinished basement).			
-Up to 1 fixture moving location, remaining fixtures to be replaced in existing locations. Note, 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			
Subtotal - Category 14		\$ 9,952.54	\$ 11,445.43
15. HVAC			
<u>Mechanical permit:</u>	1 EA	\$ 175.00	\$ 201.25
<u>Bathroom fan-</u> install and vent to the exterior.	1 EA	\$ 1,190.00	\$ 1,368.50
<u>Bath fan-</u> CBR furnish, HVAC install, and Elec wire:	1 EA	\$ 351.43	\$ 404.14
Manufacturer: Panasonic			
Model: FV-0510VS1			
Note: HVAC provides, installs, and electrician wires			
<u>Register cover-</u> custom color (other than white or beige):	1 EA	\$ 43.54	\$ 50.07
Manufacturer:			
Color:			
Size:			
Type:			
Subtotal - Category 15		\$ 1,759.96	\$ 2,023.96
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>			

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	\$ 2,100.00	\$ 2,415.00
-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
<i>\$100 allowance</i>			
Manufacturer:			
Model:			
Finish:			
Bulb:			
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.			
Subtotal - Category 16		\$ 2,405.20	\$ 2,765.98
17. Insulation			
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.			
<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>Ceilings-</u> 5/8" drywall with smooth finish.	40 SF	\$ 662.05	\$ 761.35
<u>Walls-</u> 1/2" drywall with smooth finish.	170 SF	\$ 1,575.31	\$ 1,811.61
Subtotal - Category 18		\$ 2,237.36	\$ 2,572.96
19. Tile and Stone			
<u>Tile backer underlayment-</u> on floor - thickness decided on-site.	28 SF	\$ 244.60	\$ 281.29
<u>Floor:</u>	28 SF	\$ 1,423.73	\$ 1,637.29
<i>\$15.00/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.			
<u>Threshold-</u> Corian single bevel- 36" long, approx. 1 3/4" wide:	1 EA	\$ 90.99	\$ 104.63
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.			
<u>Tile backer-</u> Standard for shower or wet walls.	70 SF	\$ 587.05	\$ 675.10

<u>Large format tile on shower surround walls using spacers.</u> <i>\$4.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern: NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions. 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.	70 SF	\$	3,167.91	\$	3,643.10
<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	3 EA	\$	181.88	\$	209.17
<u>Grout and Caulk - Laticrete: Castle Standard</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:	2 EA	\$	155.00	\$	178.25
<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	\$	995.66	\$	1,145.00
Subtotal - Category 19		\$	7,343.40	\$	8,444.91
20. Millwork, Doors, Hardware					
<u>Existing door-</u> rehang.	1 EA	\$	38.19	\$	43.91
<u>Door knob/handle hardware:</u> <i>\$30 allowance</i> Manufacturer: Model: Type: privacy, passage, dummy Finish:	1 EA	\$	75.35	\$	86.65
<u>Door stop:</u> <i>\$5 allowance</i> Manufacturer: Model: Type: wall mount, hinge mount, etc. Finish:	1 EA	\$	16.04	\$	18.44
<u>Casing-</u> classic 1X with a backband: 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:	40 LF	\$	918.98	\$	1,056.83
<u>Base molding</u> - classic 1X and top cap: Manufacturer: Model top cap: Species: Size of 1x: Size of top cap: Location:	16 LF	\$	523.39	\$	601.90
Subtotal - Category 20		\$	1,571.94	\$	1,807.73
21. Cabinetry, Countertops and Appliances					

Medicine Cabinet- wall-mounted mirror/medicine cabinet: Allowance. \$150.00 Manufacturer: Model:	1 EA	\$ 321.37	\$ 369.58
Medicine Cabinet- recessed medicine cabinet (includes all hardware): Manufacturer: Model: RO: Species: Color:	0 EA	\$ -	\$ -
Vanity- stock- includes vanity cabinet, counter/sink, and hardware: \$950.00 Allowance Manufacturer: Model #: Finish:	1 EA	\$ 1,610.02	\$ 1,851.53
Subtotal - Category 21		\$ 1,931.40	\$ 2,221.11
22. Specialties			
Bathroom accessories- budget- 3 items: \$40 allowance (13.33 ea.) 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	\$ 177.56	\$ 204.19
Shower curtain rod- permanent/screw in: Manufacturer: Model: Finish:	1 EA	\$ 144.16	\$ 165.78
Subtotal - Category 22		\$ 321.72	\$ 369.98
23. Flooring			
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.			
Subtotal - Category 23		\$ 0.00	\$ 0.00
24. Painting and Decorating			
In house set up, prep, clean up- 1 room.	1 EA	\$ 368.58	\$ 423.87
Ceilings- 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:	170 SF	\$ 305.58	\$ 351.42
Molding (base, casing)- priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	72 LF	\$ 611.18	\$ 702.86
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

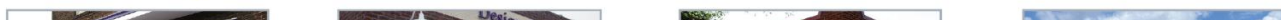
*NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design.
Our standard is low VOC for woodwork, although may not be able to use low VOC primer due to existing stain/wood condition- tbd. Will use low 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		\$ 1,729.32	\$ 1,988.72
25. Clean Up and Debris Removal			
Disposal and clean-up:	1 EA	\$ 285.76	\$ 328.63
-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:	0 MO	\$ -	\$ -
-Minneapolis street use permit for dumpster or unit temp storage . NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.			
<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>			
10 Yard mini roll-off dumpster:	1 EA	\$ 564.75	\$ 649.46
-Smaller truck for smaller places. -2.5 ton maximum NOTE: for 30 days only. See line below for additional months.			
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		\$ 850.51	\$ 978.09
Project Subtotal		\$ 36,993.78	\$ 42,300.92
26. Designer Oversight & Project Management		\$ 3,884.35	\$ 4,467.00
27. Overhead and Profit		\$ 6,103.97	\$ 7,019.57
Grand Total**		\$ 46,982.11	\$ 54,029.42
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%*	\$ 1,174.55	Check or Cash Discount High 2.5%*	\$ 1,350.74
			\$ 45,807.55
			\$ 52,678.69

*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
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6480 Wayzata Blvd.
Golden Valley, MN 55426
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